



**Request for Cost Proposal (RFP)  
Underground Storage Tank (UST) and  
Oil Water Separator (OWS) Removal  
Former Drexel Facility**

70 Blue Ridge Street  
Marion, North Carolina  
City of Marion, North Carolina  
February 4, 2025

The City of Marion is seeking a qualified abatement contractor (Contractor) to conduct the removal of four (4) underground storage tanks (USTs), one (1) oil/water separator (OWS) at the former Drexel Furniture Manufacturing Plant (Drexel) facility located at 70 Blue Ridge Street in Marion, McDowell County, North Carolina (Site). The Site was previously occupied by Drexel, which operated from 1902 until approximately 2004. Operations on the Site primarily included the manufacturing and finishing of furniture, cabinets, and laminates. The Site was enrolled into the North Carolina Brownfields Program in 2016 (Brownfields Project No. 20072-16-056) and was purchased jointly by the City of Marion and McDowell County Governments in 2018.

The Site comprises approximately 16 acres and formerly contained six buildings totaling approximately 170,000 square feet (sq ft). In 2014, the property was sold to Marion Properties, LLC (Marion Properties), who subsequently hired an unlicensed demolition contractor to raze Site structures and salvage the available scrap metal. Marion Properties subsequently abandoned the Site leaving behind one (1) 20,000-gallon and three (3) 30,000-gallon USTs (formerly containing #6 fuel oil) and a 2,000-gallon concrete OWS remain in place at the Site. The USTs and OWS are located within a single tank basin and covered by a concrete slab.

Proposed cleanup activities at the Site include the proper removal and disposal of the USTs, OWS, impacted soil (if identified) and non-contaminated concrete.

Details regarding the proposed scopes of work are provided below.

**UST/OWS Removal Activities**

Prior to removal of the USTs and OWS, the Contractor will be responsible for removing potential remaining residual fluids/sludge from the tanks (if identified) with a vacuum truck. It should be noted that residual fuel oil was reportedly removed from the USTs in 2018, and the USTs were

sealed shut with plywood to prevent rainwater infiltration. The USTs and OWS are located under a concrete pad, which is to be removed and disposed by the Contractor as part of the UST removal activities. The OWS is constructed of concrete. The interiors of the USTs and OWS will then be cleaned with a pressure washer and all wash-water will be removed with a vacuum truck for off-site disposal. H&H will submit notification to the NC Department of Environmental Quality (DEQ) UST Section. Contractor will be responsible for obtaining necessary permits from the City of Marion Building Inspector.



During excavation, soil overlying the tanks will be stockpiled as directed by H&H. Non-impacted overburden soil will be stockpiled for later use as backfill. Impacted soil (if identified) will be loaded onto trucks for proper off-site disposal. The USTs, OWS, and associated piping will then be removed from the ground using a crane and other heavy equipment and the exterior of the tanks will be cleaned of soil. The USTs, OWS, associated piping, impacted soil (if identified), and concrete will then be loaded onto trucks for proper off-site disposal. It is anticipated that the excavation will be backfilled with a combination of self-compacting material (i.e RCA or 57 Stone) and on-Site soil.

### **Minimum Contractor Requirements**

- Contractor employees must have appropriate training [*i.e.*, either a 40-hour or 24-hour OSHA-required (29 CFR 1910.120) health and safety (H&S) course for hazardous waste work, or certified equivalent training].
- Proof of both training before Site work may begin.
- Contractor personnel must have appropriate PPE for the specific job. Minimum PPE for Site personnel shall include hardhat, safety shoes, high visibility clothing or vest, gloves, safety glasses, hearing protection (if appropriate), and respiratory protection (if appropriate and with fit test). Additional PPE will be required for personnel engaging in asbestos work, as specified in the future asbestos abatement project design. PPE for Contractor personnel, including clothing and gloves, will be provided by the Contractor.
- Heavy equipment and field operations must meet applicable safety standards and be in good working condition. Unsafe equipment or operations that cause excessive dust will necessitate shut down of the job at a cost to the Contractor.
- Before field activities begin, the Contractor must develop a Site-specific Health and Safety Plan. The Contractor must agree to comply with at least the minimum requirements of its own Site-specific Health and Safety Plan and be responsible for the health and safety of its own employees. The Contractor also must agree that it will take any additional measures it deems

necessary to meet at least minimum applicable health and safety standards if unforeseen circumstances arise.

