

# COMPETITIVE FIXED-PRICE BID SOLICITATION

## GROUNDWATER AND SOIL ATTAINMENT DEMONSTRATION, REMEDIAL ACTION COMPLETION REPORT, AND SITE CLOSURE ACTIVITIES

KWIK FILL S-58  
1001 EAST SPRING STREET  
TITUSVILLE, CRAWFORD COUNTY, PENNSYLVANIA 16438

PADEP FACILITY ID #20-00741  
PAUSTIF CLAIM #1997-0240(M)

*February 18, 2011*

This Request for Bid (RFB) Solicitation has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF or "Fund") on behalf of the Claimant, United Refining Company (United Refining) who hereafter is referred to as "Client" or "Solicitor". In general, this RFB references a scope of work (SOW) for performing groundwater and soil attainment, preparing a Remedial Action Completion Report (RACR), and site closure activities at the Kwik Fill S-58 facility. The subject "Site" is occupied by an automobile retail petroleum sales and convenience store known as Kwik Fill S-58 located at 1001 East Spring Street, in Titusville, Crawford County, PA.

The Solicitor has elected to pursue site environmental closure under Pennsylvania's storage tank regulations based on demonstrating attainment of the Pennsylvania Department of Environmental Protection (PADEP) Act 2 used aquifer Statewide Health Standard (SHS) Medium-Specific Concentrations (MSCs) for soil and groundwater in a residential setting. Implementation of the RFB SOW is expected to yield data sufficient to identify a rational and cost effective remedial solution that will achieve site closure and a relief of liability under PADEP Act 2 regulations. SOW (Tasks 1 through 6) described below will be subject to a Fixed-Price Agreement (see Attachment 2) to be executed by Solicitor and the selected consultant.

Solicitor requests a written approach, schedule, and firm fixed-price bid to complete the SOW tasks to be completed in accordance with all applicable PADEP rules and regulations. Although not a party to this Agreement, the Fund will reimburse 100 percent of the costs referenced in the Milestone Payment Schedule specified in Section 4 below and as incorporated into the signed Fixed-Price Agreement.

- Task 1. Installation of Groundwater Monitoring Wells
- Task 2. Soil Attainment
- Task 3. Soil Vapor Study
- Task 4. Groundwater Attainment
- Task 5. Prepare a Draft and Final RACR
- Task 6. Site Closure / Restoration Activities

Please note that a **bidder's response to this RFB Solicitation Package means it has accepted all the contractual terms and SOW requirements (for example, but not limited to, any report submittal deadlines) unless explicitly stated to the contrary in the bid response.** However, bidders are still expected to describe their approach to completing the SOW in full and in detail.

Should your company elect to respond to this RFB Solicitation, **one hard copy of the signed bid package must be provided directly to the Funds' third-party administrator, ICF International (ICFI),** at the address and to the attention of the person identified in Section 1 below. In addition to this one hard

copy submittal, **one electronic (PDF) copy of the complete bid response must be submitted to ICFI on a compact disk (CD)** to be included with the hard copy bid response. The outside of the shipping package containing the bid response **must be clearly marked and labeled with "Bid – Claim #1997-0240(M)."**

Please note that **the bid response (hard copy and digital version) is to be sent only to ICFI** who will be responsible for opening the bids and providing copies to the Technical Contact and the Solicitor. No bid responses will be opened for review until the due date and time elapses. Submitted bid responses are subject to Pennsylvania Right-to-Know Law.

The signed bid package (hard copy and electronic copy) sent to ICFI must arrive **no later than close of business (5 p.m.) on March 25, 2011.** Please note that if your bid response is not received by ICFI by this due date and time, it will not be considered, i.e., only those bid responses received by the specified due date and time from those bidders who also attended the mandatory pre-bid site visit (see Section 6) will be considered.

Each bid response will be considered individually and consistent with the evaluation process described in the PAUSTIF Competitive Bidding Fact Sheet, which can be downloaded from the PAUSTIF web site (see [www.ins.state.pa.us](http://www.ins.state.pa.us)). While the Technical Contact will assist ICFI, PAUSTIF, and the Solicitor in evaluating the bid responses, the Solicitor will select his consultant from those bid responses deemed acceptable to PAUSTIF as reasonable, necessary, and appropriate. The Technical Contact will assist the Solicitor in communicating its choice of the successful bidder, which is anticipated to occur within six (6) weeks after receiving the bid responses.

