

REQUEST FOR PROPOSAL

City of Struthers Proposed Sale of the Water Pollution Control System



Issued By: City of Struthers
Contact Name: Anthony Lariccia, Safety Service Director
Email: Safety@CityofStruthers.com
RFP Issued: 05/11/2026
Responses Due: 07/01/2026



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ATTACHMENTS: SUPPORTING DOCUMENTS

- A. Record Building Plans
- B. Operation and Maintenance Manual
- C. 2025 WPC Utility Rate Study

1. OVERVIEW

1.1. Introduction

The City of Struthers, Mahoning County Ohio (“Owner”) is soliciting proposals from qualified private utility companies, county agencies, or similar entities for the potential purchase, lease, or long-term concession of its municipally owned Water Pollution Control (WPC) System. The City seeks a partner capable of delivering reliable and compliant utility service, strategic capital investment, long-term financial sustainability, and responsible rate management.

1.2. About the City of Struthers

The WPC System is currently owned and operated by the City of Struthers located in Mahoning County, Ohio. The city is a historic industrial community within the Youngstown metropolitan area that includes a mix of residential, commercial, and legacy industrial bases. The system serves customers within the City’s municipal area as well as additional collection through an agreement with Mahoning County. Refer to **Figure 1**. The WWTP is situated upon the following parcels owned by the City of Struthers:

- 38-026-0-025
- 38-026-0-026
- 38-026-0-027
- 38-027-0-002
- 38-027-0-001
- 38-027-0-003

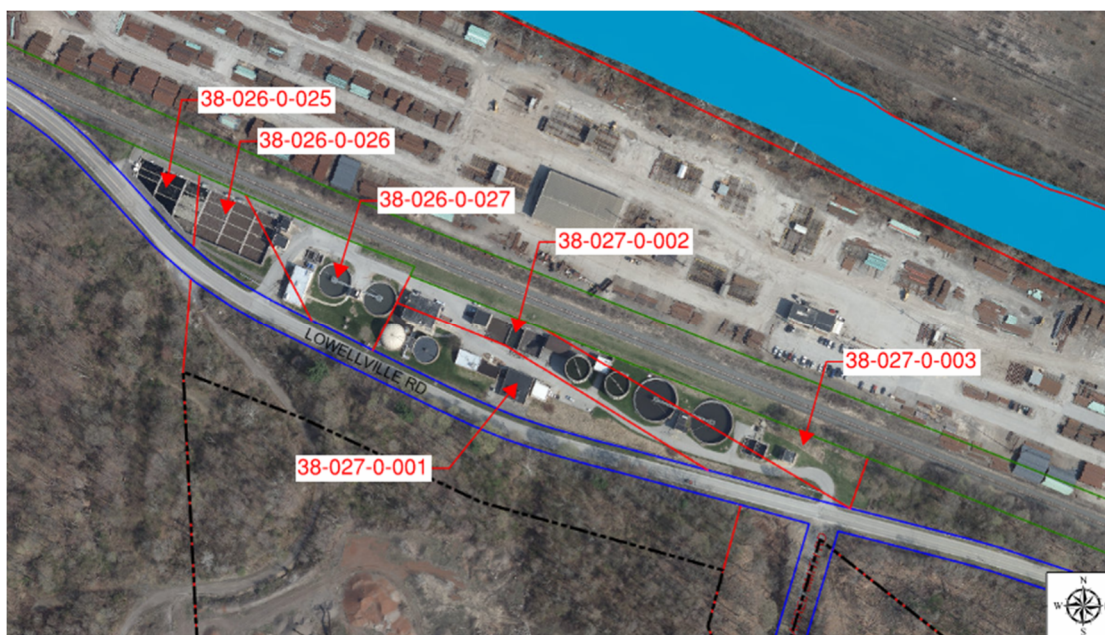


Figure 1: WPC Parcel Boundaries



Current plant and system operations fall under the responsibility of WPC. The system treats approximately 5.6 million gallons of wastewater per day removing approximately 500 tons of solid waste from the wastewater flow. WPC assumed and oversees the implementation of the federally mandated storm water utility (MS4). The basis of the storm water utility are the six state mandated minimum control measures.

