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- Clarification Request

Procurement Folder: 1020610

Procurement Type: Central Purchase Order

Vendor ID:

Legal Name: ATC GROUP SERVICES LLC

Alias/DBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2200000012

Published Date: 3/21/22

Close Date: 4/6/22

Close Time: 13:30

Status: Closed

Solicitation Description:

Total of Header Attachments: 1

Total of All Attachments: 1



Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 1020610  
**Solicitation Description:** EOI- Phase I Environmental Site Assessment-Emivest Hangar  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2022-04-06 13:30	SR 0603 ESR04062200000006132	1

**VENDOR**  
 000000189555  
 ATC GROUP SERVICES LLC

**Solicitation Number:** CEOI 0603 ADJ2200000012  
**Total Bid:** 0  
**Response Date:** 2022-04-06  
**Response Time:** 11:42:26  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	EOI- Phase I Environmental Site Assessment- Emivest Hangar				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:**

**Extended Description:**

EOI- Phase I Environmental Site Assessment-Emivest Hangar per the attached documentation.



2606 Cranberry Square  
Morgantown, WV 26508  
304-533-0367 | oneatlas.com

April 6, 2022

Mr. David Pauline  
Senior Buyer  
West Virginia Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

SUBJECT: EOI for CEOI ADJ22\*12, Phase I Environmental Site Assessment  
Emivest Hanger and Office Building  
731 Novak Drive, Martinsburg, West Virginia 25405

Dear Mr. Pauline:

Atlas Technical Consultants LLC (Atlas) is pleased to provide this proposal in response to your request for a Phase I Environmental Site Assessment (ESA) for the above referenced property (the "Subject Property") for the West Virginia Army National Guard (Client).

## BACKGROUND

Based on the information provided, the Client is seeking a Phase I ESA on the Subject Property located at the above address to satisfy due diligence on a real estate acquisition. The Subject Property is an approximately 92,500 sq. ft. mixed use facility constructed in 1997. The facility is located on 33.04 acres and was constructed as an aircraft manufacturing and office facility of steel beam and metal insulated siding and roof construction.

## SCOPE OF WORK

Atlas will perform an ESA in general accordance with *ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I ESA Assessment Protocol* on the Subject Property. The purpose of the ESA is to identify *recognized environmental conditions* in connection with the Subject Property at the time of the site reconnaissance.

The scope of ESA will include an evaluation of elements outlined below:

- Physical setting characteristics of the property through a review of reference sources such as topographic maps and geologic, soils and hydrologic reports,
- Usage of the property, adjoining properties and surrounding area through a review of reasonably ascertainable historical sources such as land title records, fire insurance maps, city directories, aerial photographs, prior reports and interviews,
- Observations and interviews regarding current property usage and conditions including: the use, treatment, storage, disposal or generation of hazardous substances, petroleum products, hazardous wastes, non-hazardous solid wastes and wastewater,

- Observations and interviews regarding usage of adjoining and surrounding area properties and the likely impact of known or suspected releases of hazardous substances or petroleum products from those properties on the property,
- Information in ASTM-specified environmental agency databases and local environmental records, within the ASTM-specified approximate minimum search distance from the property,
- Preparation of a written report that includes findings, opinions, conclusions and supporting documentation.
- Opinions on the following non-scope considerations based on visual observations and online research: Mold; Asbestos-containing building materials; Radon; Lead-based paint; Lead-in-drinking-water; and Wetlands.

The ASTM E1527-13 Standard Practice specifies that the User of the ESA report should conduct a review of land title and judicial records for the existence of environmental liens and/or Activity and Use Limitations (AULs) and provide the information to the Environmental Professional (Atlas). Atlas will review reasonably ascertainable records for Environmental Liens and AULs.

The ESA will include a Tier 1 Vapor Encroachment Screening (VES) per the methodology as described in ASTM E2600-15: Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The purpose of the VES is to help to determine if a Vapor Encroachment Condition (VEC) (the presence or likely presence of chemicals of concern vapors in the subsurface of the property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property) is identified for the Subject Property.

The ESA will include a Summary of any Common Non-Scope Considerations as outlined in Appendix X5 of the ASTM E1527-13 Standard Practice.

## DELIVERABLES AND SCHEDULE

Following authorization to proceed, Atlas intends to conduct the ESA and report findings following the typical schedule as described in the table below.

TASK	DELIVERABLE	ANTICIPATED SCHEDULE
Notice to Proceed	n/a	NTP
Site Reconnaissance	n/a	Within five business days of NTP
Preliminary Findings	Via email	Within 48 hours following site reconnaissance
Draft Report	1 electronic copy	Within 5 weeks of notice to proceed
Final Report	1 electronic copy	Within 5 business days of receipt of review comments

## CLIENT RESPONSIBILITIES

The schedule in this EOI assumes the Client will provide the following within two business days following notice to proceed: access to the site and all buildings/structures including all interior spaces within two business days after notice to proceed, a completed user questionnaire, previous environmental studies, accurate site location information, and available environmental reports, regulatory agency correspondence and permits.

