

COMPETITIVE FIXED-PRICE BID SOLICITATION REMEDIATION TO CLOSURE

SITE CLOSURE VIA STATEWIDE HEALTH STANDARDS (Residential, Used Aquifer)

FORMER McCLURE STREET SERVICE STATION / GRAHAM SERVICE
1620 McCLURE STREET
HOMESTEAD, ALLEGHENY COUNTY,
PENNSYLVANIA 15120

PADEP FACILITY ID #02-03925
USTIF CLAIM #2008-0096(F)

December 21, 2012

This Request for Bid (RFB) has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (USTIF or "Fund") for USTIF Claim #2008-0096(F) on behalf of the Claimant, Mr. Gary Graham (property owner), who hereafter is referred to as the Solicitor. This RFB is a "Bid to Result"¹ competitive bid solicitation that seeks competitive bids from qualified contractors (consultants) to perform necessary environmental activities to attain site closure under The Pennsylvania Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2) and securing an associated Relief of Liability (ROL) from the Pennsylvania Department of Environmental Protection (PADEP). The work described in this RFB addresses an unleaded gasoline release, at the former McClure Street Service Station / Graham Service site located at 1620 McClure Street in Homestead, Pennsylvania (Site). Solicitor seeks bids and written approaches to achieve the project goal in accordance with the work milestones presented in this RFB, which will be incorporated into an associated Fixed-Price Agreement (template in Attachment 3).

Although not a party to the agreement, USTIF will, subject to the claim limit cap, reimburse 100 percent of the reasonable, necessary, and appropriate costs associated with the Milestone Payment Schedule specified in Section 5 below and as incorporated into the associated Fixed-Price Agreement.

The RFB Milestones listed below shall be the basis of bid responses in order to maintain consistency among the bids for bid evaluation:

Task / Milestone A.	Supplemental Site Characterization Activities & Reporting
Task / Milestone B.	Installation of Groundwater Monitoring Well
Task / Milestone C.	RAP Implementation Including Soil Attainment Demonstration
Task / Milestone D.	Groundwater Attainment Demonstration
Task / Milestone E.	Vapor Intrusion Attainment Demonstration
Task / Milestone F.	Preparation, Submission, and PADEP Approval of Remedial Action Completion Report (RACR)
Task / Milestone G.	Site Closure / Restoration Activities.

Please note that **by submitting a bid in response to this RFB Solicitation Package, the bidder has accepted the contractual terms (Attachment 3) and Milestone requirements of this project, including schedule deadlines, unless explicitly stated to the contrary in the bid response.**

¹ "Bid to Result" solicitations identify task goals and rely on the bidders to provide a higher level of detail on how they will achieve the goal. The outcome of this type of solicitation is a performance-oriented contract under which payment is based on actual achievement of task goals. In reviewing the quality of bids submitted under Bid to Result solicitations, there is an increased emphasis placed on technical approach and reduced emphasis on cost (e.g., as compared to bids for "Defined Work" RFBs).

To be considered for selection, **one hard copy of the signed bid package and one electronic copy (one PDF file on a compact disk (CD) included with the hard copy) must be provided directly to the Fund's third party administrator, ICF International (ICF), to the attention of Deb Cassel, Contracts Administrator.** 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 with "Bid – Claim #2008-0096(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 delivery time to ensure timely receipt of their bid package.

The bid response must be received by 3:00 PM, on Monday, February 4, 2013. 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 Right-to-Know Law.

Each bid response will be considered individually and consistent with the evaluation process described in the USTIF Competitive Bidding Fact Sheet, which can be downloaded from the PAUSTIF web site (see www.insurance.pa.gov). While the Technical Contact will assist ICF, USTIF, and the Solicitor in evaluating the bid responses, the Solicitor will select his consultant from those bid responses deemed acceptable to USTIF 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. ICF, SOLICITOR, AND TECHNICAL CONTACT INFORMATION

ICF International	Solicitor	Technical Contact
Mr. Jerry Hawk Claim Investigator ICF International 4000 Vine Street Middletown, PA 17057	Mr. Gary Graham 131 East 17 th Avenue Homestead, PA 15120	Mr. Joseph Ozog, Jr., P.G. Excalibur Group, LLC 91 Park Avenue Windber, PA 15963 joeozog@excaliburgplc.com

Please note that **the Technical Contact is the single point of contact regarding this RFB.** Questions regarding this RFB and the associated site conditions must only be directed in **writing** to the **Technical Contact, not to the Solicitor or USTIF.** Bidder questions must be received no later than seven (7) calendar days prior to the due date for the bid response. Bidders shall not contact nor discuss this RFB with the Solicitor, USTIF, ICF, or the PADEP unless approved by the Technical Contact. However, this RFB 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, such questions shall be submitted only to the Technical Contact, who will forward the questions to the PADEP. The PADEP may choose not to reply to any questions it receives, or may not reply in time for its response to be beneficial.

Please note that unless a bidder is able to demonstrate its question is proprietary in nature, all questions and responses exchanged before, during, and after the mandatory pre-bid site meeting will be provided to all bidders on a non-attributable basis. A bidder must specify any question(s) it regards as proprietary at the time it submits 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. RFB ATTACHMENTS

The following attachments have been included with this RFB solicitation to assist with bid preparation.

Attachment 1a: Figures 1 and 2

Attachment 1b: Quarterly Groundwater Sampling Reports, 1st & 2nd Quarters, dated July 2012

Attachment 1c: Site Characterization Report, dated June 2012 & PADEP Approval of SCR & RAP, dated October 3, 2012

Attachment 1d: Remedial Action Plan, dated June 2012

Attachment 1e: Groundwater Summary Report, dated June 6, 2011

Attachment 1f: Initial Site Condition Summary Report, dated March 8, 2011

Attachment 1g: UST Closure Report, dated August 6, 2008

Attachment 1h: Storage Tank Release Notification, dated July 7, 2008

Attachment 2: Bid Cost Tabulation Spreadsheet

Attachment 3: Template/Standard Fixed Price Agreement

3. GENERAL SITE BACKGROUND AND DESCRIPTION

The former McClure Service Station / Grahams Service facility ("subject property" or "Site") is located at 1620 McClure Street within the town of Homestead, Pennsylvania. The Site is currently vacant of any site operations; however, former operations consisted of automotive repair/maintenance and retail gasoline sales which were performed at the site until 1999. The subject property is a ~120 feet by ~70 feet (~0.19-acre) lot located on the southwest side of McClure Street at the corner of McClure Street and E. 17th Avenue in an area that is predominately residential (see Attachment 1a – Figure 1). Below-grade utilities on-site and in the area of the subject property consist of natural gas, water, sanitary, and storm sewer service, but the locations of these utilities are not known with certainty and shall be evaluated by the successful bidder.

