

**COMPETITIVE BID SOLICITATION
SUPPLEMENTAL SITE CHARACTERIZATION & REMEDIAL ACTION PLAN AMENDMENT REPORT**

Project

Tenth Street Building Corporation of Erie
Niagara Car Wash
Former RAN Oil/BP Oil
3875 Peach Street
City of Erie, Erie County
PaDEP Facility ID #25-14118
PAUSTIF Claim – 2003-0068(F)

May 21, 2012

The Pennsylvania Underground Storage Tank Indemnification Fund (“PAUSTIF”), has issued this Request for Bid (“RFB”) solicitation on behalf of the Claimant, Tenth Street Building Corporation of Erie to prepare and submit a fixed-price proposal to supplement the site characterization and provide a supplemental site characterization and remedial action plan amendment report at the former RAN Oil/BP Oil current Niagara Car Wash (“Site”).

Tenth Street Building Corporation of Erie (“Solicitor”) has an open claim (Claim No. 2003-0068(F)) with PAUSTIF, and the work outlined in the RFB will be completed under this claim. Reimbursement of Solicitor-approved reasonable, necessary and appropriate costs (within claim limits) for the work described in this RFB will be provided by PAUSTIF.

Based on the information currently available, PAUSTIF believes that it may be possible to achieve a more rapid and cost effective regulatory closure at the Site by obtaining more comprehensive site characterization information. Based on the results of the additional data, which is intended to more thoroughly document the quantity and areal distribution of regulated unleaded gasoline constituents, PAUSTIF believes that, rather than continue with the existing pump and treat program, it may be more cost effective to either excavate identified soil source areas to Statewide Health standards under the Pennsylvania Land Recycling and Environmental Remediation Standards Act (“Act 2”) or pursue a risk-based site specific closure given the existing and anticipated future property use, potential receptors, and the local groundwater use ordinance. The selection of the appropriate cleanup standard under Act 2 will be made by the Solicitor after the additional site characterization performed as a result of this RFB.

This RFB includes three (3) major components with subtasks presented in an outline format for cost analysis and implementation. The fixed costs proposed by bidders shall be based on the Scope of Work provided in the RFB. Expenses in excess of the quoted price for the contract shall be the bidder’s responsibility. The scope and budget for identified out-of-scope activities must be pre-approved to be eligible for payment. Any costs associated with deviations from the scope that did not receive prior approval from PAUSTIF or its representatives will not be reimbursed, and the Solicitor will not otherwise be responsible for payment of such costs.

B&B Diversified Enterprises, Inc. (“B&B”) on behalf of the PAUSTIF and ICF will serve as the technical contact for this RFB solicitation process. Questions related to the Site or the bid should be submitted to the technical contact in writing via email with the understanding that all questions and answers will be provided to all bidders. Bidders must not discuss this RFB Solicitation directly with the Solicitor, the Pennsylvania Department of Environmental Protection

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("PADEP"), PAUSTIF, or ICF unless approved by the technical contact. Questions for any of these parties should also be submitted via email to the technical contact, which will seek the answers and relay the results to all bidders (typically via email). In addition, as technical contact, B&B will be facilitating a mandatory pre-bid Site meeting on **June 5, 2012 at 10:00 AM** and assisting the Solicitor in evaluating the received bid responses. The Site meeting is mandatory and, if not attended, a received bid response from a bidder not in attendance will not be considered.

While not mandatory, B&B requests that you send an email to mbedle@bbde.com indicating whether your firm expects to attend the meeting and how many representatives from your firm are expected. Please limit the number of representatives to no more than two (2) per bidding firm.

The attached RFB package provides the information needed to complete an appropriate bid response. The successful bidder will be expected to sign a contract with the Solicitor which will be the same or very similar to the draft example provided.

It is expected that the selected successful bidder's approach to completing the bid tasks will be in accordance with generally accepted industry standards / practices and all applicable federal, state, and local rules and regulations, including the requirements of the Storage Tank and Spill Prevention Act (Act 32 of 1989, as amended) and Pa. Code, Title 25, Chapter 245, Act 2 and Pa. Code, Title 25, Chapter 250 (Administration of Land Recycling Program). Any modification to the selected successful bidder's authorized SOW will require prior written approval by the Solicitor and PAUSTIF through its third-party administrator.

On behalf of ICF and PAUSTIF, the technical contact will assist the Solicitor in evaluating the bids, but the Solicitor will ultimately negotiate the mutually agreeable contract. The bid evaluation will consider, among other factors, total bid cost, unit costs, schedule, qualifications, and contract terms and conditions (no priority or relative weighting is implied by the order of these factors). The Solicitor anticipates informing the bidder with an approval to proceed within six (6) weeks of the bid response deadline.