#### 1. ICFI, SOLICITOR, AND TECHNICAL CONTACT INFORMATION

ICF International	Solicitor	Technical Contact
Mr. Gerald Hawk ICF International 4000 Vine Street Middletown, PA 17057	Mr. Scott Wonsettler, P.G. Environmental Manager United Refining Company P.O. Box 688 Warren, PA 16323	Mr. Joseph Ozog, Jr., P.G. Excalibur Group, LLC 91 Park Avenue Windber, PA 15963 <a href="mailto:joeozog@excaliburgrp LLC.com">joeozog@excaliburgrp LLC.com</a>

Please note that **there is a single point of contact regarding this RFB Solicitation.** All questions regarding this RFB Solicitation and the site conditions must be directed in **written form only** to the **Technical Contact** and must be received no later than seven (7) calendar days prior to the due date for the bid response. To help ensure that all bidders are basing their bids on the same information, bidders must neither contact nor discuss this RFB Solicitation with the Solicitors, PAUSTIF, or ICFI unless agreed to in writing by the Technical Contact. This RFB Solicitation may be discussed with subcontractors and vendors to the extent required for preparing the bid response. If a bidder has specific questions it wishes to discuss with the PADEP, these questions should be provided to the Technical Contact who will forward them to the PADEP recognizing that the PADEP is not under any obligation and may elect not to reply to any questions it receives.

Please note that unless a question can be successfully demonstrated to be proprietary in nature, all submitted questions and responses submitted during and after the pre-bid site visit will be shared with all bidders on a non-attributable basis. A bidder shall specify any questions it regards as proprietary upon submitting these questions to the Technical Contact. If said question(s) is (are) determined to be non-proprietary by the Solicitor and the Technical Contact, the bidder will be given the option of withdrawing its question(s) before it is answered and a response distributed.

## 2. GENERAL SITE BACKGROUND AND DESCRIPTION

The Kwik Fill S-58 facility is located at 1001 East Spring Street within the town of Titusville, PA. The Kwik Fill S-58 facility is an automobile retail petroleum distribution facility and convenience store that has occupied the Site since at least the early 1980's. The subject property encompasses approximately one acre located along the east / southeast side of East Spring Street (Figure 1), and is currently located in an area that is predominately commercial or vacant / undeveloped land. More specifically, the Site is bordered to the north and northwest by a commercial facility; to the northeast by the right-of-way for East Spring Street (PA Route 27) followed by vacant, undeveloped land on the opposite side of East Spring Street; and to the south and southwest by a vacant parcel of land (Figure 2). Below-grade utilities on-site and in the area of the subject property consist of natural gas, public water, sanitary sewer, and storm sewer service, but the locations of these utilities are not known with certainty.

The Site is occupied by four underground storage tanks (UST) that were reportedly installed in 1982, and included three 12,000-gallon unleaded gasoline (tanks 001 through 003) and one 12,000-gallon diesel fuel (tank 004), along with associated piping and dispensing islands. Locations for the UST cavity and dispensing islands are shown on Figure 2. The release (basis for this USTIF claim) was first suspected on December 8, 1996 when the leak detector was triggered for the "regular" unleaded gasoline product line, which was immediately taken out of service.<sup>1</sup> The product line subsequently failed a tightness test that was performed on December 9, 1996. The "regular" product line remained out of service until after performing product line replacement / upgrades in February 1997, where the release is claimed to be associated with the "regular" unleaded gasoline piping, which was in fair condition with evidence of leakage near the pump islands<sup>2</sup>. During these product line replacement activities, approximately 49.5 tons of impacted soil was removed for off-site disposal. Only one confirmation soil sample collected near the southeastern gasoline dispenser contained concentrations of benzene and MTBE exceeding PADEP SHS.<sup>2</sup>

Site characterization activities following the discovery of the unleaded gasoline release in December 1996 were performed by American Environmental Associates, Inc. (AEA) from October 1997 through to May 2003. The activities performed by AEA included advancement / sampling of 16 soil borings; installation of 16 groundwater monitoring wells (MW#1 through MW#3, MW#4A, MW#5B, MW#6C, and MW#7 through MW-16); and quarterly groundwater monitoring / sampling. Existing monitoring well locations are provided on Figure 3. Following site characterization activities, AEA performed remedial pilot testing which consisted of a groundwater pump test in July 2003, along with bioremediation treatability study performed by BioRemedial Technologies, Inc. (BRT) in August 2003.

In November 2004, AEA provided PADEP with a RAP, which was subsequently approved by PADEP. The closure standards selected for the site are SHS for both soil and groundwater. The remedial system, which was installed and began operation in April 2006, consists of a groundwater pump and treat system, which is maintained by AEA, and augmented with bacterial culture and oxygen amendments. The portion of the remedial system which added the oxygen and biological culture was owned and maintained by BRT. Groundwater is extracted via existing wells MW#4A, MW#5B, MW#6C, MW#7, and MW#12 and treated via carbon filtration. A portion of the treated groundwater, following carbon filtration, was augmented with oxygen and periodically bacterial culture, and re-injected into groundwater via 14 vertical injection points located adjoining the northeast side of the diesel fuel dispensing island. The groundwater pump and treat system was idled on June 2010 and then put back on-line in January 2011.<sup>3</sup> BRT's portion of the remedial system operated from April 2006 through the 4<sup>th</sup> quarter 2009, when it was taken off-line.