The Site historically was used for the storage and dispensing/retail sales of unleaded gasoline, and storage of used motor oil. The unleaded gasoline USTs and associated piping/dispensing systems included one 8,000-gallon (Tank 001) and three 6,000-gallon (Tanks 002, 003, and 004). The used motor oil was temporarily stored in a 300-gallon UST. These five USTs and associated product piping and dispensers were closed via removal in July 2008. Location of the former UST systems is shown in Figure 2 of Attachment 1a.

The release of unleaded gasoline that is subject to this claim was discovered during UST system closures performed in July 2008. Closure activities included the removal of all five USTs, product piping, and associated dispensers for the unleaded gasoline USTs, however, the dispenser island canopy was not removed and still remains in-place. The four unleaded gasoline USTs were located in the same tank pit in the central & southeastern portion of the site, while the used oil UST was located at a separate location in the northwestern portion of the site (see Attachment 1a – Figure 2). A product sheen was observed on groundwater when the unleaded gasoline tanks were removed, and the release causing the sheen was believed to have originated from a "loose steel swing joint" associated with Tank 001.² Groundwater in the tank pits was encountered at approximately 10 feet below grade.

All of the material (~125 tons) removed from the excavations was deemed "uncontaminated" and returned to the excavations. Out of the 8 confirmation soil samples, only one sample, which was collected from a

² UST Closure Report Form, prepared by Precise Tank Modifications, dated August 6, 2008 (Attachment 1g).

location beneath Tank 002 had an exceedence of PADEP Statewide Health Standards (SHS) for 1,3,5-trimethylbenzene (1,3,5-TMB). Grab water samples collected from the unleaded gasoline tank pit had exceedences of SHS for benzene, MTBE, naphthalene, toluene, 1,3,5-TMB, and 1,2,4-trimethylbenzene (1,2,4-TMB).

Site characterization activities following the discovery of the unleaded gasoline release in July 2008 were performed by KU Resources. The site characterization activities were initiated in December 2010 and included the advancement and sampling of 12 soil borings (B-01 through B-06 & MW-01 through MW-06); installation of six groundwater monitoring wells (MW-01 through MW-06); quarterly groundwater monitoring, sampling, and reporting; aquifer slug testing, and installation and sampling of soil vapor monitoring points. Soil boring, monitoring well, and soil vapor sampling locations are provided on Figure 2 in Attachment 1a.

KU Resources evaluated remedial options and has recommended soil excavation / removal as the remedial approach followed by attainment activities. In June 2012, KU Resources provided PADEP with a Site Characterization Report (SCR) and Remedial Action Plan (RAP) presenting the details for implementing the source soil removal remedial approach. Copies of the SCR and RAP are provided in Attachments 1c and 1d, respectively. PADEP subsequently provided approval of the June 2012 SCR & RAP in letter dated October 3, 2012. The closure standards for the site were identified as SHS for both soil and groundwater.

Contaminants of Concern (COCs)

The COC for soils, groundwater, and vapors are the post-March 2008 short list for unleaded gasoline, which consist of benzene, toluene, ethylbenzene, xylenes (BTEX); cumene, naphthalene, 1,2,4-TMB, and 1,3,5-TMB. Only benzene, 1,2,4-TMB, and 1,3,5-TMB were detected at concentrations above SHS in the soil samples collected from the Site. The area of the soil impacts exceeding SHS appears to be limited to the former unleaded gasoline dispenser island area. Concentrations of benzene, MTBE, 1,2,4-TMB, and 1,3,5-TMB have historically exceeded SHS in Site groundwater; however, concentrations of these COC at all of the site wells are currently below SHS. Ethylbenzene, total xylenes, 1,2,4-TMB, and 1,3,5-TMB were detected at concentrations above the Medium Specific Concentration (MSC) for soil gas at only one of the three soil vapor sampling points installed at the Site. The area with the soil vapor exceedences appears to be limited to the former unleaded gasoline dispenser island area which the RAP calls for excavating.

Subsurface Conditions

The unconsolidated overburden material beneath the asphalt surface (outside the former UST cavities) consists of an anthropogenic fill (e.g. silty clay, clayey sand, gravel, rock fragments, slag, brick, sand) to depths of ~3.5 to 12 feet underlain by a weathered sandstone and red clayey shale. Groundwater is encountered at the soil/weathered rock interface with groundwater levels within all six wells varying between ~6 to 13 feet with a flow that is typically multi-directional due to elevated groundwater levels within the former unleaded gasoline UST field. Outside the former UST field, groundwater flow direction is generally north/northeast.

To the extent there is any discrepancy between the summary of site conditions provided above and the source documents, bidders shall rely on the source document information. Bidders should carefully consider what information, analyses, and interpretations contained in the background documents can be used in developing their scope of work (SOW) for their bid in response to this RFB.

4. PROJECT MILESTONES AND OBJECTIVES

Bidders should note that this solicitation requests a fixed-price bid for several specific tasks defined in this RFB and for successfully attaining the Solicitor's selected remediation goals for soil and groundwater. Consequently, each bidder is identifying its proposed SOW to "close" the former McClure Street Service Station / Grahams Service site under Chapter 245 consistent with PADEP Act 2 standards, and obtain an associated release of liability from PADEP. Therefore, because **this is a results-oriented remediation**

bid solicitation, each bid response must detail the approach and specific methods for achieving the task/milestone objectives. In other words, there is a premium on thoroughly describing the bidder's understanding of the site conditions along with the conceptual site model, and how that model relates to the bidder's proposed approach to attaining the objectives of each task/milestone. Furthermore, each bid will need to contain a higher level of project-specific details sufficient for the Solicitor and USTIF to accurately assess each bid and differentiate among them. Each bidder should keep in mind that the quality of the technical approach is emphasized with these results-oriented bid solicitations as compared to bids submitted in response to solicitations that define the work scope with greater specificity (often referred to as Defined SOW RFBs).