It is currently anticipated that the successful bidder will be directly reimbursed by PAUSTIF for approved, reasonable, necessary, and appropriate costs (up to the limits of the claim). This will be a contract requirement, and the successful bidder will be required to agree to this arrangement. The Solicitor, USTIF/ICF, technical contact, and ICFI representative information is provided below.

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SOLICITOR AND TECHNICAL CONTACT INFORMATION

<u>Solicitor</u>	<u>ICF Representative</u>	<u>Technical Contact</u>
Tenth Street Building Corporation of Erie c/o Gregory Baldwin 5 West Tenth Street Erie, PA 16501	Bethany Smith ICF International 4000 Vine Street Middletown, PA 17057 Email: BSmith@icfi.com Telephone: (800) 888-7843	Mr. Mark Bedle B&B Diversified Enterprises, Inc. PO Box 16 Barto, PA 19504 Email: mbedle@bbde.com Telephone: (610) 845-0640

To be considered for selection, one (1) hard copy of the signed bid package and one electronic copy (one PDF file on a compact disk (CD) must be provided to the Fund's third party administrator, ICF International (ICF), to the attention of Deb Cassel, Contracts Administrator.

She will be responsible for opening the bids and providing copies to the Technical Contact and Solicitor. Bid responses will only be accepted from those firms who attended the mandatory pre-bid site meeting.

The ground address for overnight/next-day deliveries is ICF International, 4000 Vine Street, Middletown, PA 17057, Attention: Deb Cassel.

The outside of the shipping package containing the bid response must be clearly marked and labeled "Bid-03-0068(F)."

Please note that the use of U.S. Mail, FedEx, UPS, or other delivery method does not guarantee delivery to this address by the due date and time listed below for submission. Firms mailing bid responses should allow adequate time to ensure timely receipt of their package.

The bid response must be received by 3:00 PM on Thursday, June 21, 2012. Bids will be opened immediately after the 3:00 PM deadline on the due date. Any bid packages received after this due date and time will be time-stamped and returned. If, due to inclement weather, natural disaster, or any other cause, the Fund's third party administrator, ICF's office is closed on the bid response due date, the deadline for submission will automatically be extended to the next business day on which the office is open. The Fund's third party administrator, ICF, may notify all firms who attended the mandatory site meeting of an extended due date. The hour for submission of bid responses shall remain the same. Submitted bid responses are subject to Pennsylvania's Right-to-Know Law.

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SITE LOCATION, OPERATION, AND BACKGROUND INFORMATION

Site Address

**Niagara Car Wash
3875 Peach Street
Erie, PA 16508**

Site Location and Operation Information

The Site consisted of a former retail gasoline station, convenience store, and service garage prior to the initiation of this claim. The Site currently consists of an automated car washing facility, *Niagara Car Wash*. The Site is located 3875 Peach Street (State Route 19) at the east corner of the intersection of West 39th Street and Peach Street, City of Erie, Erie County, Pennsylvania (**Figure 1 in Attachment 1**).

Site Background Information

The Site is an approximately 0.25-acre parcel consisting of car wash (**Figure 2**). Site topography slopes to the northeast with an elevation of 800 to 815 feet above mean sea level. The Site is in an urban setting bounded by residential and commercial properties. The Site presently contains an automated car wash operated on a 24 hours/day, 7 days/week basis, but no occupied structures. The Site and all properties within ½ mile radius in the City of Erie or Millcreek Township are serviced by public water from the City of Erie Water Authority. The City of Erie is a non-use aquifer by ordinance (Article 947 Non-Use Aquifers approved 6/6/2007).

Three unleaded gasoline underground storage tanks (“USTs”) and one waste oil UST were reportedly removed by JABE from April 17-19, 2003 from two separate excavations at the Site. Two 10,000-gallon and one 8,000-gallon unleaded gasoline USTs and one 1,000-gallon waste oil tank constructed of fiberglass-reinforced plastic (“FRP”) were closed by removal. Releases of separate phase liquid (“SPL”) gasoline were reportedly observed in the unleaded gasoline UST pit, in the piping trench, and beneath the dispenser island.

The western most UST (8,000-gallon unleaded gasoline) reportedly had a crack of approximately one meter in length in its east-facing wall.

Approximately 12,000 gallons of groundwater with SPL were removed from the excavation and transported offsite. SPL impacted tank pit gravel and site soils were reportedly returned to the excavation without treatment. Soil samples were not obtained from the gasoline UST excavation, but were obtained from the waste oil excavation.