<sup>1</sup> Notification of Reportable Release / Notification of Contamination Form, dated December 11, 1996.

<sup>2</sup> Underground Storage Tank Closure Report form, dated January 9, 1998.

<sup>3</sup> The existing remedial system will be turned off prior to selecting the winning bidder of this RFB solicitation.

No free product was observed in any of the site wells during the site characterization activities. However, during operation of the remedial system, free product was periodically observed in downgradient monitoring wells MW#11, MW#14, MW#15, and MW#16 ranging in thickness from a sheen to 0.30 foot. Free product removal activities consisted of manually bailing product from wells in 2007 and 2008. Free product levels have been either not observed or observed only as a sheen since 4<sup>th</sup> quarter 2009.

Bidders should refer to the accompanying electronic files for additional background information on this site (see Attachment 1 for a list of these documents).<sup>4</sup> Bidders should carefully consider what information, analyses, and interpretations contained in Attachment 1 can be used in performing the SOW outlined in this RFB.

### 3. SCOPE OF WORK OBJECTIVES

Solicitor seeks competitive, fixed-price bids to complete the six (6) tasks outlined below. **To be deemed responsive, each bid must respond in detail to each of the SOW tasks**, including describing the bidder's understanding of the conceptual site model and how that model relates to the bidder's proposed approach to executing the SOW. In other words, bidders shall respond to the SOW as stated herein to enable as much of an "apples-to-apples" comparison of the bids as possible. Recommendations for changes to the SOW should be discussed and quantified separately. **Failure to bid the SOW as is may result in a bid being considered non-responsive.**

Once the contract is signed, any modification to the selected consultant's SOW for Tasks 1 through 6 will require prior written approval by the Solicitor **and PAUSTIF** through its third-party administrator, and may require PADEP pre-approval.

The selected consultant's approach to completing the SOW shall be in accordance with generally accepted industry standards / practices and all applicable federal, state, and local rules, guidance, directives, and regulations, including (but not limited to) satisfying the requirements of the Storage Tank and Spill Prevention Act (Act 32 of 1989, as amended), Pa. Code, Title 25, Chapter 245, and meeting and demonstrating attainment of the standards established under the Land Recycling and Environmental Remediation Standards Act (Act 2 of 1995) and Pa. Code, Chapter 250 (Administration of Land Recycling Program).

The project schedule must specify no less than two (2) weeks for the Solicitor and PAUSTIF to review and comment on the draft RACR (Task 5) before it is finalized and submitted to the PADEP for its review and comment. Task 6 would be performed following PADEP review and approval of the RACR (Task 5). Therefore, the bid shall also include time to address any PADEP comments received on the RACR.

In addition to the SOW tasks specified below, the selected consultant shall also:

- Complete necessary, reasonable, and appropriate project planning and management activities until the SOW specified in the executed contract has been completed. Such activities would be expected to include client communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location, etc.). Project planning and management activities will also include preparing and implementing plans for Health and Safety, Waste Management, Field Sampling/Analysis, and/or other plans that may be required by regulations or that may be necessary and appropriate to

---

<sup>4</sup> The best scanned-in version of each document available to the Technical Contact has been provided.

complete the SOW. Project management costs shall be included in the fixed-price quoted for Tasks 1 through 6, as appropriate.

- Be responsible for coordinating, managing and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and derivative wastes generated during the implementation of this SOW in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor upon request. Waste disposal costs shall be included in the fixed-price quoted for Tasks 1 through 6, as appropriate.
- Be responsible for providing the Solicitor with adequate advance notice prior to each visit to the property. The purpose of this notification is to coordinate with the Solicitor to ensure that appropriate areas of the property are accessible. Return visits to the site prompted by a failure to make the necessary logistical arrangements in advance will **not** constitute a change in the selected consultant's SOW or total project cost for Tasks 1 through 6.
- Be responsible for keeping all wells in good condition, with each well properly sealed and locked in-between each monitoring/sampling event. The selected consultant is responsible for repairing any seals or locks that become defective during the period of this contract at its expense; however, should a well become damaged or destroyed through no fault of the contractor, the Solicitor may request that the selected consultant repair or replace the well as an amendment to this SOW subject to the rate schedule provided in the selected consultant's bid response.