## ESA USER QUESTIONNAIRE

Per ASTM Standard Practice E1527-13, Section 6, User Responsibilities, the User of the ESA report has specific voluntary obligations to help Atlas identify recognized environmental conditions in connection with the Subject Property. Failure to comply with those requirements may result in a data gap being identified in the report and could impact the use of the report to help a User qualify for Landowner Liability Protections (LLPs) per the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). It should be noted that, due to numerous Subject Property and User specific criteria that must be met at the time of seeking to qualify for LLPs, Atlas cannot make any representation or warranty regarding a User's actual qualification for LLPs based on the ESA Report. Respondents to this questionnaire may choose to acknowledge that they have no information or actual knowledge related to environmental conditions in, on or at the Subject Property. If a questionnaire is not acknowledged or returned to Atlas in a timely manner prior to issuance of the draft ESA report, Atlas will assume that the respondent(s) have no additional information or actual knowledge related to environmental conditions in, on or at the Subject Property. Atlas will provide a ESA User Questionnaire for completion upon receipt of notice to proceed.

## THIRD PARTY RELIANCE

If the report or a letter of reliance is to be addressed to a third party other than West Virginia Department of Administration, Purchasing Division, or West Virginia Army National Guard, that party must be identified prior to report issuance and accept the terms and limitations in the report and/or Letter of Reliance, unless an alternative written agreement is executed between Atlas and the third party.

## PROPOSED STAFFING PLAN

Atlas will perform the work with the following key staff members:

**Kenneth Pasterak, P.G., LRS** will serve as the Quality Control Manager and Senior Project Manager with over 25 years of industry experience. Mr. Pasterak brings a wealth of knowledge to his position as a Senior Project Manager where he provides environmental due diligence and soil/groundwater assessment and remediation services for his clients. He specializes in overcoming environmental obstacles to real estate development, auditing environmental management systems, remediating petroleum and hazardous substance releases at sites with complex hydrogeological conditions, performing vapor intrusion mitigation, and regulatory compliance.

Mr. Pasterak has extensive experience remediating soil and groundwater contamination quickly and cost-effectively, using in situ biological, chemical and physical treatment methods, in challenging karst terrain, tidal areas, and co-mingled plume conditions. He has provided litigation support services in defense of a class action claim, and has utilized innovative technologies to delineate groundwater plumes and resolve previously intractable PRP disputes. Mr. Pasterak regularly

performs Phase I and II environmental due diligence and compliance audits and prepares SCRs, RAPs, RAPRs, RACRs, Risk Assessment, RIRs, FRs, storm water management plans, and spill response plans. He was co-author of a RCRA hazardous waste compliance newsletter and publication.

He performs human health risk assessment and vapor intrusion (VI)/ solute transport modelling, and has successfully deployed various vapor intrusion to indoor air mitigation and/or methane mitigation technologies. He has presented regulatory agency VI to indoor air assessment training. He has a working knowledge of SPCC, Pennsylvania Clean Fill Policy, RCRA hazardous waste regulations, and SPCC and NPDES storm water management requirements. He has provided forensic analysis for PRP dispute resolution, expert testimony and other litigation support, and has performed human health risk assessment and fate and transport analysis.

**Kristen Schawalder** will serve as the Environmental Professional, Environmental Site Assessor, and Day to Day Project Manager for the Emivest Hanger and Office Building Phase I Environmental Site Assessment. Ms. Schawalder is a Project Manager for Atlas Technical Consultants in the Environmental Services Division. Kristen has over 10 years of experience as a regulatory specialist and project manager with a focus on environmental due-diligence assessments, Clean Water Act permitting and compliance, wetland delineation, and Endangered Species Act consultation.

**Keith Stang** will serve as a peer review and advisor for the project. Mr. Stang is an Environmental Project Manager for Atlas Technical Consultants in the Engineering & Environmental Services Division of the Pittsburgh office. Mr. Stang has almost 29 years of environmental consulting experience with areas of focus including remedial investigation and cleanup for chemical, manufacturing, wood treating, manufactured gas plant, rail, energy, and oil and gas clients. Prior to joining Atlas, Mr. Stang was employed as a Senior Project Manager, human health risk assessor, and data quality / validation / management expert and has extensive experience with planning, implementation, and reporting on RCRA Facility Investigation/Corrective Measures Studies (RFI/CMS), CERCLA Remedial Investigation/Feasibility Study (RI/FS) and state-lead voluntary remediation, underground storage tank (UST), and redevelopment projects and programs. Mr. Stang's experience includes assessment and remediation program management, due diligence, environmental permitting (RCRA), operations, maintenance, and management (OM&M) of operating remedial systems, and expert knowledge of state and federal regulations.