Based on observations of SPL during the UST removal, further site characterization was required by PADEP.

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Relevant available documentation (including reports, figures, correspondence and analytical data) has been provided in **Attachment 1**.

PROPOSED SCOPE OF WORK

The scope of work has been prepared using the guidelines of Pennsylvania Code Title 25, Chapter 245 (The Storage Tank and Spill Prevention Program) and Chapter 250 (The Land Recycling Program). There are several key elements that must be completed in order for the approach outlined in the RFB to be successful. The critical elements include the following:

- Complete a comprehensive soil boring investigation that includes the advancement of borings and collection of associated soil samples within and around the perimeter of the former UST field and dispenser island locations to the extent necessary to identify soil in excess of unleaded gasoline short list Medium Specific Concentrations (“MSCs”) for excavation and/or risk evaluation;
- Complete the groundwater characterization by performing the following tasks:
 - 1) Installing and sampling up to three off-site down gradient monitoring wells;
 - 2) Performing slug tests to evaluate the hydrologic characteristics of shallow groundwater for use in a technically defensible fate and transport model;
 - 3) Determining the status of the single reported supply well in the area (ER-1375);
 - 4) Performing a fate and transport evaluation to determine the extent of likely future hydrocarbon migration as well as any potentially impacted receptors; and
 - 5) Quarterly groundwater sampling of the entire monitoring well network.
- Complete an exposure pathway assessment that includes Indoor Air Quality (“IAQ”) as well as other potentially relevant pathways as determined by the additional site characterization data, fate and transport; existing site conditions; and reasonably foreseeable future site conditions (30 years).
- As part of the exposure pathway assessment, complete soil gas sampling and/or indoor air sampling as necessary to satisfy PADEP IAQ requirements.
- Complete a risk assessment to evaluate any potential exposure pathways and determine site-specific closure goals for regulated unleaded gasoline components in soil and groundwater at the Site.
- Prepare and submit an Supplemental Site Characterization Report and Remedial Action Plan Amendment Report (“SSCR/RAPA”).

The bid package should follow the task format outlined below. A cost summary sheet to be attached to your proposal is included as **Attachment 2**. Proposals should also include a detailed description of the anticipated costs for each task including labor rates, time

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requirements, and equipment costs as broken out in the detailed cost sheet included as **Attachment 3**. The work scope that we are requesting is provided below:

TASK 1.0 - PROJECT MANAGEMENT

Task 1.1 - Preparation of Project Guidance Documents

Proposed documents to be prepared include a site-specific health and safety plan, a field sampling and analysis plan, a quality assurance/quality control plan, and any required access agreements, permits or local licenses. Where applicable, the pertinent project guidance documents should be prepared in accordance with Chapter 245.

Task 1.2 - Project Management

The successful bidder shall complete necessary, reasonable, and appropriate project management activities for the duration of the contract period consistent with release investigation projects. Such activities would be expected to include client communications/updates, meetings, permitting, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities. A Project Manager should be identified who is responsible for oversight of the project and communications with ICF, its representatives, PAUSTIF, and PADEP.

TASK 2.0 - SUPPLEMENTAL SITE CHARACTERIZATION ACTIVITIES

Task 2.1 - Site Documentation

Task 2.1.1 - Site Layout/Historic Property Use/Area Water Supply Documentation

This task involves the completion of general Site documentation that includes, but is not limited to the following:

- Review of Site history through review of historic files and previous reports including ICF and PADEP files.
- Documentation/confirmation of area water supply locations.
- Interviews with ICF's third-party consultant, previous project consultant, and the Solicitor as necessary to obtain facts concerning site characterization history and Site history, respectively.
- Documentation of all Site features that may have an impact on the dispersion of regulated dissolved phase unleaded gasoline components at the Site (*i.e.*, Site supply wells, drainage features, wetlands, streams, septic or drain fields, etc.).

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- Research of public records to obtain a property tax map to determine property boundaries and other appropriate information.
- Documentation/confirmation of the area water use (both domestic and public), including documentation of the absence or presence of municipal, township, or county restrictions for the future installation of supply wells.
- Any other applicable information and documentation to comply with Title 25, Chapter 245, Administration of the Storage Tank and Spill Prevention Program, including but not limited to 25 Pa. Code Sections 245.309 (Site Characterization), 245.310 (Site Characterization Report), and 245.311 (Remedial Action Plan).

This information will be incorporated into the (SSCR/RAPA to aid in the determination of an appropriate modified remedial strategy for the Site.