**Task 1 – Installation of Groundwater Monitoring Wells.** Under this task, bidders shall provide a firm fixed-price cost for installing two point-of-compliance (POC) shallow overburden groundwater monitoring wells on the subject property. Locations for these two monitoring wells are along the downgradient (westerly) property boundary (Figure 4). Each bidder shall depict the proposed POC wells on a drawing, taking into consideration the bidder's own interpretation of historical groundwater flow variations and configuration of the dissolved-phase plume, and the property conditions along the westerly property boundary. If a bidder believes the two POC wells should be placed elsewhere, the bidder shall identify the alternative location(s) and provide rationale. Bidders should note that the westerly property boundary is currently undeveloped (i.e., consists of trees, shrubs, and other vegetation) and bidders shall plan to use appropriate well installation equipment capable of accessing the area. The objectives for installing the overburden wells at the Site are to: (a) establish the current status of the dissolved-phase contaminants in the overburden groundwater at the downgradient property line; and (b) provide additional points of compliance for groundwater attainment demonstration. Should additional wells be needed to accomplish horizontal delineation of the dissolved-phase plume, demonstrate attainment, or for other purposes, such work will be considered an out-of-scope task under the Fixed-Price Agreement, which will require Solicitor and PAUSTIF approval of a work plan and cost estimate before beginning the work.

Borings for the two proposed shallow monitoring wells shall be advanced to intersect the shallow water-bearing zone intercepted by the existing on-property monitoring wells. This interval is expected to be present at depths between ~10 to 17 feet below grade based on the existing water level data. For cost estimating purposes, bidders shall assume that each shallow well borings will attain a depth of 20 feet below grade, although the total depth is likely to vary based on actual field conditions encountered. In the event that more or less drilling footage is required, bidders shall provide unit costs per foot inclusive of borehole advancement, logging, screening, and well installation.

Bidders shall assume the two monitoring well borings shall be advanced using either standard hollow stem auger / continuous split-spoon sampling or direct push drilling methods<sup>5</sup>. Continuous soil samples shall be examined in the field and described for lithology, groundwater occurrence, and potential staining / odor indicative of hydrocarbon contamination. Although the bid shall assume no soil samples will be collected from the monitoring well boreholes for laboratory analysis, the soil samples shall be screened in the field with a photoionization detector (PID). Should field screening and/or visual or olfactory observations suggest petroleum impacts to soil in these monitoring well locations, bidders shall quote a unit cost for sample collection and laboratory analysis as an option. If any soil samples are collected for laboratory analysis, these samples shall be analyzed for the pre-March 2008 PADEP short list of unleaded gasoline parameters, (excluding 1,2,4- and 1,3,5-trimethylbenzenes).

The groundwater monitoring wells will be constructed in accordance with the PADEP Groundwater Monitoring Guidance Manual. Bidders shall assume constructing each well of 2-inch diameter Schedule 40 PVC casing and well screen. Final construction must ensure that the screened interval intersects the water table surface and accounts for seasonal groundwater fluctuations. For cost comparison purposes, bidders shall assume 10 feet of well screen (0.010-inch slot). Should any of the new wells be installed with a submerged screen, this newly installed well will be replaced at the selected consultant's sole expense.

Annulus materials shall consist of a filter-pack of silica sand extending to a height of approximately one to two feet above the top of the screen section overlain by a minimum 2.0 feet of hydrated bentonite pellets as a well seal. The remaining annulus shall be filled with a cement / bentonite slurry to within approximately one-foot below grade. Considering the suggested locations of the two monitoring wells, bidders shall assume surface finishing consisting of an expandable locking cap fitted to the top of the PVC riser extended above-grade and protected by an above-ground steel casing with a locking cap. The above-ground steel protective casing shall be set into a 2 ft by 2 ft concrete pad.

Each bid and the bidder's fixed-price cost shall account for: (i) identifying subsurface utilities and other buried features of concern including, but not necessarily limited to, contacting PA One Call and clearing each borehole location to a minimum depth of 5 feet using either a hand auger or vacuum excavation; (ii) well development activities; (iii) management of investigation-derived wastes; and (iv) professional surveying of the new well locations and top-of-casing elevations. Well drilling / installation and development, and well abandoning activities along with supporting documentation (e.g., waste manifests, boring logs and construction details, well abandoning forms, etc.) shall be documented in a quarterly Remedial Action Progress Report (RAPR). Bidders shall manage groundwater generated by the well development activities in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives.

**Task 2 – Soil Attainment.** Under this task, bidders shall develop and implement a soil boring program for systematic random soil sampling to demonstrate attainment of the soil SHS. Historically, there have been soil sample exceedances of the SHS for the contaminants of concern (COC) in the area of the existing gasoline dispenser island and in the area of well MW#7. Each bid shall describe in detail their approach at addressing soil attainment and shall assume advancing a total of twenty-four (24) soil borings for the area shown on Figure 5 (based on an approximate soil volume of 5,620 cubic yards for the distinct area of contamination to demonstrate attainment). However, the area including the UST field and diesel fuel dispenser island is not included in this attainment area since no soil samples exceeding SHS were detected in these two areas, and these two areas contain numerous subsurface conduits and components. The intent is to collect soil samples at randomly selected locations / depths within the area indicated on Figure 5 from borings completed in native material as can be accomplished safely and without risking damage to the below grade product piping and other utilities in these areas.

