

COMPETITIVE FIXED-PRICE BID SOLICITATION

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

HASSLER'S AMOCO
3200 CONRAD WEISER PARKWAY
WOMELSDORF BOROUGH, BERKS COUNTY, WOMELSDORF, PENNSYLVANIA 19567

PADEP FACILITY ID #06-11882
PAUSTIF CLAIM #1998-435(M)

July 25, 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, Mr. Richard Hassler of Hassler's Amoco, 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 Hassler's Amoco facility. The subject "Site" is occupied by an active gasoline retail sales and convenience store facility known as Hassler's Amoco, located at 3200 Conrad Weiser Parkway, Womelsdorf Borough, Berks County, Womelsdorf, 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. The SOW (Tasks 1 through 5) described below will be subject to a Fixed-Price Agreement (see Attachment 2) to be executed by Solicitor and the selected consultant.

The Solicitor requests a written approach, schedule, and firm fixed-price bid to complete these tasks, which are 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 reasonable, necessary, and appropriate costs referenced in the Milestone Payment Schedule specified in Section 4 below and as incorporated into the signed Fixed-Price Agreement.

- Task 1. Soil Attainment;
- Task 2. Soil Vapor Study;
- Task 3. Groundwater Attainment;
- Task 4. Prepare a Draft and Final RACR; and
- Task 5. 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 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 (a single PDF file) 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 #1998-435(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’s 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 August 26, 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). Key considerations for the bid evaluation shall include, but are not necessarily limited to the following:

- Conducting a thorough review of the historical site documentation.
- Demonstrating a well-supported understanding of site hydrogeologic conditions that shall include the bidder’s assessment of the dissolved-phase contaminant plume.
- Addressing the requirement to identify all current and potential future migration / exposure pathways, including the vapor intrusion pathway associated with the release.
- Addressing the requirement to attempt to demonstrate attainment of the SHS of potential residual contaminant mass in soil in historical source areas of the site that have been identified during the investigation work.
- Addressing all requirements of Tasks 1 through 5, including the requirement to prepare a RACR.
- Designing a project approach and schedule that periodically takes stock of whether the remedial goal of demonstrating attainment with the residential used aquifer SHS-MSCs for soil and groundwater can be reasonably achieved at this site.

While the Technical Contact will assist ICFI, PAUSTIF, and the Solicitor in evaluating the bid responses, it is up to the Solicitor to 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

<u>ICF International</u>	<u>Solicitor</u>	<u>Technical Contact</u>
Ms. Linda Crabb ICF International 4000 Vine Street Middletown, PA 17057	Mr. Richard Hassler Hassler's Amoco 3200 Conrad Weiser Parkway Womelsdorf, PA 19567	Mr. R. Michael Lowe Excalibur Group, LLC 4127 Bennett Drive Annandale, VA 22003 mlowe@excaliburgrp LLC.com

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 Solicitor, 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, but the PADEP 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

A chronology of some of the events that have occurred at the site follows:

- **1998** - Following removal of the five USTs that were the source of the release, in November 1998, over-excavation of contaminated soil associated with the former UST system. Approximately 560 tons of contaminated soil was removed from the excavation; however, there is no indication that confirmation soil samples were collected from the excavation sidewalls. The 12/21/98 UST Closure Report indicates that one soil sample collected from beneath Dispenser 2 in the former dispenser island area, exceeded the SHS for total lead (551,371 mg/kg). The UST Closure Report also indicated that a soil sample collected from approximately two feet below the center of the former 8,000 gallon UST (Tank 004) had concentrations of MTBE greater than SHS. No soil samples were collected from within the former conveyance pipe trench.