Task 2.1.2 - Geology Documentation

This task involves the evaluation and documentation of the structural features inherent to the shallow groundwater formation. Evaluations of the structural orientation (strike, dip, cleavage features, etc.) of the underlying bedrock formation should be included and generated using accepted geologic practices/interpretation as well. This information should be incorporated into the SSCR/RAPA as applicable, to aid in the determination of the dispersion and migration pathways for dissolved phase hydrocarbon components in groundwater emanating from the source area(s) at the Site.

Task 2.2 - Utility Clearance and Soil Boring Pre-Clearance

Due to the proximity of the proposed soil borings locations to possible active site utilities, the successful bidder will need to complete a private mark-out at the Site prior to the subsurface investigation. A private mark-out will need to be conducted with appropriate equipment in the area of the proposed boring locations to locate any underground utilities and/or obstructions in the area of the proposed boring locations. If necessary to the utility locating, each boring location may need to be cleared by pre-excavating the location either by hand or by mechanical means.

Task 2.3 - Soil Characterization/Collection of Soil Samples

While previous soil sampling has been conducted, the results have not adequately characterized the Site sufficiently to determine the best remedial option(s) for the Site.

Soil sampling under this task shall be sufficient to define the extent of hydrocarbon impacted soils and/or gravel on the property in excess of Statewide Health standards in all three dimensions for future excavation or (depending upon the results) site-specific risk based closure.

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Up to thirty-three (33) soil borings are to be completed using the Geo-probe® direct push or other suitable method at the tentative locations shown on **Figure 3**. The proposed locations specified are subject to field verification of utility lines via PA One-Call and property owner information.

Site records indicate that portions of the former UST pit may have been refilled with the original excavated hydrocarbon impacted pea gravel. Therefore, not all proposed sample locations may be viable.

Approximately one sample is to be collected from each boring for a total of up to thirty-five (35) samples. During advancement of the soil borings, the soil should be field screened using a Photo-ionization Detector (“PID”) or other suitable detection methodology at one to two (2) foot intervals. Sampling should be biased toward hydrocarbon impact. Some boring locations may not be feasible, so collecting multiple samples per boring is acceptable to insure adequate delineation of Site soils.

Up to thirty-three (33) soil samples specified here should provide a sufficient database as supporting documentation for the evaluation of remedial options and for incorporation into the risk assessment evaluation. The results are intended to simplify the selection of future remedial and closure options. Following collection of each soil sample, the soil sample should be secured and preserved using appropriate methods as specified in the regulations for samples to be analyzed for regulated shortlist unleaded gasoline parameters including:

- *BTEX, MTBE, Naphthalene, and Cumene*

The successful bidder shall be sure to include sufficient sample with added containers and preservation if and as indicated necessary by the analyzing laboratory and by regulatory requirements for each of the samples.

The samples should be collected and sent to a Pennsylvania certified analytical laboratory for appropriate analysis. Upon receipt of the analytical results, the successful bidder shall forward a copy of the analytical results to ICF and its designated representative(s).

Task 2.4 - Monitoring Well Installation

In order to further characterize the down gradient extent of the dissolved phase plume and obtain the data necessary to evaluate remedial options and exposure pathways for the risk assessment, an additional three (3) down gradient off-site monitoring wells are required.

The successful bidder will be required to reach an access agreement with applicable down gradient property owner(s).

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The three (3) 4" wells are to be installed to an estimated depth of approximately 20 feet below ground surface ("bgs") with a screen interval of approximately 5 feet to 15 feet bgs (to intersect the shallow water table throughout the hydrologic cycle with a minimum 5 feet depth to top of screen to minimize surface infiltration). If competent bedrock is encountered, the depth to bottom for the well should be adjusted so that the bottom of the well does not extend more than five (5) feet into the underlying bedrock.

The wells should be drilled and constructed in accordance with generally accepted practices as outlined in the PADEP Groundwater Monitoring Guidance Manual, dated January 1, 1999 (Document # 383-3000-001). Based on anticipated drilling conditions, a Pennsylvania-licensed driller should install the wells using air rotary methods. Drilling should be conducted under the supervision of a Pennsylvania-licensed Professional Geologist, although a field supervisor may be used in the field on a day-to-day basis. The field supervisor should visually inspect subsurface materials encountered during drilling, screen cuttings with a PID and complete field well construction logs. When encountered, soils should be described using the Unified Soil Classification System. Bedrock should be described using USGS descriptive protocol, with the identification of the depth and size of potential fractures and/or other subsurface anomalies.