Conversely, while cost remains a significant factor in the evaluation of guaranteed cost-to-close bids, the emphasis on cost is reduced in comparison to the evaluation of the bid for a "Defined SOW" RFB. At the same time, the Solicitor and USTIF recognize that each bidder may provide a unique path forward at the former McClure Street Service Station / Grahams Service site. Bids, therefore, **must be well reasoned, well organized, and detailed** as they describe how the interested bidder plans to address each of the seven (7) tasks / milestones, and move the Site from its existing conditions (both from a technical prospective and a regulatory prospective) to the conditions required by PADEP to close the Site under Act 2 and provide the Solicitor with an associated release of liability. Each bidder should carefully review the existing Site information provided in the attachments to this RFB and seek out other appropriate sources of information to develop their response to this RFB. Nothing stated or implied within this RFB shall be construed as an endorsement by the Solicitor or by USTIF of a particular remedial technology or remedial solution.

Once the contract is signed, any modification to the selected consultant's SOW for Tasks A through G will require prior written approval by the Solicitor **and USTIF** through its third-party administrator, and may require PADEP pre-approval. Bidders should note that the SOW herein was provided to the PADEP Southwest Regional Office (SWRO) case manager whose input has been incorporated in the RFB Solicitation package.

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; meeting and demonstrating attainment of the standards established under the Land Recycling and Environmental Remediation Standards Act (Act 2 of 1995); Pa. Code, Chapter 250 (Administration of Land Recycling Program); PA Underground Utility Line Protection Law, Act 287 of 1974 as amended by Act 121 of 2008; and PA Engineer, Land Surveyor, and Geologist Registration Law, P.L. 913, No. 367 CL. 63.

The project schedule must also specify no less than two (2) weeks for the Solicitor and USTIF to review and comment on the combined Amended Site Characterization Report / Remedial Action Plan (Amended SCR / RAP) and the RACR (Tasks A and F) before being finalized and submitted to the PADEP for its review and comment. The bids shall also include time to address any PADEP comments received on the Amended SCR / RAP (if either of these documents are necessary) and the RACR.

In addition to the 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. Project management costs shall be included in the fixed-price quoted

for all tasks.

- Be responsible for coordinating, managing and completing the proper management, characterization, handling, treatment, and/or disposal of all investigation derivative wastes (IDW), including soil/rock cuttings, purge water, development water and pumping test water generated during the implementation of this SOW in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. **All investigation derived wastes shall be handled and disposed of per PADEP's Southwest Regional Office (SWRO) guidance. IDW include personal protective equipment, disposable equipment, soil and drill cuttings and groundwater obtained through monitoring well development and purging, as well as equipment decontamination fluids. IDW must be containerized in DOT-approved drums and staged on-site in a pre-determined location, pending results of laboratory analyses and selection of final disposal method(s). Each container must be labeled to indicate contents, site location and date of generation. IT IS THE SUCCESSFUL BIDDER'S RESPONSIBILITY TO CONFORM WITH CURRENT PADEP SWRO GUIDANCE REQUIREMENTS.** Waste characterization and disposal documentation (e.g., manifests) shall be maintained by the successful bidder. One (1) copy of the waste characterization and disposal documentation shall be provided to PADEP, one (1) copy shall be provided to the Solicitor, and one (1) copy shall be provided to the ICF Representative. Waste disposal costs shall be included in the fixed-price quoted for all work tasks, as appropriate.
- Be responsible for providing the Solicitor and facility operator 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 any task.
- Be responsible for keeping all Site monitoring 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 Fixed-Price Agreement at its expense. 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 / Milestone A – Supplemental Site Characterization Activities & Reporting. Following review of the Site-related documents incorporated into this RFB (i.e., Site-specific documents, posted with this RFB on the USTIF website) and participation in the mandatory pre-bid Site meeting, bidders shall consider proposing providing details on any supplemental site characterization activities it believes are necessary to complete the site closure.

This milestone provides bidders the opportunity to identify which additional site characterization work will be completed in advance of finalizing the remedial approach design and moving ahead with its implementation. Conducting supplemental investigative activities under this milestone is mandatory. PAUSTIF will be reimbursing up to \$10,000 for supplemental site characterization and reporting costs under this milestone. Bidders are to describe what supplemental site characterization will be completed, the rationale for the work and how the derived data will be used. For purposes of bidding, and to ensure consistent cost scoring of bids, each bidder will enter exactly \$10,000 as the bid price for Milestone A in the Bid Cost Tabulation Spreadsheet (Attachment 2). PAUSTIF will only reimburse up to \$10,000 of reasonable and necessary costs for those tasks actually performed. The selected bidder must provide time and material documentation in addition to supporting documentation required (in Exhibit C of the executed Remediation Agreement) to support the requested reimbursement and completion of this milestone.

The supplemental site characterization activities (and the scope thereof) that may be conducted under this milestone will vary by bid according to each bidder's vision for remediation of the Site (Site Conceptual Model). This task/milestone shall be used by bidders to confirm any elements of the site characterization completed by the previous consultant; address any perceived data gaps in the existing site characterization work; assist in the evaluation and determination of remedial technologies and design, as applicable; and assist with refining the cleanup timeframe estimate and/or other reasons related to validating the bidder's remedial approach and design. The supplemental site characterization work proposed and conducted under this milestone shall be formulated independently by each bidder at their sole discretion.

Work under this task may include additional environmental media sampling and analysis and/or remedial pilot testing.

For example, a bidder may wish to:

- Further delineate soil contamination if the proposed site remedial strategy includes the excavation of impacted soil;
- Complete pilot testing if an in-situ site remedy is proposed; and/ or
- Other

Each bidder shall describe in detail its scope of work for the supplemental site characterization activities and/or pilot testing along with corresponding technical justification to support the need for each additional activity. When considering what additional site characterization activities may or may not be necessary, bidders are strongly encouraged to review KU Resource's June 2012 SCR and RAP (Attachments 1c and 1d) and the other documents provided in Attachment 1, rather than relying solely on the summary information presented in Section 3 of this RFB.