- The Contractor is requested to designate a Contractor's Safety Representative (CSR), who is the Contractor supervisor. The CSR is responsible for the safe and healthful performance of work by their work force and subcontractors. During the Contractor's activities on-site, the CSR will perform continuing work area inspections, and conduct safety meetings and safety orientations for all new employees.

### **Site Preparation and Controls**

- All work will be performed on property owned by the City and access agreements will not be required.
- Only authorized remediation personnel will be allowed access to the work areas during the cleanup activities.
- Barricades and barricade tape should be used to delineate a work zone for safety purposes around the work area. The barriers shall be set in a 25-foot radius (as practical) around the work area to provide sufficient maneuvering space for personnel and equipment.
- Erosion and sediment controls will be implemented prior to beginning Site activities. Operational and engineering controls will be used to prevent rainwater from entering into active excavation areas and to prevent off-Site loss of sediment. All erosion and sediment control measures will be checked daily during the excavation and re-grading process. Inspections will also occur after each significant rainfall. Exposed and disturbed areas following excavation or removal of any slab shall be seeded and strawed or hydroseeded by the Contractor.
- All tools and equipment will be cleaned prior to use at the Site. All personnel, tools, equipment, and vehicles that come into contact with contaminated media will be decontaminated prior to leaving the exclusion zone to prevent cross-contamination. A decontamination area for equipment and tools will be established near each work area. Polyethylene plastic sheeting may be placed in loading areas to catch spills and to reduce the potential for soil to come in contact with truck tires. Loose soil and debris will be brushed from the exterior of truck and/or container bodies prior to their exit from a loading area. Each roll-off container or truck will be securely covered with polyethylene sheeting at the end of the workday or in anticipation of heavy precipitation events. The Contractor will provide a wheel wash or similar means to reduce the potential for haul trucks tracking soil onto the public roads. No tracking of mud or soil will be permitted beyond the designated work areas. Any such impacts will be addressed immediately by the Contractor.

### **Scope of Services**

The primary activities to be performed by the Contractor include the following:

- construction of Site controls and decontamination measures (discussed above);
- operation of heavy equipment during concrete removal and waste handling activities;
- transport and disposal of all materials in accordance with applicable regulations; and

- backfilling of excavation areas with clean fill, backfill compaction using heavy equipment (no geotechnical testing will be required), and surface restoration (seed and straw). All backfill materials must be approved in advance by the City of Marion.

An authorized representative of the waste generator (City of Marion) will sign waste disposal documents prior to removal. Contractor must prepare all required shipping documents and must provide the generator a copy of the signed manifest documentation, weight slips, and disposal facility acceptance documentation.

### **Contract and Bid Submittal**

Written bids shall include a description of Contractor qualifications, example projects, and proposal to complete the scope of work. Contractors should complete the attached Bid Form as part of their submittal. This project will be contracted between the successful bidder and the City of Marion.

Written bids shall be submitted to the City no later than Wednesday, March 12, 2025 at 5:00pm. Please email your proposal to the attention of Heather Cotton ([hcotton@marionnc.org](mailto:hcotton@marionnc.org)) with the subject line – “Drexel UST Removal Proposal”. Please copy Brett Lawrence ([blawrence@harthickman.com](mailto:blawrence@harthickman.com)) and John Lopez ([jlopez@harthickman.com](mailto:jlopez@harthickman.com)) when submitting bid. In support of preparation of the bid, the City will host a Site walk-through for qualified bidders on Wednesday, February 19, 2025 at 10:00 am.

Questions regarding work or bidding documents should be directed to Brett Lawrence or John Lopez (with Hart & Hickman, PC) at (704) 586-0007.

