



REQUEST FOR PROPOSALS

Phase II Environmental Site Assessment, Remedial Action Plan, and Remediation Oversight Services

**Legler Building - 1602 Parade Street
City of Erie, Pennsylvania**

Proposals being accepted by:

Redevelopment Authority of the City of Erie

Proposals should be directed to:
Aaron Snippert, Executive Director
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Proposals due by:

Friday, July 24, 2026

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

Legler Building - 1602 Parade Street, Erie, PA

Redevelopment Authority of the City of Erie

I. INTRODUCTION

The Redevelopment Authority of the City of Erie and the Redevelopment Authority of the City of Erie are requesting proposals from qualified environmental consulting firms to provide environmental assessment, remedial planning, and related oversight services for the Legler Building located at 1602 Parade Street, Erie, Pennsylvania.

A Phase I Environmental Site Assessment prepared by Civil & Environmental Consultants, Inc. (CEC), dated January 12, 2026, identified recognized environmental conditions (RECs) associated with the Subject Property. The Phase I ESA was completed under EPA Brownfields Assessment Grant BF-95349001 and identified the need for additional subsurface investigation to evaluate whether historical operations have adversely impacted soil and/or groundwater conditions at the property.

The Subject Property is a vacant and unused former industrial building historically associated with metal electroplating operations. Based on the Phase I ESA, former operations are believed to have included zinc and black oxide plating, metal polishing, and vapor degreasing. The property is currently planned for demolition and site restoration, with anticipated future use as a parking lot for adjoining buildings.

This RFP seeks a consultant to perform the following services:

1. Phase II Environmental Site Assessment (ESA)
2. Remedial Action Plan (RAP), if contamination is confirmed
3. Remediation oversight and verification, if the Authority proceeds with cleanup
4. Final environmental documentation appropriate for demolition, site restoration, and future reuse planning
5. Optional Act 2 reporting and regulatory closure services, priced separately

II. PROJECT LOCATION

- Address: 1602 Parade Street, Erie, PA 16503
- Property Name: Legler Building
- Parcel: 15020020020500
- Approximate Size: 0.21 acres
- Owner: Redevelopment Authority of the City of Erie
- Current Condition: Vacant, unused, deteriorated industrial building. Interior access may be limited due to unsafe and dilapidated conditions.
- Historic Use: Offices and metal electroplating facility, including suspected zinc/black oxide plating, metal polishing, and vapor degreasing.
- Future Use: Demolition and site restoration to support parking for adjoining buildings, subject to environmental findings and funding requirements.

III. PHASE I ESA SUMMARY

The Phase I ESA identified the following project-specific environmental considerations that shall be incorporated into the consultant's technical approach:

A. Recognized Environmental Conditions

- REC 1 - Historical electroplating operations: The Subject Property was used as a metals electroplating facility from the 1950s through the early 2000s. Former operations reportedly included zinc and black oxide plating, metal polishing, and vapor degreasing. The facility was historically identified as a RCRA small quantity or very small quantity generator of trichloroethylene and spent solvents, with prior RCRA generator violations and historical hazardous waste management concerns. The potential for releases of hazardous substances and/or petroleum products to soil and/or groundwater from plating lines, floor drains, interior floors, degreasing operations, and associated waste handling is considered a REC.
- REC 2 - Nearby historical gasoline filling stations: Sanborn maps identified two historical gasoline filling stations within approximately 500 feet south of the Subject Property and presumably upgradient with respect to shallow groundwater flow. The potential for petroleum or hazardous substances to migrate onto the Subject Property through groundwater is considered a REC.

B. Business Environmental Risks and Demolition Considerations

- Most of the building interior could not be observed due to unsafe and deteriorating conditions. The presence of hazardous substances, hazardous wastes, chemical containers, or tanks inside the building is unknown.
- A hazardous materials/waste inventory may be needed before demolition, subject to safe access conditions.
- Asbestos-containing materials may be present. Prior to demolition, an asbestos survey by a Pennsylvania-licensed Asbestos Building Inspector is required. If asbestos-containing materials are identified, they must be handled in accordance with applicable PADEP and federal requirements.
- The consultant shall account for deteriorated building conditions and shall not assume full interior access without confirming site safety and access requirements with the Authority.