Any and all Milestone A activities that are proposed with your firm's bid shall be accompanied by the following:

- The purpose and need for each Milestone A activity and an appropriate breakdown);
- A detailed scope description of these activities, including the use of and incorporation of pre-existing Site data;
- The timing and schedule of the activities relative to the overall project schedule;
- A description of the anticipated results of these activities and how such results may impact your proposed conceptual remedial action plan; and
- For activities involving the evaluation of a remedial technology, such as a feasibility study or pilot test, bids shall describe in detail the likelihood that the resulting data will dictate a change in the conceptual remedial action plan proposed in your bid.

These additional site characterization and/or pilot testing activities (if any), shall be conducted as soon as possible.

The additional characterization and/or remedial feasibility pilot testing activities under Milestone A shall be documented in an Amended SCR / RAP. Should a bidder propose modifications to the existing PADEP-approved remedial approach, or an alternative remedial approach (i.e. in-situ soil vapor extraction), this work shall be documented in the Amended RAP.³ This combined report shall present any new data and interpretations as well as the revised remedial action plan as described in the successful bidder's bid. The project schedule must also specify no less than two (2) weeks for the Solicitor and USTIF to review and comment on the combined Amended SCR / RAP before being finalized and submitted to the PADEP for its review and comment. The report shall be consistent (with regard to approach and level of effort) with the

³ In order to receive reimbursement under this task, thorough documentation of any additional site characterization and remedial pilot testing activities must be provided to PAUSTIF.

conceptual plan for remedial action provided in the selected consultant's bid and shall be signed and sealed by a Professional Geologist and a Professional Engineer registered in the Commonwealth of Pennsylvania. The fixed-price cost for this milestone **must also account for addressing potential PADEP comments on the Amended SCR / RAP.**

Pilot Study "Off-Ramp" / Changed Condition

If pilot testing is completed, the selected consultant and the Solicitor are protected from being obligated to move forward with a remedial action under Milestone C if the **pilot testing data** is inconsistent with the Milestone C proposed remedial approach or the proposed remedial approach could be expected to fail based on the pilot study data from Milestone A. While the selected bidder will be under no obligation to cancel the Fixed-Price Remediation Agreement if the pilot test results are outside the criteria or range specified in the bidder's RFB Solicitation response, the following are **the only possible outcomes associated with these unanticipated results:**

- 1) With advanced Solicitor and USTIF approval, the selected bidder may elect to modify the Milestone C remediation plan to accommodate the pilot testing information and continue with the cleanup **at no additional cost**; that is, for the same total fixed price provided in the selected bidder's response to this RFB Solicitation, complete the cleanup using the modified approach the bidder believes is demanded by the pilot testing information.
- 2) Or if the Solicitor or USTIF do not accept the selected bidder's revised plan adjusting to the Milestone A pilot testing data, the Fixed-Price Remediation Agreement for the project will terminate.
- 3) Or if the selected bidder adequately demonstrates the site conditions revealed by Milestone A pilot testing activities are significant and could not have reasonably been expected prior to conducting the Milestone A activities, the selected bidder may elect to not proceed and withdraw from / terminate the Fixed-Price Remediation Agreement for the project.

In any case, there will be no negotiations on changing bid work scope or pricing in response to the results of Milestone A activities.

Bidders shall, therefore, specify within their bids the critical criteria (if any) that will be used by Solicitor, USTIF and the selected bidder to evaluate the significance of pilot testing data obtained through Milestone A activities. These critical criteria shall be used to assess if the pilot testing data change the feasibility of the Milestone C proposed remedial approach. As such, and as applicable, bids shall list critical criterion that will define the range of acceptable results (i.e., feasibility study or pilot testing results) relevant to the proposed Milestone C remedial approach. These criteria must be measurements or calculations that could be independently measured or verified by others during testing. Based on these criteria, Exhibit A of the Fixed-Price Remediation Agreement (Attachment 3) will contain a provision allowing cancellation of the Agreement should pilot test results (i.e., the pilot testing data obtained during the implementation of Milestone A) not meet certain bidder-defined criteria. Each bidder, therefore, shall explicitly specify any and all critical criteria for key design elements on which the Milestone C proposed remedy depends (i.e., the critical criteria and quantified limits of values that will make the proposed conceptual remedial action plan technically feasible, cost-effective, and timely).

For example, bids shall include language such as, "For our Milestone C proposed remedial action approach to be successful and for the technology(ies) used thereby to operate as planned and meet our proposed cleanup schedule, the Milestone A testing must show:

1. Impacted soil can be accessed and excavated;
2. A sustained soil vapor air flow from the pilot extraction well of greater than X cfm; and
3. Influence vacuums measured within a minimum of Y feet of the pilot extraction well.

End of example bid language. Actual bid language, if any, and the associated critical criteria will vary by bidder. Pilot study off-ramp assumptions must be specific to evaluating the feasibility of the technology relative to the consultant's bid approach. Identifying assumptions regarding the bidder's remedial system design is not acceptable. Some examples of inappropriate assumptions for this "Bid to Result" include: length of remedial system trenching, number of extraction points, type of remediation equipment, duration of remediation, etc.

The critical criteria identified in each bid and their associated acceptable range of pilot testing results will be evaluated by the bid evaluation committee as part of the technical review. Unrealistic criteria or criteria that are unreasonably narrow will reduce the favorability of the bid as viewed by the bid review committee.

Task / Milestone B – Installation of Groundwater Monitoring Well. Under this task, bidders shall provide a firm fixed-price cost for installing one additional shallow groundwater monitoring well along the southeastern property boundary, between existing wells MW-01 and MW-02 as PADEP has requested.⁴ Each bidder shall independently consider the final location relative to utilities; and bidder's own interpretation of historical groundwater flow variations, and configuration of the dissolved-phase plume. Each bidder in their bid response shall show the proposed location for the groundwater monitoring well on a site drawing. The objective for the additional monitoring well is to be used as a point-of-compliance (POC) well.