The plant and collection system is currently staffed by (1) Class III Plant Manager, (1) Class III Assistant Manager/ Storm Water Manager, (1) Class III Lead Operator, (3) Class II Operators, one with a B.S. degree in Molecular Biology, (2) Class I Operators, one with a B.S. degree in Applied Science (1) Chemist with a B.S. degree in Chemistry, (5) Utility Maintenance Men, (1) Lead Maintenance, Journeyman Electrician (1) Treatment Plant Maintenance Worker (1) Industrial Monitor and (1) Class I Equipment Operator.

The plant services users in Struthers, Poland, and parts of Boardman Township. The plant maintains approximately 50 miles of Sanitary Sewer in Struthers as well as monitors and receives flows from Mahoning County, which accounts for 64.5 % of the plant flow. Refer to **Figure 2** for the approximate sewer-shed service area.

WPC operates an Industrial Monitoring Program which permits over 75 restaurants and monitors two major industrial discharges.

The City of Struthers wastewater treatment facility has a septage receiving station with grit removal. However, the facility has not accepted septage since April 1st of 2025.

The annual budget is approximately \$3.2 million dollars.

Key objectives of the City include:

- Maintain reliability and resilience
- Monetize asset where appropriate
- Reduce or eliminate system-related debt
- Stabilize long-term utility finances
- Maintain affordability for residents
- Avoid significant near-term rate spikes
- Ensure consistent compliance with Ohio Environmental Protection Agency (Ohio EPA) permits and consent orders
- Provide continuity and opportunity for current utility employees
- Ensure utility capacity and reliability to support redevelopment

The City of Struthers will consider only the following transaction options:

- **Option A:** Full Asset Sale
- **Option B:** Long-Term Lease / Concession (30–50-year agreement with private operation and City ownership retained)

- **Option C: Rationalization / Public-Public Partnership** (transfer to County or regional sewer district)

