



REQUEST FOR PROPOSALS

Phase II ESA, Remedial Action Plan, and Remediation Oversight Services

City of Erie, Pennsylvania

Proposals being accepted by:

Erie Land Bank

Proposals should be directed to:

Aaron Snippert, Executive Director
Erie Land Bank

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Proposals due by:

Friday, July 24, 2026

RFP – Phase II ESA, Remedial Action Plan, and Remediation Oversight Services

1014 & 1012 W. 19th Street, Erie, PA
Erie Land Bank

I. INTRODUCTION

The Redevelopment Authority of the City of Erie (“Authority”) is requesting proposals from qualified environmental consulting firms to provide a turnkey environmental services package for the property located at 1014 & 1012 West 19th Street, Erie, PA.

A Phase I Environmental Site Assessment (ESA) completed by Moody & Associates on November 18, 2025 identified multiple Recognized Environmental Conditions (RECs) including:

- Likely releases of petroleum and hazardous substances to soil and groundwater
- Outdoor storage of waste oil posing a release risk
- Indoor and outdoor staining associated with automotive fluids
- Past burning of materials
- Historical industrial uses (sheet metal works, auto salvage)
- Possible vapor intrusion concerns

Moody concluded that a Phase II ESA is warranted to determine the nature and extent of contamination.

This RFP seeks a consultant to perform:

1. Phase II ESA
2. Remedial Action Plan (RAP)
3. Remediation oversight and verification
4. Final environmental documentation appropriate for demolition of the structure(s)

II. PROJECT LOCATION

- Address: 1014 & 1012 W. 19th Street, Erie, PA 16502
- Parcels: 19-060-0290-22200 & 19-060-0290-22300
- Current Condition: Vacant auto-salvage-related structures in poor condition
- Future Use: Demolition and potential redevelopment (TBD)

III. SCOPE OF WORK

This scope includes only what is required or standard in Pennsylvania based on the Phase I findings.

A. PHASE II ENVIRONMENTAL SITE ASSESSMENT

1. Phase II Work Plan / Sampling Plan

Consultant shall prepare a Phase II work plan consistent with:

- ASTM E1903
- PA Act 2 guidance
- Phase I ESA findings

Work plan must include:

- Proposed soil boring locations
- Monitoring well locations (temporary or permanent)
- Vapor intrusion assessment plan (if necessary)
- Analytical methods
- Health & Safety Plan

Authority approval is required before mobilization.

. Soil Sampling

Consultant shall collect soil samples to evaluate:

- Areas of staining noted in the Phase I
- Salvage yard activity areas
- Locations of historic oil/fluid storage
- Any area associated with burning or waste disposal

Samples must be analyzed for:

- Petroleum hydrocarbons (GRO/DRO/ORO)
- VOCs
- SVOCs
- RCRA metals (lead priority)
- Any contaminants suggested by field observations

3. Groundwater Sampling

If groundwater is encountered or contamination is suspected, consultant shall:

- Install and sample temporary or permanent wells
- Analyze for the same parameters as soil
- Assess groundwater flow direction (basic evaluation only)

4. Vapor Intrusion Assessment (if triggered by sampling)

Only required if indoor/outdoor VOCs warrant evaluation, per PA DEP Vapor Intrusion Guidance.

Could include:

- Soil gas
- Sub-slab or building air (only if safe/accessible)

5. Phase II ESA Report

Report must provide:

- Summary of methods and findings
- Maps of boring and sampling locations
- Laboratory results
- Comparison to PA DEP Medium-Specific Concentrations (MSCs)
- Identification of contaminant exceedances
- Basic conceptual understanding of contamination
- Recommendations for remediation

This is the minimum required under Pennsylvania law to inform cleanup decisions.

B. REMEDIAL ACTION PLAN (RAP)

(Required when contamination is confirmed)

The consultant shall prepare a site-specific Remedial Action Plan that includes:

1. Summary of contaminant exceedances
2. Identification of areas requiring remediation
3. Recommended cleanup strategy, which may include:
 - Excavation & removal
 - Limited soil management
 - Capping/covering
 - Institutional controls
4. Estimated volumes of contaminated materials
5. Waste handling and disposal requirements
6. Estimated costs for remediation
7. Scope of work for a remediation contractor
8. Identification of any Act 2 pathways if the Authority elects to pursue regulatory closure
(Note: Act 2 reporting is NOT required unless elected.)

This RAP will be incorporated into demolition planning and/or developer negotiations.

C. REMEDIATION OVERSIGHT & VERIFICATION

If the Authority proceeds with cleanup based on the RAP:

Consultant shall provide:

1. Remediation Oversight

- On-site observation during remediation activities
- Field screening
- Verification sampling (confirmatory soil and/or groundwater samples)
- Documentation of material volumes and disposal manifests

2. Communication with PA DEP

If required (e.g., waste disposal classification), consultant must coordinate with regulators.

3. Final Remediation Summary

Report shall include:

- Description of cleanup completed
- Maps of areas remediated
- Laboratory results confirming remediation
- Documentation of waste transport and disposal
- Recommendations on site reuse permissions

4. Optional Act 2 Reporting (price as separate line item)

If the Authority elects to obtain Act 2 relief, consultant shall prepare:

- Remedial Investigation Report
- Cleanup Plan / Final Report
- Environmental Covenant (if applicable)

This is NOT required by law but should be priced.

IV. DELIVERABLES

The consultant shall provide:

1. Phase II Sampling Plan
2. Phase II ESA Report
3. Remedial Action Plan

4. Remediation Oversight Documentation
5. Final Remediation Summary Report
6. Optional Act 2 reports (separate cost)

All deliverables shall be provided in PDF.

V. PROPOSAL REQUIREMENTS

Consultants must include:

1. Qualifications

- Firm background
- Experience with PA DEP Act 2 and brownfields
- Résumés of key personnel
- At least three similar project references

2. Technical Approach

- Description of proposed methodology
- Proposed number and locations of borings/wells
- Anticipated contaminants to be analyzed
- Vapor intrusion approach (if needed)
- Field sampling methods

3. Schedule

Provide a realistic timeline for:

- Work plan approval
- Mobilization
- Fieldwork
- Lab analysis
- Phase II reporting
- RAP completion

4. Cost Proposal (itemized)

Costs must be broken into the following categories:

A. Phase II ESA

- Work plan
- Mobilization

- Drilling/boring installation
- Sampling
- Laboratory analyses
- Reporting

B. Remedial Action Plan

- Development of RAP
- Cost estimating

C. Remediation Oversight

- Field oversight
- Confirmatory sampling
- Documentation

D. Final Remediation Summary Report

E. Optional Act 2 Reporting

(Must be listed separately)

VI. EVALUATION CRITERIA

Proposals will be evaluated based on:

- Experience with similar projects
- Understanding of Phase I findings and RECs
- Approach and methodology
- Cost competitiveness
- Ability to meet schedule
- Quality of references

VII. SUBMISSION INSTRUCTIONS

Email proposals to:

Aaron Snippert, Executive Director
 Redevelopment Authority of the City of Erie
 Email: asnippert@redeveloperie.org

Proposals due: July 24, 2026

VIII. RESERVATION OF RIGHTS

The Authority reserves the right to:

- Reject any or all proposals
- Request additional information
- Negotiate scope and fees
- Award in the best interest of the Authority