

Port of Clarkston Marina Environmental Investigations Project
Request for Qualifications & Costs/Fees (RFQC)

The existing Hells Canyon Marina at 1500 Port Drive, Clarkston, WA, is located on land owned by the U.S. Army Corps of Engineers and leased to the Port of Clarkston (POC) and its tenant, Hells Canyon Resort & Marina. The current lease is expiring November 11, 2021. POC is seeking a consultant to perform an environmental compliance assessment of conditions and operations at the marina.

The marina operates a fuel dock providing fuel for boaters. The fuel is supplied by existing underground storage tanks (USTs) located in the uplands. In addition, the marina manages a vessel dump station.

POC is seeking a consultant to perform an environmental compliance assessment.

SCOPE OF WORK:

Within a relatively short period of time, the Port requires an environmental compliance assessment report to document the following

- Whether the USTs are being operated in compliance with Washington State's UST regulations
- Whether there are any indications of environmental contamination from tank or fuel handling operations in excess of Model Toxics Control Act (MTCA) regulatory standards
- Whether there are any other indications of potential environmental contamination from marina operations including the dump station and spills onshore or in the water.

Planned work to be performed by the selected contractor includes the following:

- Complete a site inspection and environmental records review
- Complete interviews with the current marina tenant and fueling facility operator
- Examine other areas of potential environmental risk
- Develop an environmental audit report summarizing consultant observations and recommendations

Contingent tasks: If directed by the Port, the selected contractor may be asked to conduct either 1) a UST pressure test, or 2) a UST site assessment to directly assess whether fuel contamination exists in soils or groundwater at the marina. This contingent task may not be required. If UST defects or the presence of contamination are defined, then the selected contractor may also be asked to develop a cost estimate to remedy such defects or fuel contamination.

SITE VISIT:

Consultant may conduct a site visit at their convenience and contact our office if they have additional questions. Staff may or may not be available to go to the site with consultant.

SELECTION CRITERIA:

This RFQ is considered non-architectural/engineering services reasonably required in connection with a Public Works Project. Qualifications and fees or costs will be the basis for selection, as will the ability to complete within the expected timeframe.

The selected contractor/consultant must have experience conducting environmental audits, experience conducting MTCA site assessments and cleanup, and good record of past performance, including quality of work, ability to meet schedules/timelines, and ability to control costs.

SUBMITTAL REQUIREMENTS:

Submittals must be 10 pages or fewer (single sided; page count includes resumes or other attachments) and include the following

- Firm overview
- Key personnel and qualifications
- Experience conducting environmental audits, assisting Port-tenant lease negotiations
- Experience conducting MTCA site assessments and cleanups
- Familiarity with the Port of Clarkston
- Key personnel availability and schedule for completing the planned work as described in this RFQC with an anticipated completion date of 11-4-2021 (Ability to meet this deadline will be a factor in selection)
- Fees for planned work (but not the contingent tasks)
- References (a minimum of three)

SUBMITTAL DUE DATE & SUBMITTAL PROCESS:

To be considered for this project, all proposals must be received by the Port of Clarkston no later than 12:00 pm (PDT) on Tuesday, October 12, 2021.

Electronic responses are encouraged via a) email at wanda@portofclarkston.com; or b) fax at (509) 758-1746 OR by hard copy to: Attn: Wanda Keefer, Port Manager, Port of Clarkston, 849 Port Way, Clarkston, WA 99403. Late proposals will not be considered.