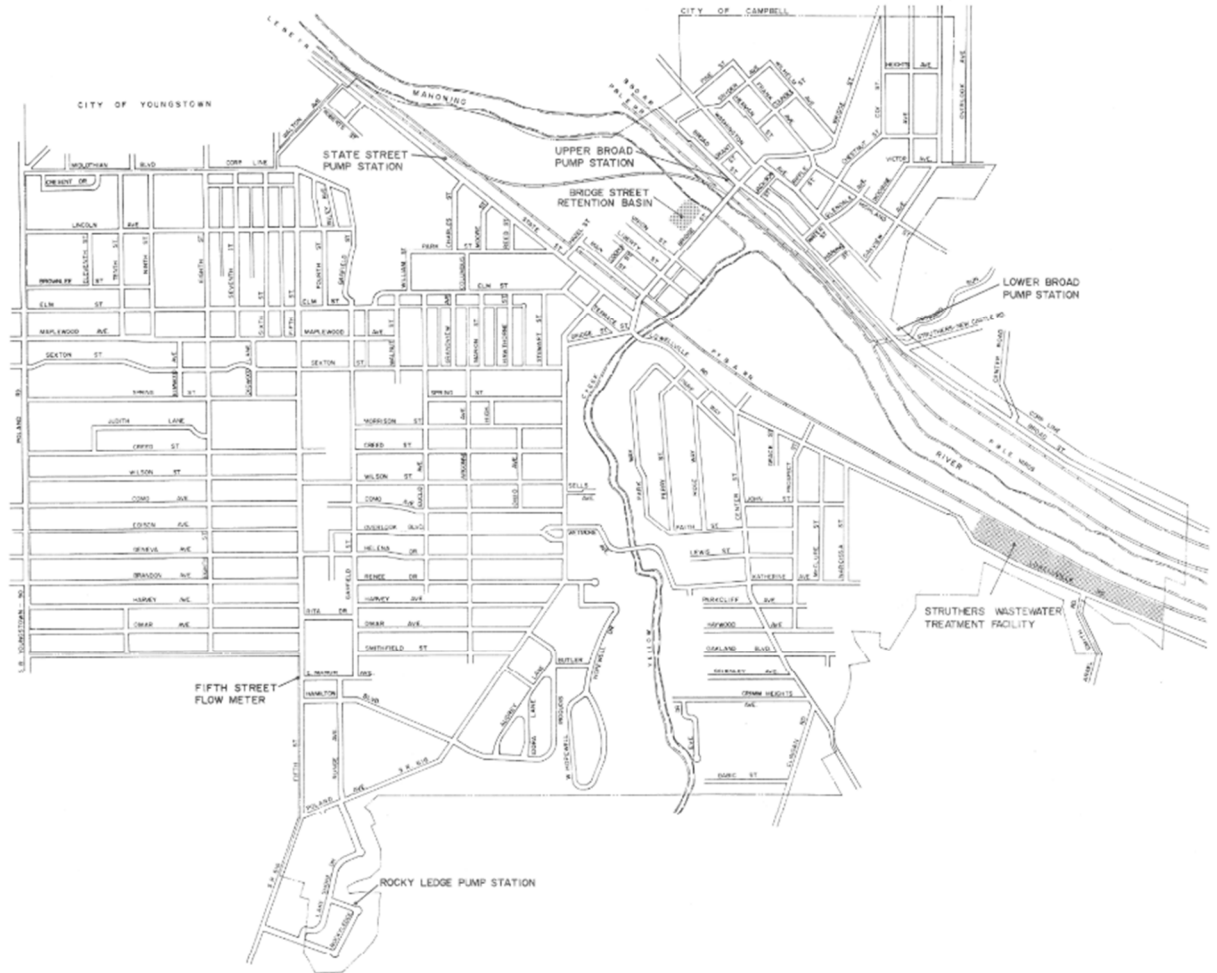


Figure 2: City Sewershed

1.3. Key RFP Milestone Dates

Below is the list of major milestone dates for this RFP process. The City maintains the right to adjust the schedule at its discretion.

Event	Target Dates
RFP Issuance	May 11 th , 2026
WWTP Site Visit	Call and Schedule w/ Jason Hall
RFP Questions Due	June 24 th , 2026
RFP Responses Due	July 1 st , 2026
Shortlisting and Interviews	July 2026



Response Evaluation Period	July 31 st , 2026
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Table 1: RFP Milestone Dates

2. SCOPE

2.1. Description of Assets in WWTP

The assets proposed for transfer are to include the WWTP facilities and all treatment-related structures, process units, operation systems, and supporting infrastructure located within the treatment plant. These assets collectively comprise the physical plant, process equipment, control systems, on-site utilities, and real property interests necessary to operate and maintain the facility in compliance with federal and state regulations.

Assets proposed for transfer may include, but are not limited to:

- All treatment process structures and buildings
 - Aerated Grit Chambers (2)
 - Diversion Chamber
 - Retention Basin
 - Wet Well
 - Primary Clarifiers (2)
 - Primary Sludge Well
 - Primary Effluent Well
 - Trickling Filters (2)
 - Final Clarifiers (2)
 - Chlorine Contact Tanks (2)
 - Primary and Secondary Anaerobic Digesters
 - Sludge Storage Tanks (3)
- Mechanical, electrical, instrumentation, and control equipment
- SCADA systems associated with plant operations
- On-site utilities and ancillary facilities
- Real property associated with the WWTP site (subject to final negotiation)

2.2. Description of Assets outside WWTP

The assets to be conveyed by way of the sale and lie outside of the WWTP site include the sanitary sewer collection and conveyance system and all associated infrastructure. This consists of gravity sanitary sewer, publicly owned service laterals, manholes, cleanouts, force mains, interceptor sewers, pump stations, and lift stations, metering and flow monitoring structures, valves, controls, telemetry systems, odor control facilities, and related appurtenances. The transfer shall also include access to associated easements, right-of-way, access agreements, and other property interests necessary for ownership, operation and maintenance of the WPC Systems as one fully integrated enterprise.

Collection System comprised of:

~50 miles sewer

5 Lift Stations



Equalization Basins 1 EQ basin located at our Bridge Street pump station. This EQ basin has the capacity to store approximately 3.5 million gallons.

Flow Meter Appurtenances 1 located on fifth street where flow from Mahoning County enters the City of Struthers collection system. 2 flow meters are located at the Bridge Street pump station. 1 to measure the flow being pumped to the facility from the pump station. Another to measure the flow being sent to the Mahoning River in the event of a sanitary sewer overflow.

2.3. Assets Excluded from Sale

The following assets, generally located outside of WWTP property, are expressly excluded from the proposed sale:

- Easements unrelated to WWTP property
- City-owned Vac Truck

The Owner will retain ownership, operation, and maintenance responsibility for all excluded assets.