## REFERENCES

Atlas is national leader in airport environmental and geotechnical engineering services with experience at numerous major airports. Our professionals are very familiar with aircraft maintenance operations and have provided environmental and/or other services at the following regional airports:

- ✓ Greater Cincinnati Northern Kentucky International Airport (CVG)
- ✓ Wright Patterson Air Force Base (WPAFB)
- ✓ Cleveland Hopkins Airport (CLE)
- ✓ Baltimore Washington International Airport (BWI)
- ✓ Dayton International Airport (DAY)
- ✓ Columbus Airport (CMH)
- ✓ Indianapolis International Airport (IND)

In addition to our aviation experience, Atlas is pleased to present the following local project references attesting to our capabilities. The projects below were selected due to their recent performance and Atlas's ability to meet the contractual and regulatory requirements.

Atlas's experience, capabilities and expertise directly aligns with the West Virginia Department of Administration, Purchasing Division's scope and goals. This experience section illustrates Atlas's strength in our service capabilities to deliver the full range of services outlined in the West Virginia Department of Administration, Purchasing Division's RFP and highlights our strengths in the following:

Project Name	Housing Authority of the City of Pittsburgh - Manchester Neighborhood Revitalization Development Initiative
Location	Pittsburgh, PA
Contact	Ms. Mackenzie Pleskovic (Development Manager) Housing Authority City of Pittsburgh 100 Ross Street, 2nd Floor Pittsburgh, PA 15219 412-643-2933
Scope of Work	Phase I Environmental Site Assessment for 56 scattered site properties including inspection and reporting for testing of radon, asbestos (ACM), lead based paint and lead-in-water. The scope of work included the completion of HUD Environmental Review Online System (HEROS) worksheets.

Project Name	Housing Authority of the City of Erie's Rental Assistance Demonstration (RAD) Due Diligence Studies
Location	Erie, PA
Contact	Mr. Mike Fraley Housing Authority of the City of Erie fraleym@hace.org
Scope of Work	Phase I Environmental Assessment, asbestos inspection, sampling and reporting in 1,719 low-income housing units.

Project Name	Stormwater Management and Firing Range Design
Location	Pittsburgh, PA
Contact	Claire Mastroberardino (Project Manager) City of Pittsburgh, Department of Public Works City-County Building, 414 Grant Street, Suite 301, Pittsburgh, PA 15219 claire.mastroberardino@pittsburghpa.gov
Scope of Work	Provided engineering design services for the renovation of the Pittsburgh Bureau of Police Firing Range. Services included a Phase I Environmental Assessment, geotechnical engineering, erosion and sediment control plans, survey, and stormwater design.

## PRODUCT QUALITY CONTROL

Atlas maintains a stringent 'check and balance' quality control system to ensure project activity, sampling techniques and standards and deliverables are fulfilled to the highest standard of quality

possible. Our goal is to provide high quality service and continually strive to achieve client satisfaction through quality, cost-effective work, and excellent communication.

We base our quality service on several components: well-trained technical and administrative staff that utilize engineering, scientific, and administrative principles; systematic application of communication and documentation systems; and a thorough understanding of project requirements and client expectations.

Atlas is committed to a total quality management system in which our goal is zero defects in our work products and offered services. The quality checks for final documents include reviewing the technical content and scientific basis for any conclusions drawn or recommendations offered. In addition, checks are made for conformance to style and grammar, and most importantly with regards to whether the deliverable will meet or exceed the client's expectations.

## PROJECT COST CONTROL

Atlas understands the need to be financially responsible and mindful of an established budget. The responsibility for cost control on a project lies with the Senior Project Manager, Ken Pasterak. When evaluating the true value of the services we provide, Atlas is seen as very competitive for the following reasons:

- Our experienced staff develops comprehensive scopes of work the first time to identify all necessary services for the project. This avoids surprises or unidentified obstacles during the course of project or program.
- Atlas's experience with similar scopes of services enables us to appropriately assign the proper technical experts up front and uses small efficient work teams to complete projects.

Atlas utilizes the BST accounting system for project management and project control for similar contracts. BST is a fully integrated project control and accounting system with applications to produce project and financial reports. Budgeting components allow personnel to maintain individual project budgets using labor, expense, and project budgeting data to produce reports that help Atlas monitor and control project costs. The Atlas project manager will manage the assignment for the West Virginia Department of Administration, Purchasing Division through this system and provide assurance that the assignment's budget is being tracked and monitored proactively. Atlas will dedicate the staff and resources to this contract to ensure that each assignment will be staffed responsibly and each project deliverable will be submitted within the required project schedule.

Respectfully submitted,

### ATLAS TECHNICAL CONSULTANTS, LLC



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