The current fuel dispenser island is located in approximately the same location as the former dispenser island. There is no indication in the project file that soil exceeding the SHS for total lead beneath the current dispenser island was verified / confirmed or remediated.¹

Following the initial excavation of the contaminated soil, a second excavation was conducted, reportedly down to bedrock (about 16 ft. below grade), after which the claimant constructed a building extension within the former UST area. The building extension includes a basement that has been

¹ Bidders should note that the claimant prefers to pursue the SHS for soil. Bidders shall assume that SHS attainment with respect to lead will NOT be required as USTIF coverage is limited to unleaded gasoline contaminants. Should the PADEP require remediation of the soil beneath the dispenser island (or an environmental covenant if the Claimant agrees to pursue a Site Specific Standard closure), 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.

periodically an occupied living space and is constructed beneath a ground-level floor that is used as a retail sales area for the facility.

- **2001 – 2004** – In October 2001 and August 2002, a total of 35 direct push soil samples were collected from areas cross-gradient and down-gradient of the former UST cavity. Seven of the 35 samples contained unleaded gasoline constituents greater than SHS. Based on the soil sampling results, the third of three excavations of contaminated soil was completed in April and May 2004 wherein an additional 740 tons of contaminated soil was excavated and disposed.

In an October 8, 2004 letter to the PADEP summarizing the soil sampling program and the third contaminated soil excavation event, the Solicitor's consultant concluded that they had demonstrated attainment of the SHS for soil in the excavated area based on PADEP's systematic random sampling (SRS) statistical methodology. Three of the 13 soil samples collected contained PADEP unleaded gasoline constituents at concentrations exceeding the SHS for soil. PADEP did not accept the SHS attainment demonstration. PADEP determined that biased soil samples had been collected from the excavation requiring that 100% of the soil samples contain concentrations of PADEP unleaded gasoline parameters less than the SHS (no exceedance rule).

- **2005 – 2006** - In April 2005, an oxygen releasing compound (ORC) pilot test was conducted using 850 lbs of ORC that was injected into the backfill of the 2004 contaminated soil excavation area and upgradient of MW-1 and MW-8. The data collected during the pilot test did not conclusively indicate that dissolved oxygen (DO) concentrations in groundwater were increased from the injection of ORC. Therefore, additional ORC injections were not performed.
- **2007 – 2011** – A pilot test remedial program to inject pure oxygen into the subsurface was conducted using an oxygen generation system connected to subsurface tubing and twelve injection wells located within and upgradient of the on-property groundwater contaminant plume. After the oxygen generator was replaced in October 2008, dissolved oxygen concentrations in all the injector wells increased substantially.
- **2010** - During Quarter 3, 2010 groundwater monitoring event, less than 0.5 inches of separate phase liquids (SPL) was reportedly observed in MW-16, a groundwater monitoring well located presumably downgradient of the 2004 excavation area. Site-wide groundwater elevations collected during the Quarter 2, 2010 groundwater monitoring event indicated the lowest historical groundwater elevations ever recorded at the site. The SPL was removed from the well and verified with the claimant that there was apparently no new release at the site by checking both the facility's leak detection system and the most recent tank tightness tests. Since the Quarter 3, 2010 groundwater monitoring event, no SPL has been detected in MW-16 and groundwater contaminant concentrations have decreased to less than what was detected in the well prior to the discovery of SPL.
- **April 2011** - The oxygen injection pilot study was discontinued and the trailer mounted oxygen injector remediation system was subsequently returned to the vendor. The DO injection wells are still in place and the stub-up tubing leading to each injection well was capped, bundled and placed beneath a flush mount well vault.

Bidders should refer to the accompanying electronic files for additional background information on this site (see Attachment 1 for a list of these documents).² 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 5 tasks outlined below. **To be deemed responsive, each bid must respond in detail to each of the scope of work tasks**, as well as describe and apply the bidder's conceptual site model interpretation as it pertains to conduct of the proposed SOW. In other words, bidders shall respond to the SOW as stated herein to enable as much of an

² The best scanned-in version of each document available to the Technical Contact has been provided.