The boring for the monitoring well shall be advanced to approximately 20 feet below grade in order to intersect the shallow overburden water-bearing zone intercepted by nearby on-property monitoring wells. Groundwater is expected to lie between ~6 to 13 feet below grade based on the existing water level data. Drill cuttings shall be examined in the field and described for lithology, groundwater occurrence, and potential staining / odor indicative of hydrocarbon contamination. No soil samples will be collected from the monitoring well borehole for laboratory analysis.

The groundwater monitoring well shall be constructed in accordance with the PADEP Groundwater Monitoring Guidance Manual. Bidders shall assume constructing the monitoring well with 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.

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. Bidders shall assume surface finishing consisting of an expandable locking cap fitted to the top of the PVC riser and a flush-mounted traffic-rated manhole with a bolt-on lid. The flush-mounted manholes shall be set into a 2 ft by 2 ft concrete pad. Each bidder in their bid shall describe the methods used to advance the well borehole including total depth of the boring and well construction details.

Each bid response for this task shall describe the proposed well construction specifications along with rationale and the associated 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 the borehole location to a minimum depth of 5 feet using vacuum excavation or hand augering; (ii) well development activities; (iii) management of investigation-derived wastes (IDW); and (iv) professional surveying of the new well location and top-of-casing elevation. Well drilling / installation and development along with supporting documentation (e.g., waste manifests, boring logs and construction details, well abandoning forms, etc.) shall be documented in a quarterly report (Task / Milestone D) and RACR (Task F).

Task / Milestone C – RAP Implementation Including Soil Attainment Demonstration. Under this task, bidders shall provide a bid inclusive of all the manpower, machinery, materials, and other costs

⁴ PADEP SCR & RAP approval letter dated, October 3, 2012.

needed to fully implement the remedial solution for the site whether it be the existing RAP or a bidder proposed RRAP solution.

If a bidder proposes to implement the existing RAP calling for limited source soil removal and soil attainment sampling, the bidder shall provide a fixed price bid inclusive of excavation planning / preparation work (e.g., buried utility location / mark-out, surveying excavation locations, etc.), excavation and backfilling for a defined targeted "hot spot" area / volume of the site as defined on Figure 2. The unsaturated / "smear" zone soils in this area contains residual petroleum contaminant (e.g., benzene, 1,2,4-TMB, and 1,3,5-TMB) mass exceeding SHS. To demonstrate attainment of SHS in soils, the impacted soil above SHS will be removed. Bidders are to assume that the surface material to a depth of one foot shall be temporarily stockpiled on-site and tested for adequate quality to be re-used as "clean" backfill. From a depth of 2 to 12 feet, the bidders are to assume that the soil will be field screened and segregated to separate the "not suspected to be contaminated" and "obviously contaminated" soil. To be deemed responsive to this task, bids must discuss: (a) the PID⁵ screening value selected within the range of 20 to 50 parts per million (ppm)⁶ that will be applied to segregate the "obviously contaminated" and "not suspected to be contaminated" soil removed from the excavation, and (b) the field screening approach and frequency. All "obviously contaminated" soil shall be removed from site for off-site disposal and "clean" fill shall be imported to replace the exported soil. Contaminated soil transportation and off-site disposal and clean fill import costs shall **not** be included in the fixed price bid for this task as these will be based on unit costs. Fixed price and unit cost bids for this work task shall be based upon RFB specifications.

Figure 2 depicts the RAP specified lateral limits for the soil excavation. If the RAP approach is proposed, the bidders fixed cost shall include the costs to perform all work necessary to safely excavate, screen, segregate / manage soil, backfill, and surface restore the area shown / specified on Figure 2 including contacting / obtaining the required permits that may be needed before initiating this task. A former fueling island and canopy exists on-site in the area of the soil excavation, and throughout the excavation and backfilling activities, bidders shall maintain the integrity of the former fueling island and canopy. Each bid response shall discuss and include in the fixed price cost the necessary professional engineering, geotechnical, construction (e.g. shoring) and/or other activities needed to ensure the integrity of the fueling island and canopy will not be compromised. Bidders shall acknowledge that damage caused to the fueling island or canopy during construction will be repaired and restored to pre-existing condition at no cost to Solicitor or USTIF. The area shall be excavated to remove soils down to a depth of 12 feet below grade (anticipated depth of encountering weathered bedrock). Groundwater level data (~6 to 13 feet) from the existing monitoring wells in the area of the excavation, and the soil types (i.e. anthropogenic fill consisting of silty clay, clayey sand, gravel, rock fragments, slag, brick, sand) suggests that there may be groundwater accumulation in the excavation, which may require the removal, sampling, loading, transportation and disposal of impacted groundwater. However, the volume of impacted groundwater that would require managed for disposal cannot be determined at this time and shall **not** be included in the bidder's fixed price. Instead, unit costs shall be provided by the bidders for the management, sampling, loading, transportation and disposal of impacted groundwater removed from the soil excavation.

After the excavation is completed, and prior to backfilling, soil attainment sampling shall be performed of the completed side walls of the excavation extending to bedrock. Fixed price bids shall describe the approach, including the number of soil samples, at side wall attainment soil sampling from the completed excavation consistent with PADEP guidance using the Systematic Random Sampling procedures and analysis using the PADEP's 75%/10x Ad Hoc Rule. Attainment soil samples shall be analyzed for the post-March 2008 PADEP short-list of unleaded gasoline parameters (BTEX, cumene, naphthalene, 1,2,4-TMB, and 1,3,5-TMB) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate quality assurance/quality control (QA/QC) samples shall also be obtained for laboratory analysis.⁷

⁵ PID with 10.6 eV bulb calibrated to 100 ppm isobutylene.

⁶ The June 2012 RAP (Attachment 1d) specifies a screening value of 50 ppm.

⁷ Each bidder's approach to implementing Task C shall clearly identify the number of samples, QA/QC measures, analytes, and other key assumptions affecting the bid price.

In addition, prior to backfilling, the fixed price for this task shall include, and each bid shall detail, the application of an oxygen-enhancing agent (e.g. ORC Advanced) to be applied and mixed within the lower four feet of backfill at a one percent by weight ratio to the completed excavation to aid in the bioremediation of any residual impacts per the RAP. The oxygen-enhancing agent shall be a minimum of 10% oxygen by weight.