IV. SCOPE OF WORK

This scope is intended to capture the work required or standard in Pennsylvania based on the Phase I ESA findings. Consultants may propose modifications if justified by professional judgment, site constraints, safety concerns, or PADEP/EPA requirements. Any recommended deviation from this scope must be clearly explained in the proposal.

A. Phase II Environmental Site Assessment

1. Phase II Work Plan / Sampling and Analysis Plan

Consultant shall prepare a Phase II work plan consistent with ASTM E1903, PA Act 2 guidance, applicable PADEP guidance, the Phase I ESA findings, and any applicable EPA Brownfields/QAPP requirements if grant funding is used.

The work plan must include, at minimum:

- Proposed soil boring locations and rationale tied to the identified RECs.
- Proposed temporary or permanent monitoring well locations, if groundwater investigation is warranted.
- Sampling approach for areas associated with historic electroplating, metal polishing, vapor degreasing, interior floor drains, plating lines, chemical/waste handling, and suspected migration from upgradient historical filling stations.
- Analytical parameters and laboratory methods.
- Vapor intrusion screening approach if VOCs or chlorinated solvents warrant evaluation.
- Health and Safety Plan, including access limitations related to unsafe building conditions.

- Utility clearance, permitting, waste characterization, and investigation-derived waste handling approach.
- Schedule for mobilization, fieldwork, laboratory analysis, and reporting.

Authority approval is required before mobilization. If EPA Brownfields funding is used, consultant shall assist with any required QAPP addendum, Sampling and Analysis Plan, or regulatory/funding-source approval before fieldwork begins.

2. Soil Sampling

Consultant shall collect soil samples sufficient to evaluate the RECs identified in the Phase I ESA. Proposed boring locations should target likely release areas and be adjusted based on safe access and field conditions.

Soil sampling should evaluate, at minimum:

- Former electroplating and metal finishing areas, to the extent accessible.
- Potential vapor degreasing and solvent-use areas.
- Areas near floor drains, sumps, plating lines, former chemical/waste storage areas, or staining if identified during field reconnaissance.
- Exterior perimeter areas where migration from interior operations or former waste handling may have occurred.
- Areas potentially affected by upgradient historical gasoline filling stations or petroleum migration.
- Any additional areas of concern identified during site reconnaissance or through field screening.

At a minimum, soil samples should be analyzed for contaminants reasonably associated with the Phase I findings, including:

- VOCs, including chlorinated solvents such as trichloroethylene and related degradation compounds.
- SVOCs.
- Petroleum hydrocarbons, including gasoline-range, diesel-range, and oil-range organics, or the Pennsylvania-equivalent analytical suite recommended by the consultant.
- RCRA metals, with emphasis on metals commonly associated with plating and industrial operations, including but not limited to lead, chromium, nickel, zinc, cadmium, and silver.
- Cyanide and other plating-related constituents, if warranted by historical operations or field observations.
- Any additional analytes warranted by field screening, observed materials, or laboratory/regulatory requirements.

3. Groundwater Sampling

Groundwater sampling is expected unless the consultant provides a defensible technical explanation for why it is not warranted. The Phase I ESA identified potential impacts from former electroplating and solvent operations and potential migration from historical gasoline filling stations presumed upgradient of the Subject Property.

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

- Install and sample temporary or permanent monitoring wells, as appropriate.
- Analyze groundwater for VOCs, SVOCs, petroleum hydrocarbons, RCRA metals, cyanide if warranted, and other appropriate constituents.
- Provide a basic evaluation of groundwater flow direction using site-specific data where feasible.
- Compare results to applicable PADEP Medium-Specific Concentrations (MSCs) and other relevant standards.

4. Vapor Intrusion Assessment

A vapor intrusion assessment shall be included as a conditional task and implemented if Phase II soil or groundwater results identify VOCs or chlorinated solvents at concentrations or locations that warrant evaluation under PADEP Vapor Intrusion Guidance.

The vapor intrusion approach may include soil gas, sub-slab vapor, indoor air, or other appropriate sampling, but only if safe access conditions exist. If the building condition prevents safe sampling, consultant shall identify alternative evaluation methods or document why vapor sampling is not feasible before demolition.