---

<sup>5</sup> Wells installed using "direct push" drilling methods shall be properly constructed to allow for 2-inch ID PVC well materials.

Soil samples from each boring shall be collected from the unsaturated and periodically saturated soils. Given that historical water levels from the former monitoring wells ranged ~10 to 17 feet, and assuming that the upper two feet is not impacted, bidders shall assume the systematic random sampling grid would begin at two feet below grade and extend to a depth of 17 feet, which is considered the depth of permanent saturation. Bidders shall assume some borings may need to be completed to 17 feet but others will be much shallower depending on the randomly selected locations on the grid.

In addition to contacting PA One Call, bidders shall assume clearing and sampling each boring location to a depth of five feet using a hand auger. Once cleared, each soil boring shall be advanced using direct-push drilling and sampling methods.

The location / depth of the soil samples shall be determined using PADEP's systematic random sampling procedures, assuming one soil sample per boring shall be submitted for laboratory analysis (24 total). Soil samples shall be analyzed for the **pre**-March 2008 PADEP short list of unleaded gasoline parameters (excluding 1,2,4- and 1,3,5-trimethylbenzenes). Appropriate quality assurance/quality control (QA/QC) samples shall also be obtained for laboratory analysis. The soil sampling results shall be analyzed using PADEP's 75%/10x Ad Hoc Rule, which shall be documented in detail in the RACR (Task 5)<sup>6</sup>.

Activities under Task 2 shall also include: (i) contacting the PA One Call System, Inc.; (ii) professional surveying of the soil boring locations and elevations for inclusion on the site plan; (iii) sealing each boring with bentonite and an asphalt or concrete surface patch after completion; and (iv) managing the drilling and personal protective equipment wastes in accordance with applicable regulations, guidance, and directives. The soil boring program methods and results shall be detailed in the RACR to be prepared under Task 5.

**Task 3 – Soil Vapor Study.** Under this task, bidders shall provide a fixed-price cost for conducting a soil vapor study **if** warranted after applying the decision matrices in the *Land Recycling Program Technical Guidance Manual – Section IV.A.4, Vapor Intrusion into Buildings from Soil and Groundwater*, and as dictated by factors such as the presence of SPH and/or the location / depth of any identified preferential pathways. Consequently, should a soil vapor study prove unnecessary at this site, the fixed-price quote for this task will be deducted from the Total Fixed Price referenced in the Fixed-Price Agreement; however, evaluation of the application of the decision matrices shall be included in the RACR.

If a soil vapor study proves necessary, PADEP concurrence on the need for and scope of the study shall first be secured by submitting a Soil Vapor Sampling Plan for PADEP review and approval. This plan shall be consistent with the requirements, guidance, and decision matrices in the *Land Recycling Program Technical Guidance Manual – Section IV.A.4, Vapor Intrusion into Buildings from Soil and Groundwater*. For the purpose of comparing cost quotes, bidders shall assume installing and sampling a total of three soil vapor monitoring points, and each bid shall provide the proposed locations and constructed depth of the soil vapor sample points. In addition, bidders shall quote an all-inclusive unit price (installation and sampling) per soil vapor monitoring point should more or fewer monitoring points be needed. The installed soil vapor monitoring points shall be sampled twice with each sampling event separated by a period of at least four (4) weeks.

Each soil vapor sample shall be collected in pre-certified Summa canisters supplied by the analytical laboratory. The Summa canisters must be fitted with a properly calibrated regulator to allow an approximate 8-hour draw so that each sample represents an 8-hour time-weighted composite. All soil vapor samples shall be submitted to a PADEP-accredited laboratory for analysis of the PADEP **pre-**

---

<sup>6</sup> If the sampling data does not allow for attainment of the selected standard, additional work will be considered an out-of-scope task under the Fixed-Price Agreement, which will require Solicitor and PAUSTIF approval of a work plan and cost estimate before beginning the work.

March 2008 unleaded gasoline parameters using appropriate analytical methods and detection levels. Soil vapor samples shall be analyzed by Method TO-15. Appropriate QA/QC samples shall also be collected and analyzed for the same unleaded gasoline compounds. The soil vapor study shall be described in a quarterly RAPR along with any recommendations regarding the necessity for an expanded vapor intrusion assessment inclusive of indoor air quality sampling, if appropriate. The soil vapor study shall also be described in the RACR (Task 5).

**Task 4 – Groundwater Attainment.** Under this task, bidders shall provide a firm fixed-price to complete up to eight quarters of groundwater monitoring and sampling events.<sup>7</sup> Each groundwater monitoring and sampling event shall include collecting groundwater samples for laboratory analysis from only wells MW#2, MW#8, MW#15, and the four downgradient POC wells designated as MW#14, MW#16, and the two wells installed under Task 1.<sup>8</sup> The conduct and results of each event shall be documented in quarterly RAPRs.<sup>9</sup>

During each quarterly groundwater monitoring and sampling event, the depth to groundwater shall be gauged in all 16 existing available monitoring wells and the two wells installed under Task 1, and prior to purging any of the wells for sampling. Groundwater level measurements obtained from the monitoring wells shall be converted to groundwater elevations for assessing groundwater flow direction and hydraulic gradient.