Fixed price bids shall also include backfilling and mechanically compacting in lifts the excavated area. The successful bidder shall backfill to within 5 inches of grade using a combination of reused "clean" site soil and imported clean fill. Excavated material stockpiled on site for re-use should be sampled prior to backfilling, and the fixed price bids should include costs for the sampling and laboratory work in accordance with PADEP guidance documents. Backfill material and methods shall result in a stabilized soil condition capable of supporting the normal traffic and use loads along with maintaining the integrity of the fueling island and canopy. The backfill materials shall be free of vegetation, lumps, trash, lumber, and other unsuitable materials. Backfill shall be placed and compacted in lifts not to exceed eight (8) inches in uncompacted thickness. Through the entire excavation thickness, the backfill shall be compacted to a density equal to 95% (ASTM method D 698 standard proctor) of maximum density or to natural existing density of the adjacent undisturbed soil, whichever is greater. In general, backfill shall be mechanically compacted by means of tamping rollers, sheep foot rollers, pneumatic tire rollers, vibrating rollers, or other mechanical tampers which are appropriate for the material being compacted. The surface concrete removed from the area to be excavated shall be transported off-site to a recycling facility. The removal, transportation, and off-site recycling of this concrete rubble shall be included within the fixed price for this task. Bids shall also include surface completion / restoration finished with a concrete surface to restore the area to original conditions.

Historical information does not appear to indicate any below grade utilities in the area of the excavation. However, bidders shall investigate and locate any below grade utilities that may be encountered before the digging occurs. The fixed price cost for this task shall include costs for the management and / or replacement of any utilities that may be identified and encountered in the excavation. Costs should also include any temporary repairs made prior to permanent replacements.

Fixed price bids for the excavation work shall include any waste profiling (including any sampling & laboratory work) and securing waste facility acceptance prior to beginning the soil excavation. The details of the soil removal activities shall be documented in the RACR and at a minimum include the following: scaled drawings depicting the lateral and vertical dimensions of the completed excavation superimposed on the site plan; all field observations and PID readings; identify the quantity of soil excavated, disposed off-site, used as backfill, and imported for backfill; waste profiling documentation; soil waste disposal manifests and disposal facility; source and amount of imported fill; impacted groundwater management, sampling / analysis, and disposal (if needed); include dated photographs taken before breaking ground, after restoration and throughout the excavation; and documentation (boring logs / well construction diagram and survey information) for any replacement monitoring wells.

In addition to providing a fixed price bid for excavating, backfilling, restoring the defined "hot-spot" soil volume extending to bedrock, bidders shall also provide excavation-related unit costs for:

- C.1 Management, loading, transportation and proper off-site disposal of excessively contaminated soils (cost per ton);
- C.2 Management, sampling / analysis, loading, transportation and disposal of impacted groundwater removed from the soil excavation (cost per gallon);
- C.3 Purchase, transportation and on-site management of clean imported fill to replace exported excessively contaminated soil (cost per ton);

- C.4 Surface completion for paved areas beyond identified target excavation area limits (cost per square foot);
- C.5 Additional excavation beyond identified lateral boundaries of the excavation limits, excluding excessively contaminated soil transportation / disposal costs since these are captured under C.1 (cost per in place cu yard)⁸;
- C.6 Additional surface concrete rubble transportation and off-site recycling removed beyond identified target excavation area limits (cost per ton);
- C.7 Additional backfilling and compaction beyond identified limits, excluding clean imported fill costs since these are captured under C.3 (cost per in place cu yard).

If a bidder proposes to implement an alternative remedial approach to the excavation solution proposed in the existing RAP, the bidder must fully describe in detail and provide a firm fixed price for implementing the proposed alternative approach. For example, if the bidder proposes an in-situ remedial approach alternative, the bidder's description and firm fixed price shall include capital expenditures (e.g., equipment and installation), ongoing costs (e.g., operation & maintenance [O&M], monitoring, reporting) and attainment demonstration for soils. Any quarterly O&M, monitoring, & reporting would be included as quarterly fixed price unit costs on the Bid Cost Tabulation Spreadsheet (Attachment 2), and each bidder is required to specify the total number of quarterly events along with rationale. Bids proposing an alternative to the RAP but which do not provide adequate detail describing the alternative and cost breakdown on the bid form will be deemed unresponsive.

Soil Remediation Performance. If soil excavation, as recommended in the RAP is **NOT** part of the bidders SOW and the residual soil impacts are, therefore, proposed to be addressed via in-situ remediation, there will be a performance requirement in the contract. In this case, to provide added incentive to the successful bidder for achieving the soil cleanup as expeditiously and cost effectively as possible, the resulting remediation contract will be structured such that **10% of each Milestone C incremental payment will be withheld and accumulated pending a successful demonstration of attainment of the soil standards.** When soil attainment has been successfully demonstrated, the accumulation of 10% holdback payments will be reimbursed in one lump sum to the successful bidder. Any in-situ remedial system will be expected to maintain a 85% operational efficiency. The 10% hold-back cannot be expected to be returned for in-situ remediation system's which do not maintain the 85% minimum operational efficiency and that do not attain the standard. If soil excavation occurs per the RAP, there will be no performance incentive holdback of Milestone C remediation costs in the contract.

Task / Milestone D – Groundwater Attainment Demonstration. Under this task, bidders shall provide a firm fixed-price to complete five (5) quarters of groundwater monitoring and sampling events.⁹ Each groundwater monitoring and sampling event shall include on-property point of compliance (POC) wells MW-1 through MW-4 and the new POC well to be installed under Task B (the POCs) and interior source wells MW-5 and MW-6. Each bid shall describe how the POC well designations (MW-1 through MW-4 and the new well) will be confirmed with PADEP before beginning this task. The conduct and results of each event shall be documented in quarterly RAPRs.

During each quarterly groundwater monitoring and sampling event, the depth to groundwater shall be gauged in all existing available monitoring wells and the new well under Task B, 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.

⁸ The successful bidder cannot count on reimbursement of excavation beyond the limits depicted in Figure 2 without having obtained prior written approval of the supplemental work by Solicitor and USTIF or its agents before completing the supplemental excavation work.