2.4. Additional Project Information

Respondents are expected to include proof of all required business and contractor certifications and comply with the equipment, construction, and insurance requirements **included in Attachment A to this RFP**. All paperwork for project must be managed by the respondent in compliance with all applicable laws, regulations, ordinances, and industry best practices.

Respondents will be responsible for obtaining all federal, state and local approvals.

3. RESPONDING TO THIS RFP

Interested respondents are encouraged to respond to this RFP with the requested information and documentation by the stated deadline. Prior to providing their RFP response, Respondents can submit questions to the City of Struthers. After collecting responses to this RFP, the City of Struthers evaluation team will review the responses as described below.

3.1. Prior to Submission

Respondents may obtain additional information as follows:

- **RFP Questions:** Questions regarding this RFP must be submitted via email to safety@cityofstruthers.com with the subject line: "City of Struthers WPC System RFP Questions." All questions must be received by 05/24/26 to guarantee a response. Questions will be provided via email.
- **Pre-Bid Meeting.** A pre-bid meeting will be held on 06/15/26 @ 11:00 AM.

3.2. Proposal Submittal Date, Format & Method

Submit one (1) **electronic copy** of the proposal via email to the City of Struthers no later than **07/01/26 at 2:00 PM** to the below listed individuals:

- Mr. Anthony Lariccia, Safety Service Director at safety@cityofstruthers.com
- Mr. Jason Hall, Plant Manager at JHall@cityofstruthers.com 330-755-9847 ext. 313



The cover page must identify the proposal as “**City of Struthers WPC System RFP.**” Please also use this title in the **email subject line.**

All costs associated with preparing and submitting the proposal are the responsibility of the submitting party.

Each proposal shall include a Bid Guaranty Bond and Contract Bond (100% of the Proposal Amount).

The City of Struthers reserves the right to accept or reject any or all proposals, to waive informalities, and to discontinue the RFP process at any time. Issuance of this RFP does not commit the City to consummate a sale or enter into any agreement.

All information provided by the City shall be used solely for responding to this RFP and must be treated as confidential, subject to applicable public records laws.

3.3. Evaluation Criteria

Review of responses submitted to this RFP will be managed by the City’s evaluation team. Responses will be reviewed based on a variety of factors, including:

- **Organizational Capabilities:** Strength of the respondent’s organizational capabilities licenses, and experience of the proposed team to deliver innovative solutions and long-term services.
- **Development Approach:** The respondent’s strategic approach to asset management and understanding of potential changes and impacts to existing sewer usage rates for constituents. Consideration will also be given to overall quality, reasonableness, and efficiency of the facilities as they affect the City’s constituents.
- **Agreement Terms and Contracting Processes:** Favorability of proposed contract terms, in addition to the efficiency and clarity of the respondent’s contracting process.

At the discretion of the evaluation team, respondents may be invited to provide additional information and/or participate in an interview with the evaluation committee.

Criteria	Weight
Financial Value to City	30%
Capital Investment Commitment	20%
Ratepayer Impact	20%
Experience & Qualifications	10%
Workforce & Community Commitments	10%
Operations Plan	5%



3.4. RFP Terms & Conditions

This RFP is not a contract offer and should not be construed as an intent, commitment, or promise to sell assets or acquire products or services presented by any respondent.

Information received in response to this RFP will be used in the evaluation of WPC System providers. The City reserves the right to discontinue or modify the RFP process at any time and makes no commitments, implied or otherwise, that this process will result in a business transaction or negotiation with one or more respondents.

The City assumes no responsibility for costs incurred in the preparation, presentation, or submission of proposals.

Based on the submissions received, meetings may be scheduled between respondents and the City, either in person or remotely, to expedite the review, evaluation, and potential contract discussions. Exclusive or concurrent negotiations may be conducted with responsible respondents for the purpose of modifying the conditions, terms, or pricing of the proposed agreement.

Information submitted by respondents is subject to requirements of Ohio's Open Records law, ORC 149.43. To the extent a respondent believes information contained in its Statement of Qualifications, Technical Proposal, or Price Proposal is confidential and exempt from disclosure under this statute, it is the respondents' responsibility to clearly indicate in its proposal the specific information it considers confidential. Entire proposals may not be marked confidential; only specific information on individual pages may be designated for confidential treatment. Except as required by regulatory review, subpoena, or court order, the City of Struthers will use reasonable efforts to avoid disclosing information designated as confidential to individuals other than those involved in the evaluation, selection, and any subsequent negotiations. If a third party challenges the confidential designation, the respondent shall defend and indemnify the City of Struthers in such action.