“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 5 will require prior written approval by the Solicitor **and PAUSTIF** through its third-party administrator, and may require PADEP pre-approval. Bidders should note that the SOW herein was provided to the PADEP case manager whose input has been incorporated in the RFB Solicitation package.

The selected consultant's approach to completing the SOW will 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 4) before it is finalized and submitted to the PADEP for its review and comment. Task 5 would be performed following PADEP approval of the RACR. 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 complete the SOW, and shall also include activities related to establishing any necessary access agreements. Project management costs shall be included in the fixed-price quoted for Tasks 1 through 5, 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 5, 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 5.
- 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. Any request for Fund reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.

Task 1 – Soil Attainment. Under this task, the selected consultant shall prepare a systematic random soil sampling (SRSS) plan in accordance with Title 25, Chapter 250, Section 250.703 and associated PADEP guidance. Prior to implementing the SRSS plan, the selected bidder shall obtain PADEP concurrence on the scope of work by submitting the SRSS plan for PADEP review and approval. Figure 1 depicts the three prior excavations and the two areas in which soil attainment demonstration is necessary. The first soil attainment sampling area shall be completed via 2-dimensional SRSS around the perimeter of the 1998 and 2004 excavations (in which soils were excavated from the surface to bedrock) as shown on Figure 1. The second soil attainment sampling area shall be completed via 3-dimensional SRSS encompassing the area of the former 8,000 gallon UST and conveyance pipe trench areas which were not excavated down to bedrock.³

The selected consultant shall collect the requisite number of soil samples that satisfies the ad hoc 75%/10X statistical rule from each of the two areas. Each bid shall describe in detail the approach for addressing soil attainment and shall assume advancing a total of twelve (12) soil borings around the “perimeter” 2-dimensional SRSS area (based on an approximate soil volume of 1,200 cubic yards) and twelve (12) soil borings within the 3-dimensional SRSS area of the former 8,000 gallon UST and former conveyance pipe trench (based on an approximate soil volume of 500 cubic yards).⁴ Borings shall be safely completed in native material without risking damage to the below grade product piping, USTs and other utilities in these areas.

Soil samples from each boring shall be collected from the unsaturated and periodically saturated soils. Given that historical water levels from the on-property monitoring wells ranges from about 8 to about 16 feet, and there is no data indicating the upper two feet is of soil was ever impacted, bidders shall assume the systematic random sampling grid for both areas would begin at two feet below grade and extend to a depth of about 16 feet, the depth of permanent saturation. The selected consultant shall analyze all available data to determine the maximum depth of SRSS sampling and document its analysis in the SRSS Plan for PADEP approval.

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.

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). As 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).⁵

Activities under Task 1 shall also include: (i) contacting the PA One Call System, Inc.; (ii) professional surveying of the soil boring locations 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.

³ Bidders should note that in 1998 a soil sample was collected from approximately two feet beneath the center of the Tank 004 bottom which had a concentration of MTBE greater than SHS (see the 12/21/98 UST Closure Report). No soil samples were collected from the former conveyance pipe trench.

⁴ The footprint of the former 8,000 gallon UST (Tank 004) is partially located within the existing UST cavity. Therefore, the successful consultant shall run the systematic random sampling spreadsheet until the results of the spreadsheet indicate that no samples will be collected within the footprint of the existing USTs or other known obstructions. The successful consultant is encouraged to generate alternate sample locations in the event that obstructions are discovered during the conduct of field work.

⁵ 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.

Bidders shall provide a firm fixed-price for completing Soil Attainment Demonstration, the methods and results of which shall be summarized in the RACR to be prepared under Task 5.⁶

Task 2 – 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 SPL and/or the location / depth of any identified preferential pathways.

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-March 2008 unleaded gasoline parameters using appropriate analytical methods and detection levels. Soil vapor samples shall be analyzed by Method TO-15. As 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 Remedial Action Progress Report (RAPR) along with any recommendations regarding the necessity for an expanded vapor intrusion assessment inclusive of indoor air quality sampling, if necessary. The soil vapor study shall also be described in the RACR (Task 5).