Monitoring wells should be constructed of 4-inch diameter, threaded, flush-joint, schedule 40 PVC riser and 0.01 or .02 inch slot width well screen. A sand filter pack of appropriate grain size shall be placed in the annulus from the bottom of the borehole to not more than 1'-2' above the screened interval. Hydrated bentonite, bentonite slurry or another acceptable sealant combination shall be used to seal the annulus above the filter pack up to grade.

A flush-mounted manhole shall be cemented into place to complete the well at grade level. A locking, pressure fit, watertight cap will be used to prevent the infiltration of surface runoff and rainwater and to restrict access by unauthorized individuals.

Based on field screening with the PID, drill cuttings shall be segregated into impacted and non-impacted stockpiles at a location designated by the Solicitor. Those materials exhibiting PID readings above 10 parts per million (ppm) should be considered impacted and shall be properly containerized pending subsequent characterization and disposal. "Clean" material shall be segregated from the impacted material and shall also be properly containerized. Due to the ongoing business operations at the Site, no excavated materials will be stockpiled on-site without the express written consent of the Solicitor. Soil/rock cuttings and liquids generated during the drilling activities will be managed in a manner consistent with the protocols set forth by PADEP. Disposal of soil/rock cuttings, if necessary, should be arranged through an approved disposal facility. The costs for containment, treatment, and/or disposal of drill cuttings should be included in your proposal.

The newly installed monitoring wells should be developed to promote adequate hydraulic connection between the aquifer and the well. Depending on the depth and amount of sediment in the well, development should be completed via mechanical surging using either a bailer or an electric submersible pump, or by airlift techniques. Groundwater removed from the well during

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development should be treated in accordance with standard industry practices and applicable laws, regulations, guidance and PADEP directives.

Task 2.5 - Initial Water Level Data Collection and Confirmatory Groundwater Sampling

Task 2.5.1 - Liquid Level Elevation Data Collection

Water level measurements shall be taken from each of the existing monitoring wells. Measurements should be completed using a probe capable of distinguishing water and/or the presence or absence of SPL to the nearest 0.01 feet. The depth to water data shall be recorded and then used to determine water level elevations such that shallow groundwater flow direction across the Site may be determined. Casing elevations shall be surveyed within +/- 0.01 foot relative to an arbitrary benchmark established at the Site. It is recommended that all of the monitoring wells be re-surveyed following the installation of the new wells at the Site. The benchmark elevation shall be obtained by referencing the approximate ground surface elevation of the property or from an available benchmark from a USGS topographic map or benchmark elevation marker located at the Site if one exists. Water level depth data (measured from the top of the casing) shall then be subtracted (with appropriate corrections made for the presence of SPL) from respective casing elevations to determine water level elevations relative to the arbitrary benchmark such that shallow groundwater elevations and groundwater flow direction across the Site may be determined. Monitoring wells that contain SPL should be corrected for product thickness when calculating the static water levels in these wells.

Task 2.5.2 - Groundwater Sampling from Monitoring Wells

The successful bidder shall conduct initial monitoring and sampling from the entire well network approximately two to four weeks after the wells are completed. Liquid level data shall be measured and recorded for the wells using an electronic water level probe or oil/water interface probe, as appropriate, and recorded to the nearest 0.01 foot. Liquid levels shall be collected on the same day with the first and last recording collected as close as practicable to ensure the collection of representative static water levels in the wells. The SPL thickness (if any) and volume of standing water in the well column should also be calculated. Wells exhibiting measurable SPL should not be sampled. SPL with accumulations of more than 0.10 feet should be removed by bailing and collected in a 55-gallon drum to be staged on-site in a location designated by Solicitor. In the event that the wells do not contain SPL, each well should be sampled to determine the concentration of dissolved unleaded gasoline type hydrocarbons as indicated below. A second confirmatory sampling event shall be conducted approximately 30-45 days later.

Groundwater sampling and analysis shall be conducted in accordance with generally accepted practices as outlined in the PADEP Groundwater Monitoring Guidance Manual, dated January 1, 1999 (Document # 383-3000-001).

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Sampling equipment should be decontaminated prior to sample collection in accordance with generally accepted industry practices. Approximately three times the volume of the standing water column shall be purged from the wells prior to sample collection to ensure a representative sample is collected. Purging should be accomplished by using a bailer, peristaltic pump, or a variable-rate, electric, submersible pump. For low volume purge methods, field parameters such as temperature, pH, specific conductance and dissolved oxygen should be monitored to ensure that the well is adequately purged to draw formation groundwater into the well. At the conclusion of purging, groundwater samples shall be collected as soon as practical. If the well is purged dry, it should generally be allowed to recover to 75%, or for a maximum of 24 hours prior to sampling.

