



## REQUEST FOR PROPOSALS

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### Brownfields Phase II Environmental Site Assessment

#### Response to RFP Questions

On April 11, 2022 The Central Vermont Regional Planning Commission (CVRPC) issued a Request for Proposals (RFP) for Qualified Environmental Professionals (QEPs) to conduct a Phase II Environmental Site Assessment for 18 South Main Street, Barre City, Vermont. To view the RFP visit: [https://centralvtplanning.org/news/rfq\\_rfp/](https://centralvtplanning.org/news/rfq_rfp/)

As per the RFP, please find the following responses to questions received in writing on or before April 22, 2022.

**Question:**

*Does the State of Vermont Brownfields program agree with the Phase I ESA opinion that an adjacent gas station is the only REC at this site that needs to be investigated? Other issues raised by the Phase I ESA were:*

- 1. The Brownfields program has recently put out draft guidance for testing building materials for PCBs.*
- 2. Vapor concerns from the nearby historic drycleaner at Bonacorsi, which is dismissed in the report because it is downgradient.*
- 3. The historical 1940s-1960s use of the building as a dentist, due to mercury use.*

**Response:**

CVRPC staff has conferred with the respective DEC Brownfield Program Hazardous Site Manager, the Phase I has been reviewed by a DEC Hazardous Site Manager and DEC agrees with the conclusions of the report.

Regarding issue 1: A PCB building materials survey and sampling will need to be completed prior to issuing a COC since the building was constructed pre 1980s. Please include a cost estimate for this work in the Proposal.

Regarding issue 2: If a property is downgradient of a site it typically would not lead to contamination on the subject property, no need for any further testing.

Regarding issue 3: DEC does not see a strong argument for extensive sampling based solely on the former dentists' office. However, soil samples gathered for metals analysis should include mercury in the analyte list.

**Question:**

Do resumes count toward the ten page limit? Can they be included in an appendix?

**Response:**

Yes, resumes can be included in an appendix, and will not count toward the page limit. In this case, please include a brief Staff Bio within the 10-page proposal.

**Question:**

Can full project descriptions be included in an appendix?

**Response:**

No, the project description should not be included in the appendix. Please ensure that the project description is contained within the 10-page limit.