Task 3 – Groundwater Attainment. Under this task, bidders shall provide a firm fixed-price to complete eight quarters of groundwater attainment monitoring and sampling events.⁷ Each groundwater monitoring and sampling event shall include collecting groundwater samples for laboratory analysis from Point of Compliance (POC) wells (MW-1, MW-2, MW-3, MW-4, MW-6, MW-7, MW-8, MW-9); and interior on-property well MW-16.⁸ Note: MW-16 is not a POC well and will only be monitored to verify concentrations in the plume are not increasing. The conduct and results of each event shall be documented in quarterly attainment demonstration reports.

During each quarterly groundwater monitoring and sampling event, the depth to groundwater shall be gauged in all nine existing available monitoring wells 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 SPL shall not be purged and sampled. The successful consultant 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.

⁶ If the results of the soil samples fail to demonstrate attainment of the SHS for soil, this will represent a Changed Condition under the contract as the soil quality information will need to be used to determine where final supplemental remedial efforts will need to be focused. Should attainment demonstration fail because excessively contaminated soil is located adjacent to and beneath the road that cannot be readily remedied, this will also represent a Changed Condition under the contract as Claimant would need to pursue a SSS soil attainment strategy.

⁷ 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.

⁸ Bidders should note that pure oxygen injector wells and associated tubing used to connect the injector wells to the dissolved oxygen generation unit are still in place at the site. Sampling of the oxygen injection wells is not included in this task.

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.⁹ 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 attainment demonstration progress reports 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 attainment demonstration progress report shall contain the following: a) a narrative description of the sampling procedures and results; b) tabulated data from current quarterly and all groundwater attainment demonstration data; c) groundwater analytical data including laboratory reports; d) contaminant concentration trendline graphs; e) groundwater elevation contour maps depicting groundwater flow direction; f) discussion of the data to offer an updated assessment whether these data are consistent with a stable, shrinking, or expanding plume and whether attainment has been or will soon be demonstrated; and g) shall be sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania.

Task 4 – Prepare a Draft and Final RACR. Under this task, the bidders shall provide a fixed-price cost to prepare a draft and final RACR following the completion of Tasks 1 through 3. The RACR shall be prepared in accordance with Section 245.313. At a minimum, the RACR shall provide the details for Tasks 1 through 3. 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 the RACR shall 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 5 – Site Closure / Restoration Activities. Under this task, the bidders 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 pure oxygen injection wells; well head removals 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. This task shall not commence until approval of the RACR has been provided by the PADEP.

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 5. A sample Fixed-Price Agreement is included as Attachment 2.¹⁰ The Fund will facilitate negotiations between the Solicitor and the selected consultant toward 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 must 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.

⁹ Each bidder's approach to implementing Task 3 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.

¹⁰ The selected consultant will be provided an electronic copy of the sample contract in Word format to allow contract-specific information to be added.

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 5. 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. 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."

Payment Milestones: Table 2 below illustrates the approximate timing expected for completion of 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 – Preparation and Submittal of a Soil Attainment Demonstration Work Plan to the PADEP and Soil Attainment Sampling (Task 1).
- Milestone B1, B2, and B3 – Installation of Soil Vapor Intrusion Sampling Points and Soil Vapor Intrusion Sampling (Task 2). Note that the schedule assumes three Milestone B payments.
- Milestone C1 through C8 - Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (Task 3).
- Milestone D – Development and Submittal of a Draft RACR to the Technical Contact / USTIF and Final RACR to the PADEP (Task 4).
- Milestone E – Abandonment of Wells, Injection Points, and Site Restoration (Task 5) following PADEP approval of the RACR.