Each of the monitoring wells designated for sample collection shall be purged and sampled in accordance with the PADEP Groundwater Monitoring Guidance Manual and standard industry practices. Any well exhibiting a measurable thickness of SPH shall not be purged and sampled. Bidders shall manage equipment decontamination fluids and groundwater generated by the well purging and sampling activities in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives.

Groundwater samples collected during the sampling event shall be analyzed for the pre-March 2008 PADEP short-list of unleaded gasoline parameters (excluding 1,2,4- and 1,3,5-trimethylbenzenes) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate QA/QC samples shall also be collected during each event and analyzed for the same parameters.<sup>10</sup> In addition, each event shall include field measurements for the following parameters: pH, temperature, specific conductance, dissolved oxygen (measured in-situ), and oxidation/reduction potential.

The RAPRs describing the sampling methods and results will be provided to the PADEP on a quarterly basis and within 30 days of the receipt of analytical results for each quarter. At a minimum, each RAPR shall contain the following: a) a narrative description of the sampling procedures and results; b) tabulated data from current quarterly and all historical data; c) maps depicting groundwater flow directions and groundwater analytical data; d) discussion of the data to offer an updated assessment as to whether these data are consistent with a stable, shrinking, or expanding plume; and e) shall be sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania.

---

<sup>7</sup> Bidders shall include language in the bid that if groundwater data in the POC wells has been either non-detect or below SHS for four consecutive quarters, the PADEP will be petitioned to approve a reduction in the number of groundwater attainment sampling events.

<sup>8</sup> Wells that have historically been used as “remediation wells” were not included in the groundwater attainment monitoring.

<sup>9</sup> If the sampling data from the two POC wells installed under Task 1 does not allow for initiating groundwater attainment, any additional work to address groundwater contamination will be considered an out-of-scope task under the Fixed-Price Agreement, which will require Solicitor and PAUSTIF approval of a work plan and cost estimate before beginning the work.

<sup>10</sup> Each bidder's approach to implementing Task 4 shall clearly identify the number of sampling events, number of wells / samples per event, well purging and sampling method(s), QA/QC measures, analytes, purge water disposal methods, and other key assumptions affecting the bid price.

**Task 5 – Prepare a Draft and Final RACR.** Under this task, the bidder will prepare a fixed-price cost to prepare a draft and final RACR following the completion of Tasks 1 through 4. The RACR shall be prepared in accordance with Section 245.313. At a minimum, the RACR shall provide the details for Tasks 1 through 4. The RACR shall also discuss the selected closure criteria for the site, provide proof of soil and groundwater attainment, and request permanent closure for the site for the current release under an Act 2 Relief of Liability (ROL). The project schedule should allow two (2) weeks for Solicitor and PAUSTIF review of the draft RACR before a final version is submitted to the PADEP. The selected consultant shall then prepare and submit the final RACR to the PADEP in accordance with Section 245.313, and be sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania. The fixed-price cost shall also include addressing any PADEP comments on the RACR.

**Task 6 – Site Closure / Restoration Activities.** Under this task, the bidder shall describe and provide a fixed-price bid for properly closing the site, including: in-place abandonment of monitoring wells consistent with PADEP guidelines; in-place abandonment of the bioremediation injection wells; well head removals; removal of the existing remedial system; and re-vegetation, concrete / asphalt repairs, as necessary. This task shall also include photo-documenting the site restoration work and completion/submittal of the well abandonment forms. Copies of these photographs and forms shall be provided for the Solicitor's files.

#### 4. TYPE OF CONTRACT / PRICING

The Solicitor wishes to execute a mutually agreeable, firm, fixed-price, not-to-exceed contract for the SOW addressed by Tasks 1 through 6. A sample Fixed-Price Agreement is included as Attachment 2.<sup>11</sup> The Fund will facilitate negotiations between the Solicitor and the selected consultant towards executing this Fixed-Price Agreement.

As noted earlier, **a bidder's response to this RFB Solicitation Package means it has accepted all the contractual terms unless explicitly stated to the contrary in the bid response.** Therefore, any requested changes to the Fixed-Price Agreement should be specified in the bid response. Please note that these changes will need to be reviewed and agreed upon by both the Solicitor and the PAUSTIF.