⁹ After five (5) quarters of attainment monitoring under the contract, the successful bidder shall use these and previous attainment monitoring data to determine which wells have attained the standard. The successful bidder shall then present the data and conclusions to PADEP to gain their concurrence. If any wells have not attained the standards according to PADEP, this would represent a Changed Condition of the fixed price contract.

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.

Groundwater samples shall be analyzed for the **post**-March 2008 PADEP short-list of unleaded gasoline parameters (BTEX, cumene, naphthalene, 1,2,4-TMB, and 1,3,5-TMB) 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.¹⁰ 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 groundwater attainment demonstration 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 report shall contain the following:

- A summary of site operations;
- Narrative description of the sampling procedures and results;
- Tabulated data collected from the monitored wells documenting the depth to groundwater and thickness of any free product encountered;
- Groundwater elevation contour maps depicting groundwater flow direction;
- Tabulated historical quantitative groundwater analytical results including results from the current quarter;
- Current quarter laboratory analytical report(s);
- One site-wide iso-concentration contour map for each compound detected in any one well above the SHS during the quarter;¹¹
- For each well exceeding SHS, a graphical depiction of historical key contaminant concentrations and groundwater elevations to provide an assessment of correlations between fluctuating water levels / precipitation events and contaminant concentrations;
- For each well exceeding SHS, a graphical depiction of recent key contaminant concentration trends;
- Discussion of the data to offer an updated assessment whether these data are consistent with a stable, shrinking, or expanding plume;
- Treatment and disposal documentation for waste generated during the reporting period; and
- Demonstration of compliance with the required Federal, State, and local permits and approvals.

USTIF will only reimburse for only necessary quarterly groundwater sampling / reporting events actually completed under this milestone (e.g., this milestone shall be considered completed upon approval of the RACR [Task F]). Each quarterly RAPR shall be signed and sealed by a Professional Geologist and / or Professional Engineer registered in the Commonwealth of Pennsylvania (bidders shall refer to state licensing laws to determine which seals are required based on the work performed for and documented in the RAPR).

Task / Milestone E - Vapor Intrusion Attainment Demonstration. Bidders shall provide a firm fixed-price and SOW to conduct an assessment of the indoor air exposure pathway, which shall be consistent with the requirements, guidance, and decision matrices in the *Land Recycling Program*

¹⁰ Each bidder's approach to implementing this task 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 management methods, and other key assumptions affecting the bid price.

¹¹ All figures included in each RAPR (e.g., site plan, groundwater elevation maps, dissolved plume maps, etc.) shall be available in electronic format to the Solicitor upon request.

Technical Guidance Manual – Section IV.A.4, Vapor Intrusion into Buildings from Soil and Groundwater. Each bid shall include the installation of a replacement soil vapor sampling point in the vicinity of former SV-3, which is to be removed during Task C activities, and the replacement soil vapor sampling point shall be constructed similar to former SV-3. Each bid shall include the proposed location of the replacement soil vapor sampling point on a site drawing and describe the approach for the installation of this replacement sampling point.

The fixed price cost for this task shall also include the sampling and analysis of three soil vapor sampling points, which include existing points SV-1 and SV-2 and the replacement sampling point to be installed under this task. Each of the three vapor points shall be sampled twice post-remediation with the sampling events separated by a least one month. However, the initial sampling event for all three soil vapor sampling points shall **not** occur until a demonstration of attainment is available (or almost available) for groundwater as PADEP has requested.¹² Each bid shall describe the approach at purging and sampling of the soil vapor sampling points, including sample analysis and schedule for when sampling would be anticipated.¹³ In addition, bidders shall quote an all-inclusive unit price for any additional sampling events including sample analysis.

Task / Milestone F – Preparation, Submission, and PADEP Approval of RACR. Under this task, the bidder shall offer a fixed-price cost to prepare a draft and final RACR after completing Tasks A through E. The fixed-price bid shall be inclusive of addressing any PADEP comments on the RACR. The RACR shall be prepared in accordance with Section 245.313. At a minimum, the RACR shall provide detailed descriptions and results of the implementation of Tasks A through E. The RACR shall also discuss the selected closure criteria for the site, detail the soil excavation/removal activities, provide proof of soil, soil gas and groundwater attainment, and request permanent closure for the site for the current release under an Act 2 ROL. The project schedule shall allow two (2) weeks for Solicitor and USTIF 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 and / or Professional Engineer registered in the Commonwealth of Pennsylvania (bidders shall refer to state licensing laws to determine which seals are required based on the work performed for and documented in the RACR).

Task / Milestone G – Site Closure / Restoration Activities. Under this task, the bidder shall describe and provide a fixed-price bid for properly closing the site, including: proper disposal of any remaining wastes; in-place abandonment of monitoring wells and vapor monitoring points consistent with PADEP guidelines; well head removals; and re-vegetation, concrete / asphalt repairs, as necessary, for areas that have been disturbed by site characterization or remedial action activities. 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.

Each bid shall specify the number of days for initiating Milestone G following approval of the RACR by PADEP, and shall be conducted in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Monitoring well and soil vapor monitoring point abandonment, and restoration activities will be coordinated with the Solicitor.

5. 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 / Milestones A through G. A template/standard Fixed-Price Agreement is included as

¹² PADEP SCR & RAP approval letter dated, October 3, 2012.

¹³ Each bidder's approach to implementing Milestone E shall clearly identify the number of sampling events, number of sampling points / samples per event, purging and sampling method(s), QA/QC measures, analytes, analytical method, and other key assumptions affecting the bid price.

Attachment 3.¹⁴ The Fund will facilitate negotiations between the Solicitor and the selected consultant towards executing this Fixed-Price Agreement. The selected consultant would have no more than ten (10) business days to return its draft of the Fixed-Price Agreement for Technical Contact / ICF review.

As noted earlier, **by submitting a bid response to this RFB, each bidder indicates its acceptance of the contractual terms (Attachment 2 and 3) and task/milestone requirements of this project, including any stated schedule deadlines, 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 USTIF.