TABLE 2 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE

Estimated Milestone Timing Month After Contract Award	SOW Activities Anticipated / Completed for that Month	Milestone¹
1	Preparation and Submittal of a Soil Attainment Demonstration Work Plan to the PADEP and Soil Attainment Demonstration Sampling (A); Soil Vapor Intrusion Sampling (probe installation) (B1); Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (initial event) (C1)	A, B1, C1
2	Soil Vapor Intrusion Sampling (initial sampling event) (B2);	B2
4	Soil Vapor Intrusion Sampling (confirmation sampling event) (B3); Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (2nd event) (C2)	B3, C2
7	Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (3rd event) (C3)	C3
10	Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (4th event) (C4)	C4
13	Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (5th event) (C5)	C5
16	Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (6th event) (C6)	C6

Estimated Milestone Timing Month After Contract Award	SOW Activities Anticipated / Completed for that Month	Milestone ¹
19	Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (7th event) (C7)	C7
22	Quarterly Groundwater Attainment Monitoring, Sampling and Reporting (8th event) (C8)	C8
24	Development and Submittal of a Remedial Action Completion Report to the PADEP (D)	D
26	Abandonment of Wells, Injection Points, and Site Restoration (E)	E

1. Each bidder should modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 5 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, 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 5 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 5), 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 submittal of the SCR / RAP. 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 Solicitor will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW.

6. MANDATORY PRE-BID SITE VISIT

On **Thursday, August 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 **1 PM**. 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.¹¹

¹¹ 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.

Figure 1

**Former Excavation Locations and the Two Areas in which
Soil Attainment Demonstration is Necessary**

ATTACHMENT 1

Relevant Project Documents

<u>Filename:</u>	<u>Document:</u>
981221_UST Closure.pdf	12/21/98 Underground Storage Tank Closure Report
000214_SCR.pdf	2/14/00 Site Characterization Report
001106_RAP_SCR Addendum.pdf	11/6/00 Remedial Action Plan (RAP) and Site Characterization Addendum
041011_Excavation Completion Report.pdf	10/11/04 Attainment of the Statewide Health Standards for Soil Report
061220_ORC Injection Pilot Test Report.pdf	12/20/06 ORC Injection Pilot Test Report
070514_RAP Addendum.pdf	5/14/07 Revised Remedial Action Plan (RRAP)
070524_PADEP_MNA Disapproval Ltr.pdf	5/24/07 PADEP RRAP Disapproval Letter
080206_Baseline O2 Inj Pilot Test_IAQ Results.pdf	2/6/08 Baseline O2 Injection Pilot Test – Indoor Air Quality Results
090220_MW Reduction Request_PADEP.pdf	2/20/09 Monitoring Well Reduction Request
090316_DEP Response_Reduced Monitoring.pdf	3/16/09 PADEP Reduced Monitoring Requirements Approval Letter
100521_O2 Inj Pilot_Field Data	5/21/10 O2 Injection Pilot – Field Data
2001_Q1_RAPR.pdf, 2004_Q2_RAPR.pdf, 2005_Q3_RAPR.pdf, 2005_Q4_RAPR.pdf, 2006_Q2_RAPR.pdf, 2007_Q1_RAPR.pdf, 2007_Q2_RAPR.pdf, 2007_Q3_RAPR.pdf, 2007_Q3_RAPR.pdf, 2007_Q4_RAPR.pdf, 2008_Q1_RAPR.pdf, 2008_Q2_RAPR.pdf, 2008_Q4_RAPR.pdf, 2009_Q1_RAPR.pdf, 2009_Q2_RAPR.pdf, 2009_Q3_RAPR.pdf, 2009_Q4_RAPR.pdf, 2010_Q3_RAPR.pdf, 2010_Q4_RAPR.pdf, 2011_Q1_RAPR.pdf, 2011_Q2_RAPR.pdf	Remedial Action Progress Reports

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 to the agreement will be provided to the selected consultant at the appropriate time.)

ATTACHMENT 3

Standardized Bid Format