5. Hazardous Materials / Demolition Environmental Review

Because the Phase I ESA noted that most of the building interior could not be observed, consultant shall include a separate line item for a hazardous materials/waste inventory to support demolition planning. This may include identification of visible chemical containers, waste materials, tanks, regulated building materials, universal wastes, and other materials requiring special handling.

Consultant shall also include, as a separate line item, an asbestos survey by a Pennsylvania-licensed Asbestos Building Inspector and any recommended lead-based paint, universal waste, PCB-containing material, or other regulated material screening necessary for demolition planning.

6. Phase II ESA Report

The Phase II ESA Report must provide:

- Summary of methods and field activities.
- Site maps showing boring, well, and sampling locations.
- Boring logs, well construction details, field screening data, and groundwater observations.
- Laboratory analytical results and data quality discussion.
- Comparison to applicable PADEP MSCs and other relevant screening levels.
- Identification of contaminant exceedances and affected media.
- Conceptual Site Model summarizing likely sources, migration pathways, exposure pathways, and affected areas.
- Recommendations for remediation, demolition planning, reuse constraints, and whether an Act 2 pathway should be considered.

B. Remedial Action Plan (RAP)

If contamination is confirmed, the consultant shall prepare a site-specific Remedial Action Plan that can be used for demolition planning, cleanup budgeting, contractor procurement, and developer negotiations.

The RAP shall include:

- Summary of contaminant exceedances and affected media.
- Identification of areas requiring remediation, management, or engineering/institutional controls.
- Recommended cleanup strategy, which may include excavation and disposal, limited soil management, capping/covering, vapor mitigation, groundwater management, institutional controls, or other appropriate actions.
- Estimated volumes of contaminated materials and assumptions used for volume calculations.
- Waste characterization and disposal requirements.
- Estimated remediation costs, including assumptions and exclusions.
- Recommended scope of work for a remediation contractor.
- Integration points with building demolition and site restoration.
- Identification of available Act 2 pathways if the Authority elects to pursue regulatory closure.

Act 2 reporting is not required unless elected by the Authority. However, the consultant must price Act 2 services separately as described below.

C. Remediation Oversight and Verification

If the Authority proceeds with cleanup based on the RAP, consultant shall provide remediation oversight and verification services, including:

- On-site observation during remediation activities.
- Field screening and direction to support segregation and handling of contaminated materials.
- Confirmatory soil and/or groundwater sampling as appropriate.
- Documentation of material volumes, transportation, disposal locations, waste manifests, and disposal tickets.
- Coordination with PADEP, EPA, disposal facilities, and contractors as required.
- Recommendations on site reuse permissions, remaining restrictions, and additional actions needed before or after demolition.

D. Final Remediation Summary Report

The Final Remediation Summary Report shall include:

- Description of remediation and/or material management activities completed.
- Maps of areas remediated, managed, capped, or otherwise addressed.
- Laboratory analytical results from confirmatory sampling.
- Waste disposal documentation, manifests, and disposal facility information.
- Summary of any remaining environmental conditions or use limitations.
- Recommendations for site restoration, future use, and additional regulatory steps, if any.

E. Optional Act 2 Reporting - Separate Cost Item

Consultant shall provide a separate optional cost for Act 2 reporting and regulatory closure services. If elected by the Authority, this may include:

- Remedial Investigation Report.
- Cleanup Plan and/or Final Report.
- Risk assessment support, if needed.
- Environmental covenant or institutional control documentation, if applicable.
- PADEP coordination and public notice support, if required.

V. DELIVERABLES

The consultant shall provide the following deliverables in PDF format unless otherwise directed:

6. Phase II Work Plan / Sampling and Analysis Plan, including Health and Safety Plan.
7. QAPP addendum or funding-source documentation, if required.
8. Phase II ESA Report.
9. Hazardous materials/waste inventory and asbestos survey report, if authorized.
10. Remedial Action Plan, if contamination is confirmed.
11. Remediation oversight documentation, if cleanup proceeds.
12. Final Remediation Summary Report.
13. Optional Act 2 reports and regulatory closure documentation, if elected.