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 addressing Tasks / Milestones A through G. The by-task and by-subtask quotes are to be entered into the Bid Cost Tabulation Spreadsheet included as Table 1 in Attachment 2 to this RFB (Table 1 is provided as Attachment 2). 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. 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.** 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." **Bid costs will be evaluated based solely on the cost information as provided on Table 1 in Attachment 2.**

Payment Milestones: Table 2 below illustrates a hypothetical sequencing and timing for completion of the respective milestone tasks and 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:** Supplemental Site Characterization Activities & Reporting
- **Milestone B:** Installation of Groundwater Monitoring Well
- **Milestone C:** RAP Implementation Including Soil Attainment Demonstration
- **Milestone D:** Groundwater Attainment Demonstration
- **Milestone E:** Vapor Intrusion Attainment Demonstration
- **Milestone F:** Preparation, Submission, and PADEP Approval of RACR
- **Milestone G:** Site Closure / Restoration Activities

¹⁴ The selected consultant will be provided an electronic copy of the template/standard contract in Word format to allow contract-specific information to be added.

TABLE 2 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE

Estimated Milestone Timing Month After Contract Award	SOW Activities Anticipated / Completed for that Month	Milestone ¹⁵
3	Supplemental Site Characterization Activities & Reporting; Installation of Groundwater Monitoring Well	A, B
5	RAP Implementation Including Soil Attainment Demonstration	C
6	Groundwater Attainment Demonstration	D1
9	Groundwater Attainment Demonstration	D2
12	Groundwater Attainment Demonstration	D3
15	Groundwater Attainment Demonstration; Vapor Intrusion Attainment Demonstration	D4, E1
18	Groundwater Attainment Demonstration; Vapor Intrusion Attainment Demonstration	D5, E2
21	Preparation, Submission, and PADEP Approval of RACR	F
25	Site Closure / Restoration Activities	G

Please note that the selected consultant's work may be subject to ongoing review by the USTIF 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 USTIF, 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 bid pricing (fixed-prices and quoted unit prices) shall be good for the duration of the period of performance cited in the associated Fixed-Price Agreement.

6. 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 250/245 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 250/245 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

¹⁵ Each bidder should modify this sample Milestone Completion / Payment Schedule for Milestones A through I to reflect its proposed task schedule, as long as the proposed schedule meets the deliverable deadlines specified in Section 3 of this RFB.

- 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 A through G by completing the Bid Cost Tabulation Spreadsheet provided in Attachment 2 following the 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 3) or has provided a list of requested changes to the template/standard Fixed-Price Agreement. **Each bid must include the requested changes/edits to the template/standard 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 A through G), inclusive of reasonable assumptions regarding the timing and duration of client, USTIF, 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 ICF / USTIF 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 A through G.

7. MANDATORY PRE-BID SITE VISIT

On **Tuesday, January 22, 2013**, the Technical Contact will conduct a **mandatory pre-bid site meeting** at this property starting at **11 AM**. The Technical Contact will be present at the site between **11AM and 12:00 Noon** to answer general questions and conduct a site tour for no more than two participants per firm. **Any firm that does not attend this mandatory pre-bid site meeting on the date and during the hours specified will not be eligible to submit a bid response.**

A confirmation of your intent to attend this pre-bid site meeting is requested and shall be provided to the Technical Contact via e-mail at least three (3) business days in advance of this date with the subject header "*Former McClure Street Service Station, Claim #2008-0096(F), Site meeting Attendance Confirmation.*" This e-mail is also to indicate the number and names of the participants (no more than two) attending from your firm. Each attending firm will be asked to enter the contact information for the individual at the firm who is to receive all subsequent RFB-related communications to help ensure the receipt of this information (e.g., responses to bidder questions).

Questions will be entertained during the pre-bid site meeting and every attempt will be made to answer questions at that time. Verbal questions and the responses discussed during the site meeting will also be distributed in writing to the attendees after the meeting, as will the answers to any non-proprietary questions submitted in writing after the pre-bid site meeting has been concluded. 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.¹⁶ Questions will be accepted by the Technical Contact up to seven days prior to the date when bids are due.

8. CRITICAL BID PROCESS DATES

The following list provides a general recap of important bid process events and dates.

- **Mandatory Pre-Bid Site Meeting On Tuesday, January 22, 2013; and**
- **Bid Responses Must be Received by 3:00 PM On Monday, February 4, 2013.**

¹⁶ As appropriate, the list of assumptions, special conditions, or exemptions will be discussed with the Solicitor. As part of that discussion, the USTIF may advise the Solicitor that some or all of the assumptions, special conditions, or exemptions that are likely to generate change orders may be the financial responsibility of the Solicitor.

ATTACHMENT 1

Historical / Background Documents

<u>Filename:</u>	<u>Document:</u>
Attachment 1a_Grahams Service_Figures.pdf	Figure 1 – Site Location Figure 2 – Site Layout
Attachment 1b_1 st & 2 nd Qtr 2012 Rpts.pdf	Groundwater Sampling Report, 1 st Quarter 2012, dated July 2012 Groundwater Sampling Report, 2 nd Quarter 2012, dated July 2012
Attachment 1c_Grahams SCR_June 2012.pdf	SCR, dated June 2012 PADEP SCR & RAP Approval Letter dated, October 3, 2012
Attachment 1d_Grahams RAP_June 2012.pdf	RAP, dated June 2012
Attachment 1e_Groundwater Summary Report_110606.pdf	Groundwater Summary Report, dated June 6, 2011
Attachment 1f_Grahams Initial Site Condition Summary Rpt_110328.pdf	Initial Site Condition Summary Report, dated March 8, 2011
Attachment 1g_UST Closure Report_080806.pdf	UST Closure Report, dated August 6, 2008
Attachment 1h_Verbal Notice Of Release To PADEP_080707.pdf	Storage Tank Release Notification, dated July 7, 2008

*Request for Bid
PAUSTIF #2008-0096(F)
Former McClure Street Service Station
Homestead, PA
December 21, 2012*

ATTACHMENT 2

Bid Cost Tabulation Spreadsheet

ATTACHMENT 3

Template/Standard Fixed-Price Agreement

(This agreement has been provided in an electronic form that does not permit the use to modify the agreement 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.)