Each bid is to clearly identify unit cost rates for labor, other direct costs, and equipment, as well as proposed mark-ups on other direct costs and subcontracted services for all SOW Tasks 1 through 6. The by-task and by-subtask quotes are to be entered into the Cost Tabulation Spreadsheet / Standardized Bid Format included as Table 1 in Attachment 3 to this RFB (Table 1 is provided with the accompanying electronic files). Please note that **the total fixed-price bid must include all costs, including those cost items that the bidder may regard as "variable" -- i.e., these variable cost items will not be handled outside of the Total Fixed Price quoted for the SOW.** Finally, please note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions may make the bid response too difficult to evaluate and may result in the bid response being deemed "unresponsive."

---

<sup>11</sup> The selected consultant will be provided an electronic copy of the sample contract in Word format to allow contract-specific information to be added.

**Payment Milestones:** Table 2 below illustrates the approximate timing expected for completion of the respective milestone tasks and milestone payouts. Actual milestone payments will occur only after successful and documented completion of the work defined for each milestone. Payment milestones under the Fixed-Price Agreement shall be broken out as follows:

- Milestone A – Installation of Groundwater Monitoring Wells (Task 1)
- Milestone B – Soil Attainment (Task 2)
- Milestones C1 and C2 – Soil Vapor Study (Task 3). Note that the schedule assumes two Milestone C payments
- Milestones D1 through D8 – Groundwater Attainment (Task 4). Note that the schedule assumes 8 Milestone D payments.
- Milestone E – Prepare a Draft and Final RACR (Task 5)
- Milestone F – Site Closure / Restoration Activities (Task 6)

**TABLE 2 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE**

Estimated Milestone Timing Month After Contract Award	SOW Activities Anticipated / Completed for that Month	Milestone <sup>1</sup>
1	Installation of Groundwater Monitoring Wells; Soil Attainment Sampling; Soil Vapor Study (Initial Sampling Event)	A, B, C1
2	Groundwater Attainment; Soil Vapor Study (Confirmation Sampling Event)	D1, C2
5	Groundwater Attainment	D2
8	Groundwater Attainment	D3
11	Groundwater Attainment	D4
14	Groundwater Attainment	D5
17	Groundwater Attainment	D6
20	Groundwater Attainment	D7
23	Groundwater Attainment	D8
26	Prepare Draft and Final RACR	F
30	Site Closure / Restoration Activities	G

1. Each bidder should modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 6 to reflect its proposed task schedule, as long as the proposed schedule meets the deliverable deadlines specified in Section 3 of this RFB.

Please note that the selected consultant's work may be subject to ongoing review by the PAUSTIF or its representatives to assess whether the proposed and completed work and the associated costs are reasonable, necessary, and appropriate. In order to facilitate review and reimbursement of submitted invoices by PAUSTIF, project costs shall be invoiced following the task structure specified in the selected bidder's bid response. Tracking incremental and cumulative costs by task will also be required to facilitate invoice review.

Unless otherwise noted by the bidder, each bid response received is required to be good for a period of up to 120 days after its receipt. The unit costs quoted in the bid will be assumed to be good for the duration of the period of performance cited in the Fixed-Price Agreement.

## 5. ADDITIONAL BID PACKAGE REQUIREMENTS

Each submitted bid response must include the following:

- A reasonable demonstration that the bidder (i) understands the objectives of the project, (ii) offers a reasonable approach for achieving those objectives efficiently, and (iii) has reviewed the existing site information provided in or attached to this RFB Solicitation Package.
- Provide an answer to the following questions regarding the bidder's qualifications and experience:
  - How many Chapter 245/250 sites has your company closed (i.e., obtained a Release of Liability under Act 2) in Pennsylvania (*do not include UST removals / closures*)?
  - How many Chapter 245/250 sites has your company or the proposed PA-licensed Professional Geologist (P.G.) and Professional Engineer (P.E.) closed (i.e., obtained a Release of Liability from the PADEP) under either the SHS and/or the Site Specific Standard? (*do not include UST removals / closures*) [NOTE: *The Solicitor requires the work described herein to be completed under the responsible care and directly supervised by a P.G. and P.E. consistent with applicable regulations and licensing standards.*]
  - Whether there were or were not circumstances consistent with the cancellation provision of a signed contractual agreement, and has your firm ever terminated work under a fixed-price or pay-for-performance contract before attaining all of the project objectives and milestones? If yes, please list and explain the circumstances of each such occurrence.
- A complete firm fixed-price cost bid for Tasks 1 through 6 by completing the bid cost tabulation spreadsheet provided in Attachment 3 (included among the accompanying electronic files) following the SOW task structure specified herein.
- A description and discussion of all level-of-effort and costing assumptions.
- Indicate whether the bidder accepts the proposed contract / terms and conditions (see Attachment 2) or has provided a list of requested changes to the Fixed-Price Agreement.
- Provide a statement of applicable / pertinent qualifications, including the qualifications of any proposed subcontractors (relevant project descriptions are encouraged).
- Identify the proposed project team and provide resumes for the key project staff, including the proposed Professional Geologist and Professional Engineer of Record who will be responsible for endorsing work products prepared for PADEP review and approval.
- Provide a task-by-task description of the proposed technical approach. **If this task-by-task description fails to address a specific requirement of this RFB, it will be assumed that the bidder has accepted all the requirements specified herein by task.**
- Identify and sufficiently describe subcontractor involvement by task (if any).
- Provide a detailed schedule complete with specific by-month dates for completing the proposed SOW (Tasks 1 through 6), inclusive of reasonable assumptions regarding the timing and duration of client, PAUSTIF, and PADEP reviews needed to complete the

SOW. Details on such items as proposed meetings and work product submittals shall also be reflected in the schedule of activities.