The City of Marion reserves the right to reject any or all bids, to waive or not waive informalities or irregularities in bids or bidding procedures, and to accept or further negotiate cost, terms, or conditions of any bid determined by the City to be in the best interests of the City even though not the lowest cost. The City is not liable for any costs incurred by Contractors prior to the issuance of a contract, including any costs incurred in responding to this request for proposals. It is expressly understood and agreed that the submission of a proposal does not require or obligate the City to pursue an agreement or contract with any business.

Minority-owned, women-owned, Section 3 businesses, and locally-owned businesses are strongly encouraged to submit bids.

A ten percent (10%) bid bond and a one hundred percent (100%) performance bond must be furnished to the City of Marion for any solicitation package or document. This ensures that the contractor is qualified to complete the project and to ensure satisfactory completion of the project. All work shall be performed in accordance with established engineering and construction standards.

The bid submittal package must include a properly executed bid bond, and the bonding company must be authorized to do business in North Carolina. Failure to include a valid bid bond in the submittal package will render the bid incomplete, and it will be subject to automatic rejection.

### **Selection Criteria and Process**

Proposals will be evaluated by the City and its representatives in consideration of the following criteria:

- The clarity of the proposal with unit rate costs provided, the understanding of the project and its objectives, and the responsiveness to the bidding request.
- The respondent's qualifications and experience for performing the requested scope of services, with particular attention on experience with successful projects similar in size and nature/complexity.
- The degree to which the respondent demonstrates an ability to work effectively and coordinate activities with the City's project management team.

## BID FORM CITY OF MARION

### **Project: Drexel ACM and Concrete Removal, 70 Blue Ridge Street, Marion, NC 28752**

In compliance with the pertinent advertisement for bids, in strict accordance with the contract documents within the time set forth therein, and at the prices stated below.

Bidder understands and certifies that:

- The unit prices or lump sums shall be full compensation for furnishing all materials, equipment, labor, tools, power and transportation necessary to complete the project;
- The quantities shown in this Bid Proposal are approximate and are used as a basis for estimating probable cost of the work to be accomplished;
- The materials furnished may differ somewhat from these estimates;
- In addition, the City reserves the right to increase, reduce, or delete any item(s) in the bid proposal as deemed to be in the best interest of the City;
- Payment shall be based on the unit price for the actual amount of such work completed and/or the material furnished;
- The undersigned has examined the location of the proposed work and the Contract Documents and is familiar with the local conditions at the place where the work is to be performed;
- If awarded the Contract, the Undersigned agrees to complete the work within the time frame stipulated following issuance of the Notice to Proceed;
- The Undersigned agrees that in lieu of actual damages, liquidated damages in the amount of \$200 per day will be assessed if all work required under the Base Bid is not completed in 120 calendar days;
- The undersigned understands that the City reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal in the interest of the City; and that;
- Bidder honor pricing for the contract for ninety (90) from submission.

Bidder agrees to perform all work described in the Contract Documents for the following prices:

Item No	Item	Unit	Unit Price	Extended Price
1	Mobilization	Lump		
2	Concrete Pad Demo and Disposal. Assume 100 tons.	Tons		
3	Residual Fluid Removal and Off-Site Disposal. Assume 30,000 gallons.	Gallons		
4	UST and OWS Separator Removal and Off-Site Disposal <sup>1</sup>	Lump		
5	UST Piping Removal and off-Site disposal. Assume 300 linear feet.	Feet		
6	Excavation and Off-Site Disposal of Contaminated Soil. Assume 200 tons.	Ton		
7	Backfill excavation with self-compacting material. Assume 700 tons.	Ton		
8	Seed and straw disturbed areas	Lump		

			<b>Total</b>	
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*Notes:*

*1) Includes one 20,000 gallon UST, three 30,000 gallon USTs, and one 2,000 gallon OWS*

**TOTAL BID: \$**\_\_\_\_\_

**TOTAL ESTIMATED NUMBER OF DAYS TO COMPLETE PROJECT:**\_\_\_\_\_

By my signature below I state that I am hereby authorized to bind the Company to the above unit cost bid in accordance with all the terms and conditions of this bid packet.

Submitted By:

\_\_\_\_\_  
Name of Contractor

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title of Signer

\_\_\_\_\_  
Business Address

\_\_\_\_\_  
Contact Number