To the extent that respondents receive information from City of Struthers, they shall maintain the confidentiality of such information. This information may not be disclosed to any entity before, during, or after this RFP process unless required by law or regulatory order.

4. PROPOSAL REQUIREMENTS

Respondents interested in this RFP should submit proposals that provide clear and concise information as requested. The proposal shall describe the products and/or services offered to address the goals and areas of interest identified in this RFP. Each Respondent must clearly demonstrate how its products and/or services meet applicable industry standards and requirements by providing detailed product specifications and installation methods that comply with federal, state, local, and utility regulations, as well as industry best practices.

All information submitted by respondents to the City shall be presented to City Council for review and evaluation and is therefore subject to the applicable Sunshine Laws of the state of Ohio and should not be considered confidential.



Proposals must include a complete package of information, organized strictly in the format and the order described below. Proposals that do not follow this organization may be rejected. The following information must be submitted in the order shown.

4.1. Cover Page

Each proposal must include a cover page that clearly identifies the submission as “**City of Struthers WPC System RFP Proposal**” and provides the respondent’s business name, primary address, contact person, and contact information. The cover page must also include a table of contents organized according to the section numbers shown below.

4.2. SECTION I: Company Background & Qualifications

Provide a summary of your company background, including:

- Description of capabilities in delivering the proposed products and/or services
- Organizational background and experience with water pollution control (WPC) systems in Ohio or neighboring states.
- Brief biographies of key team members, including the project manager, who will support projects or broader development agreements under this RFP.
- Executive summary covering the proposal, pricing, proposed program, public-sector experience, and timeline.
- Three (3) examples of similar system operations with references and contact information.
- Experience with other publicly owned properties.
- List and description of proposed sub-contractors and/or partners, highlighting prior collaborations.
- Representation that neither the company nor any Contractor is subject to a finding for recovery under Ohio Revised Code §9.24, or that any required remedial steps have been taken. False representation voids the contract ab initio, and any funds paid must be repaid, or recovery may be pursued by the local government.
- Responsibility for obtaining all necessary federal, state, and local approvals for transferring ownership and operation of the WPC system and associated assets. Demonstrate familiarity with NPDES permits and other wastewater regulatory approvals, including transfer procedures, reporting obligations, effluent limitations, monitoring requirements, and public notice provisions.

4.3. SECTION II: WPC System Approach

Describe the support, management, and resources to be provided throughout the development agreement contract period. Highlight any unique value-added services.

Page Limit: Five (5) pages.



4.4. SECTION III: Deliverables

Include the following information on how you will submit the following deliverables within the contract period:

4.4.1 Executive Summary

- Proposed transaction structure
- Key benefits to the City

4.4.2 Proposer Qualifications

- Experience with municipal systems of similar size
- Regulatory track record
- Financial strength

4.4.3 Financial Offer

- Purchase price and/or lease payments
- Assumption of debt or liabilities
- Any revenue-sharing mechanisms

4.4.4 Capital Improvement Plan (CIP)

Provide:

- 5-year priority improvements
- 10-year system modernization plan

Must address:

- Sewer rehabilitation and I/I reduction
- Pump station upgrades
- Regulatory compliance

4.4.5 Rate Plan and Affordability Strategy

- 5–10 year projected rates
- Customer bill impact analysis
- Affordability programs (low-income assistance, etc.)

4.4.6 Operations and Maintenance Plan

- Staffing and local presence
- Preventative maintenance approach
- Emergency response capabilities

4.4.7 Workforce Transition Plan

- Employment offers for current staff
- Benefits and tenure recognition
- Training and certification support
- Schedule



4.4.8 Regulatory Compliance Strategy

- Approach to Ohio EPA permits
- History of compliance performance
- Strategy for addressing any existing violations

4.4.9 Community and Economic Development Commitments

- Local office or staffing presence
- Customer service model
- Support for redevelopment initiatives

4.4.10 Exceptions and Proposed Terms

- Any requested modifications to City conditions
- Draft term sheet (preferred)

5. LEGAL AND REGULATORY FRAMEWORK

- Subject to Ohio Revised Code governing municipal asset disposition
- Potential approval by the Public Utilities Commission of Ohio (PUCO)
- Compliance with all Ohio EPA requirements