Samples should be collected directly from the bailer. All volatile samples should be collected directly into laboratory-supplied bottle-ware and kept cold (<4° C) through delivery to the analytical laboratory. The groundwater samples should be submitted under chain-of-custody documentation protocols set forth by the laboratory and consistent with PADEP protocol. All purge liquids generated during sampling should be treated in accordance with standard industry practices and applicable laws, regulations and PADEP directives.

Analyses will consist of regulated short-list unleaded gasoline parameters

- *BTEX, MTBE, Naphthalene, and Cumene*

using the approved laboratory methods capable of reporting to levels which include the Statewide Health standards criteria for each component. The laboratory to be utilized should be identified in the bid package. Upon receipt of the analytical results, the successful bidder should forward a copy of the analytical results to ICF and its designated representative(s).

Task 2.6 - Hydraulic Parameter Estimates & Aquifer Characterization

Rising-head slug tests should be performed on all monitoring wells (including the proposed off-site wells) that are within the existing and anticipated extent of the dissolved phase plume at the Site to estimate hydraulic conductivity for fate and transport modeling. An instantaneous displacement of the water level in each well may be accomplished by quickly removing either a known volume of water or a pre-installed solid “slug” of known volume. Measurements should be taken as soon as possible following the extraction of the “slug” until achievement of the initial static water level (within 10%) in the well recorded prior to its placement. The water level response should be measured using a pressure transducer and electronic data logger, or other appropriate acceptable method.

Task 2.7 - Fate & Transport Evaluation

A Fate and Transport (“FT”) evaluation shall be completed as appropriate and consistent with Act 2 guidance in order to address regulated unleaded gasoline constituent migration scenarios for those constituents that exceed Statewide Health standards. This evaluation should include

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dissolved phase concentration trend analysis and groundwater modeling, as appropriate, for constituents of concern at the site. The FT evaluation should be sufficient to determine the current and future extent of the dissolved phase plume for constituents of concern in groundwater for use in the development of the SSCR/RAPA. It should also consider the degree of attenuation with respect to any down gradient receptors and evaluate any supply well impacts (including the possibility/likelihood of off-site sources). FT groundwater modeling should be completed using the Quick_Domenico Model. (This is one of the PADEP approved models referenced in Act 2 and should be well suited for use at the subject Site given the overburden aquifer.)

Task 2.8 - Exposure Pathway Evaluation

The additional soil and groundwater data, in conjunction with the historical Site data, local zoning setbacks, local water use ordinances, existing and future likely property usage shall be used to evaluate existing and potential future receptors possibly impacted by the hydrocarbons at the Site over the next 30 years to determine if complete exposure pathways exist or are likely to exist in the future. This evaluation shall include indoor air quality evaluation of the property with its current structures using existing PADEP guidance as well as any other existing or likely future receptor reasonably determined to be impacted by soil or groundwater source area or their respective down gradient plume(s) as determined by the FT evaluation. This evaluation shall include all soil gas sampling and/or indoor air quality sampling necessary to satisfy PADEP requirements.

Task 2.9 - Risk Assessment

For compounds detected in excess of their applicable MSCs where the exposure pathway evaluation indicates that a complete pathway is present or likely to be present in the future, a risk assessment shall be completed consistent with the guidelines provided in the Act 2 guidance manual (applicable portions of Sections II.C.4. IV.G and IV.H). These sections provide general information on risk assessment, developing site-specific standards and pathway elimination, and guidance on site-specific human health assessment procedures. This guidance should be followed to conduct a baseline risk assessment or to develop site-specific standards.

Task 2.10 - Preparation of Supplemental Site Characterization and Remedial Action Addendum Report

The successful bidder shall prepare a SSCR/RAPA that documents and discusses the data obtained and the conclusions drawn from the completion of Tasks 2.1 through 2.9. At a minimum, Figures that support the text should include the following:

- USGS Topographic Map of Study Area
- Aerial Photo or Satellite Image of the Site Area
- Site Map (showing Site boundaries and pertinent Site features)
- Area Map (showing Site and adjacent properties, property boundaries and features)
- Area Geologic map (showing area bedrock geology and overburden, if available)

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- Local Geologic Map (showing Site geology and relevant structural features [strike and dip])
- Soil Sampling Location Map
- Soil Sampling Results Map (showing known or inferred source areas; iso-concentration maps should be prepared based on the available data)
- Monitoring Well Location Map (showing existing and new well locations)
- Groundwater Elevation Contour Map(s) for each sampling event
- Groundwater Sampling Results Map(s) for each sampling event (with results tabulated on the map)
- Groundwater Iso-concentration Maps (showing source areas or inferred source areas at the Site; iso-concentration contours should be prepared for regulated unleaded gasoline constituents which exceed their respective Statewide Health standards).
- FT Figures, as appropriate, based on the results obtained from Quick_Domenico Modeling.
- The results of any soil gas or indoor air quality sampling.