- Describe your approach to working with the PADEP from project inception to site closure. Describe how the PADEP would be involved proactively in the resolution of technical issues and how the PADEP case team will be kept informed as to project status.
- Describe how the Solicitor and ICFI / PAUSTIF will be kept informed as to project progress and developments and how the Solicitors will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW addressed by Tasks 1 through 6.

#### 6. MANDATORY PRE-BID SITE VISIT

On **Friday, March 11, 2011**, the Technical Contact will conduct a **mandatory pre-bid site tour** for a limited number of participants per firm at this property starting at **11AM**. Please inform the Technical Contact at least three (3) business days in advance of this date as to the number of participants attending from your firm. Again, **any firm that does not attend this mandatory pre-bid site tour will not be eligible to submit a bid response.**

Questions will be entertained as part of the pre-bid site tour and every attempt will be made to answer questions at that time. However, all questions and the responses provided will also be distributed in writing to the attendees after the tour, as will the answers to any non-proprietary questions submitted in writing after the pre-bid site tour has been concluded. Again, please note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions in a bid response may make the bid response too difficult to evaluate and may result in the bid response being deemed “unresponsive.” Consequently, bidders are strongly encouraged to ask clarifying questions sufficient to minimize the number of assumptions, special conditions, and exemptions referenced in the submitted bid response.<sup>12</sup>

---

<sup>12</sup> The list of assumptions, special conditions, or exemptions will be discussed with the Solicitor. As part of that discussion, the PAUSTIF may advise the Solicitor that certain assumptions, special conditions, or exemptions that are likely to generate change orders may be the financial responsibility of the Solicitor if the change order involves non-reimbursable activities.

## ATTACHMENT 1

<b><u>Filename:</u></b>	<b><u>Document:</u></b>
Kwik Fill S58_RFB_Figures.pdf	Figure 1 – Site Location Map; Figure 2 – Site Layout; Figure 3 – Existing Monitoring Well Locations; Figure 4 – Proposed Well Locations (Approximate); & Figure 5 – Area to Demonstrate Soil Attainment
Kwik Fill S58_4 <sup>th</sup> Qtr 2010 RAPR.pdf	4 <sup>th</sup> Qtr. 2010 RAPR, dated January 2011
Kwik Fill S58_2 <sup>nd</sup> Qtr 2010 RAPR.pdf	2 <sup>nd</sup> Qtr. 2010 RAPR, dated July 2010
Kwik Fill S58_1 <sup>st</sup> Qtr 2009 RAPR.pdf	1 <sup>st</sup> Qtr. 2009 RAPR, dated April 2009
BRT Treatability Study_050816.pdf	Bioremediation Treatability Study, dated 8/16/05
KF S58_RAP_November 2004	RAP, dated November 2004
KF S58_Interim SCR_June 2003.pdf	Interim SCR, dated June 2003
KF S58_Interim SCR_Sept 2002.pdf	Interim SCR, dated 9/3/02
KF S58_GMR_January 2002.pdf	Groundwater Monitoring Report, dated 1/2/02
KF S58_GMR_March 2001.pdf	Groundwater Monitoring Report, dated 3/5/01
KF S58_Additional SCR_June 2000.pdf	Additional SCR, dated 6/12/00
KF S58_SCR_June 1999.pdf	Site Characterization Report, dated June 1999
KF S58_PhII Assessment_Jan 1998.pdf	Phase II Site Assessment Report, dated 1/4/98
Jan 1998 UST Closure Rpt.pdf	UST Closure Report, dated 1/9/98
NORR NOC_Kwik Fill S58_961212.pdf	NORR NOC, dated 12/12/96

*Request for Bid  
PAUSTIF #1997-0240(M)  
Kwik Fill S-58  
Titusville, PA  
February 18, 2011*

## **ATTACHMENT 2**

### **Fixed-Price Agreement**

(This agreement has been provided in an electronic form that does not permit modification because only the selected consultant will need to complete the agreement. An electronic version of the agreement that will allow for tracking modifications will be provided to the selected consultant at the appropriate time.)

*Request for Bid  
PAUSTIF #1997-0240(M)  
Kwik Fill S-58  
Titusville, PA  
February 18, 2011*

## **ATTACHMENT 3**

### **Standardized Bid Format**