VI. PROPOSAL REQUIREMENTS

Consultants must include the following information in their proposal:

A. Qualifications

- Firm background and primary office location.
- Experience with PADEP Act 2, Pennsylvania brownfields, EPA Brownfields-funded assessment work, and demolition-related environmental planning.
- Experience with former plating, metal finishing, vapor degreasing, chlorinated solvent, and petroleum-impacted sites.
- Resumes of key personnel, including the project manager, field lead, environmental professional, and quality assurance lead.
- At least three similar project references.

B. Technical Approach

- Understanding of the Phase I ESA findings and site constraints.
- Proposed sampling methodology, including anticipated number and location of soil borings and monitoring wells.
- Proposed analytical suite and rationale.
- Vapor intrusion trigger criteria and proposed approach, if needed.
- Hazardous materials/demolition review approach.
- Health and safety approach for unsafe building conditions.
- Investigation-derived waste management approach.
- Assumptions, exclusions, and recommended optional tasks.

C. Schedule

Provide a realistic timeline for:

- Work plan preparation and Authority review
- QAPP or funding-source approval, if required
- Mobilization
- Fieldwork
- Laboratory analysis
- Phase II reporting
- RAP completion
- Optional remediation oversight and final reporting

D. Cost Proposal

Costs must be itemized and broken into the categories below. Consultants may include recommended optional tasks, but optional tasks must be clearly separated from the base proposal.

Cost Category	Required Detail
A. Phase II ESA	Work plan, mobilization, utility clearance, drilling/boring installation, groundwater wells, soil/groundwater sampling, laboratory analysis, field screening, investigation-derived waste handling, reporting.
B. Hazardous Materials / Demolition Review	Hazardous materials/waste inventory, asbestos survey, lead-based paint or other regulated material screening, priced separately from Phase II ESA.

C. Remedial Action Plan	RAP development, remedial alternatives, waste handling strategy, volume estimates, cost estimates, demolition/reuse coordination.
D. Remediation Oversight	Field oversight, contractor coordination, field screening, confirmatory sampling, disposal documentation.
E. Final Remediation Summary Report	Final documentation of cleanup, sampling results, disposal documentation, remaining restrictions, and reuse recommendations.
F. Optional Act 2 Reporting	Must be listed separately. Include assumptions, deliverables, and regulatory coordination scope.

VII. EVALUATION CRITERIA

Proposals will be evaluated based on the following criteria:

- Experience with similar former industrial, plating, solvent, petroleum, and brownfield sites.
- Demonstrated understanding of the Phase I ESA findings, RECs, and site safety constraints.
- Technical approach and appropriateness of proposed sampling plan.
- Experience with PADEP Act 2, PADEP guidance, EPA Brownfields requirements, and demolition environmental documentation.
- Cost competitiveness and clarity of assumptions.
- Ability to meet project schedule.
- Quality of references and assigned project team.

VIII. SUBMISSION INSTRUCTIONS

Email proposals to:

Aaron Snippert, Executive Director
Redevelopment Authority of the City of Erie / Erie Land Bank
Email: asnippert@redeveloperie.org
Telephone: (814) 870-1540

Proposals are due by Friday, July 24, 2026.

Questions regarding this RFP shall be submitted by email. Site access, if needed for proposal preparation, shall be coordinated with the Authority and will be subject to building safety limitations.

IX. RESERVATION OF RIGHTS

The Authority and Erie Land Bank reserve the right to:

- Reject any or all proposals.
- Request additional information or clarification.
- Negotiate scope and fees.
- Modify, suspend, or cancel this RFP.
- Award in the best interest of the Authority and Erie Land Bank.
- Authorize all, part, or none of the optional services described in this RFP.

X. DISCLAIMERS AND PROJECT CONDITIONS

- The Authority and Erie Land Bank make no representation that all environmental conditions at the Subject Property have been identified.

- Consultant is responsible for reviewing the full Phase I ESA and proposing a technically appropriate scope based on professional judgment.
- Interior access may be unsafe or limited. Consultant shall not enter unsafe areas without appropriate authorization, safety controls, and coordination with the Authority.
- Any scope involving disturbance of building materials, hazardous materials, or contaminated media shall comply with applicable federal, state, and local requirements.
- If EPA Brownfields or other public funding is used, consultant shall comply with all applicable grant, procurement, quality assurance, reporting, and documentation requirements.