Additional Appendices should be provided to include well and soil-boring logs, soil results tables and data, groundwater results tables and data, slug test data and results, soil disposal documentation, as applicable, and a recent sensitive receptor survey report (*Environmental Data Resources* Radius Map with GeoCheck® or equivalent) detailing nearby potential receptors and sources, etc.

The SSCR/RAPA should contain a remedial alternatives evaluation including, at a minimum, natural attenuation/pathway elimination, excavation or an alternative technology acceptable to the Solicitor, PADEP and PAUSTIF.

The SSCR/RAPA should comply with the applicable provisions of 25 Pa. Code Chapter 245, including Section 245.309 (Site Characterization) Section 245.310 (Site Characterization Report), and Section 245.311 (Remedial Action Plan). The report should provide a detailed summary of the tasks completed and provide an interpretation of the results. The report should be submitted within five months of the bid award date.

TASK 3.0 - Continued Quarterly Sampling and Analysis

Task 3.1 - Sampling and Analysis

Groundwater samples should be collected quarterly from the monitoring well network. Samples should be collected directly from the bailer. All volatile samples should be collected directly into laboratory-supplied bottle-ware and kept cold (<4° C) through delivery to the analytical laboratory. The groundwater samples should be submitted under chain-of-custody documentation protocols set forth by the laboratory, and consistent with PADEP protocol. All purge liquids generated during sampling should be treated in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives.

Analyses will consist of regulated short-list unleaded gasoline parameters

- *BTEX, MTBE, Naphthalene, and Cumene*

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using approved laboratory methods capable of reporting to levels which include the Statewide Health standards criteria for each component. The laboratory to be utilized should be identified in the bid package and must be certified. Upon receipt of the analytical results, the successful bidder should forward a copy of the analytical results to ICFI and its designated representative(s).

Task 3.2 - Quarterly Reporting

This task includes the preparation of Quarterly Monitoring Reports (“QMRs”) on a quarterly basis for a period of three consecutive quarters. It is assumed that the SSCR/RAPA will be submitted and approved within this period.

QUALIFICATION QUESTIONS

In order for proposals to be considered administratively complete, the proposals need to provide answers to the five (5) qualifications and experience questions provided below:

- Does your company employ the Pennsylvania-licensed Professional Geologist (P.G.) that is designated as the proposed project manager? How many years of experience does this person have?
- How many Chapter 245 projects is your company currently the consultant of record for in the Northwest region of Pennsylvania? Please list.
- How many Chapter 245 projects has your company and/or proposed Pennsylvania-licensed P.G. worked on in the Northwest region of Pennsylvania during the last five (5) years?
- How many Chapter 245 projects has your company and/or the Pennsylvania-licensed P.G. closed (*i.e.*, obtained relief from liability from the PADEP) using either the Statewide Health standards or Site-Specific standards? Please list.
- Has your company ever walked away from a PAUSTIF Fixed Price Contract or Pay For Performance contract without attaining all of the milestones? If so, please explain why the contract was not fulfilled.

CONTRACT INFORMATION AND BID INSTRUCTION

The Solicitor is being required to execute a mutually agreeable fixed price contract based on unit prices for labor, equipment, materials, subcontractors/vendors and other direct costs. The prices provided in the bid will remain in effect for the duration of the project (*i.e.*, no escalation clause). The total fixed cost quoted by the successful bidder will be the maximum amount to be

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paid by the Solicitor and/or PAUSTIF unless a change of scope is authorized by the Solicitor and PAUSTIF and determined to be reasonable, necessary and appropriate. Please note that the total fixed-price bid must include all costs, including those cost items that the bidder may regard as “variable”. These variable cost items will not be handled outside of the total fixed-price quoted for the SOW. Any bid response that disregards this requirement will be considered non-responsive to the bid requirements and; as a result, will be rejected and will not be evaluated. A copy of a draft fixed price contract is included in **Attachment 4**.

The bidding firm shall include the following in their proposal:

- A demonstration of the bidder's understanding of the objectives of the project and the bidder's approach to achieving those objectives efficiently based on the existing Site information provided in this RFB;
- A fixed price cost estimate for work through the completion of the work plan activities;
- A detailed schedule of activities for completing the proposed scope of work inclusive of reasonable assumptions regarding the timing and duration of client reviews (if any) and methodology to maintain continuous ingress and egress to and from the Site by business customers needed to complete the scope of work;
- An indication of whether the bidder accepts or seeks changes to the proposed contract terms and conditions;
- A statement of the bidder's level of insurance;
- A list or table of the bidder's proposed unit cost rates for each expected labor category, subcontractors, other direct costs and equipment;
- The bidder's proposed markup on other direct costs and subcontractors (if any);
- A list of subcontractors and a description of the involvement of the subcontractors;
- A list and explanation of any exceptions, assumptions, or special conditions applicable to the scope of work;
- A cost-by-task and total costs definition within the proposal text and on the cost spreadsheets (**Attachments 2 & 3**)
- A list of the bidder's total cost by task, consistent with the proposed scope of work identifying all level-of-effort and cost assumptions;
- A statement of qualifications including that of any major subcontractor(s);

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- A description of your approach to working with the PADEP from project inception to submittal of the SSCR/RAPA. Describe how the PADEP would be involved proactively in the resolution of technical issues and how the PADEP case team will be kept informed of activities at the Site;
- A description of how the Solicitor and ICF/PAUSTIF will be kept informed as to project progress and developments and how the Solicitor (or designee) will be informed of and participate in evaluating technical issues that may arise during the project;
- Answers to the qualification questions discussed in the RFB;
- Completion of the provided Milestone Payment Schedules included as Exhibit B and Exhibit C in the contract included as **Attachment 4**;
- A list of the names of the proposed project team for the key project staff, including the proposed P.G. of record who will be responsible for overseeing the work and sealing project deliverables; and
- A description of how the scope of work will be completed.

The successful bidder shall provide its bid using the format identified in this RFB and will provide brief descriptions of each task in the body of the bid document. In addition, the successful bidder will complete the cost summary sheet included as **Attachment 2**.

In addition to the cost spreadsheets, each bidder should modify the Milestone/Proposed Payment Schedules included as Exhibit B and Exhibit C of the fixed price contract in Attachment 4 to reflect the bidder's anticipated time schedule. The detailed cost spreadsheet and the RFB scope of work will be incorporated as attachments to the Fixed Price Contract (also included as **Attachment 4**). Actual milestone payments will occur after all tasks in the milestone (as documented in Exhibit B and Exhibit C in the Fixed Price Contract) have been successfully completed and results (reports, analytical data package, boring logs, etc.) have been delivered to the Solicitor.

The scope of work, as described in this RFB, shall be performed in accordance with industry standards and consistent with PADEP requirements and guidelines. In addition, the bidder's work to complete the tasks discussed will be subject to ongoing review by the PAUSTIF or its representatives to assess whether the work was completed in accordance with the contract.

In order to facilitate PAUSTIF's review and reimbursement of invoices submitted under this claim, the contract will require that project costs be invoiced by the tasks identified in the bid. The standard practice of tracking total cumulative costs by bid tasks will also be required to facilitate invoice review.

The bid responses must clearly and unambiguously accept the provided contract or must clearly cross-reference any requested changes.

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Each bid package received will be assumed to be good for a period of 120 days after receipt unless otherwise noted. Please note that ICF, PAUSTIF, and B&B will treat the bids as confidential, but that limited general information may be released by the Solicitor and/or B&B after the bid selection process is completed. In addition, for your reference, a copy of the PAUSTIF Competitive Bidding Fact Sheet is provided in **Attachment 5**. The aforementioned guidance document can provide you with additional information of the bidding process.

MANDATORY SITE VISIT

On **June 5, 2012**, the technical contact (or designee) will be at the Site at **10:00 AM** to answer questions and conduct a site tour for up to two participants per firm. Please inform the technical contact via email at least two (2) business days in advance of the aforementioned meeting date as to whether your firm will be in attendance. Any firm that does not attend the mandatory site visit will not be eligible to submit a bid.

ATTACHMENT 1

PROJECT DOCUMENTS

1. 4/21/03 UST Closure Report
2. 1/27/05 Site Characterization Report
3. 2/15/05 Remedial Action Plan
4. 5/27/08 Remedial Action Progress Report
5. 1/09/09 EDR Radius Map with GeoCheck® Report
6. City of Erie – Non-use aquifer ordinance
7. Figure 1 – Site Location Map
8. Figure 2 – Site Base Map
9. Figure 3 – Proposed Soil Boring Location Map