

# **Request for Bid**

**Fixed-Price Bid to Result**

**Remediation Project and Closure Activities**

## **Solicitor**

**Art Paulus**

**5440 N. Blagg Road**

**Pahrump, Nevada 89060**

**PADEP Facility ID #: 04-32111      PAUSTIF Claim #: 2003-0048(I)**

## **Date of Issuance**

**October 29, 2013**

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The Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF), on behalf of the claimant who hereafter is referred to as the Client or Solicitor, is providing this Request for Bid (RFB) to prepare and submit a bid to complete the Scope of Work (SOW) for the referenced site. The Solicitor has an open claim with the PAUSTIF and the corrective action work will be completed under this claim. Reimbursement of Solicitor-approved, reasonable and necessary costs up to claim limits for the corrective action work described in this RFB will be provided by PAUSTIF. Solicitor is responsible to pay any applicable deductible and/or proration.

Each bid response will be considered individually and consistent with the evaluation process described in the PAUSTIF Competitive Bidding Fact Sheet, which can be downloaded from the PAUSTIF website <http://www.insurance.pa.gov>.

## Calendar of Events

Activity	Date and Time
Notification of Intent to Attend Site Visit	November 9, 2013 by 5 p.m.
Mandatory Pre-Bid Site Visit	November 14, 2013 at 11 a.m.
Deadline to Submit Questions	December 2, 2013 by 5 p.m.
Bid Due Date and Time	December 10, 2013 by 3 p.m.

## Contact Information

ICF International	Solicitor	Technical Contact
<p>Mr. Gerald Hawk            ICF International            4000 Vine Street            Middletown, PA 17057            Email - jerryhawk@comcast.net</p>	<p>Mr. Art Paulus            5440 N. Blagg Road            Pahump, Nevada 89060</p>	<p>Mr. Mark Bedle            B&amp;B Diversified Enterprises, Inc.            PO Box 16            Barto, PA 19504            Phone – 610-845-0640            Fax – 610-845-0650            Email – mbedle@bbde.com</p>

All questions regarding this Request for Bid (RFB) and the subject site conditions must be directed via e-mail to the Technical Contact identified above with the understanding that all questions and answers will be provided to all bidders. The email subject line must be “[insert site name and claim number provided on cover page] – RFB QUESTION”. Bidders must neither contact nor discuss this RFB with the Solicitor, PAUSTIF, the Pennsylvania Department of Environmental Protection (PADEP), or ICF International (ICF) unless approved by the Technical Contact. Bidders may discuss this RFB with subcontractors and vendors to the extent required for preparing the bid response.

## Requirements

### Mandatory Pre-Bid Site Meeting

The Solicitor, the Technical Contact, or their designee will hold a mandatory site visit on the date and time listed in the calendar of events to answer questions and conduct a site tour for one participant per bidding company. This meeting is mandatory for all bidders, no exceptions. This meeting will allow each bidding company to inspect the site and evaluate site conditions. **A notice of the bidder's intent to attend this meeting is requested to be provided to the Technical Contact via email by the date listed in the calendar of events with the subject "[insert site name and claim number provided on cover page]– SITE MEETING ATTENDANCE NOTIFICATION".** The name and contact information of the company participant should be included in the body of the e-mail.

### Submission of Bids

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 PAUSTIF's third party administrator, ICF, to the attention of the Contracts Administrator.** The Contracts Administrator will be responsible for opening the bids and providing copies to the Technical Contact and the Solicitor. Bid responses will only be accepted from those companies that 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: Contracts Administrator. The outside of the shipping package containing the bid must be clearly marked and labeled with "Bid – Claim # [insert claim number provided on cover page]".** 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 in the Calendar of Events for submission. Companies mailing bids should allow adequate delivery time to ensure timely receipt of their bid.

**The bid must be received by 3 p.m., on the due date shown in the Calendar of Events.** Bids will be opened immediately after the 3 p.m. deadline on the due date. Any bids 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 PAUSTIF's third party administrator, ICF's office is closed on the bid due date, the deadline for submission will automatically be extended to the next business day on which the office is open. The PAUSTIF's third party administrator, ICF,

may notify all companies that attended the mandatory site meeting of an extended due date. The hour for submission of bids shall remain the same. Submitted bid responses are subject to Pennsylvania Right-to-Know Law.

## **Bid Requirements**

The Solicitor wishes to execute a mutually agreeable contract with the selected consultant ("Remediation Agreement"). The Remediation Agreement is included as Attachment 1 to this Request for Bid. The bidder must identify and document in their bid any modifications that they wish to propose to the Remediation Agreement language in Attachment 1 other than obvious modifications to fit this RFB (e.g., names, dates and descriptions of milestones). The number and scope of any modifications to the standard agreement language will be one of the criteria used to evaluate the bid. **Any bid that does not clearly and unambiguously state whether the bidder accepts the Remediation Agreement language in Attachment 1 "as is", or that does not provide a cross-referenced list of requested changes to this agreement, will be considered non-responsive.** This statement should be made in a Section in the bid entitled "Remediation Agreement". Any proposed changes to the agreement should be specified in the bid; however, these changes will need to be reviewed and agreed upon by both the Solicitor and the PAUSTIF.

The selected consultant will be provided an electronic copy (template) of the draft Remediation Agreement in Microsoft Word format to allow agreement-specific information to be added. The selected consultant shall complete the agreement-specific portions of the draft Remediation Agreement and return the document to the Technical Contact within 10 business days from date of receipt.

The Remediation Agreement fixed costs shall be based on unit prices for labor, equipment, materials, subcontractors/vendors and other direct costs. The total cost quoted in the bid by the selected consultant will be the maximum amount to be paid by the Solicitor unless a change in scope is authorized and determined to be reasonable and necessary. There may be deviations from and modifications to this Scope of Work (SOW) during the project. The Remediation Agreement states that any significant changes to the SOW will require approval by the Solicitor, PAUSTIF, and PADEP. NOTE: Any request for PAUSTIF reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.

The bidder shall provide its bid cost using the Bid Cost Spreadsheet (included as Attachment 2) with descriptions for each task provided in the body of the bid document. Please note if costs are provided within the text of the submitted bid and there is a discrepancy between costs listed in the Bid Cost Spreadsheet and in the text, the costs listed within the Bid Cost Spreadsheet will be used in the evaluation of the bid and in the Remediation Agreement with the selected consultant. Bidders are responsible to ensure spreadsheet calculations are accurate.

In addition, the bidder shall provide:

1. The bidder's proposed unit cost rates for each expected labor category, subcontractors, other direct costs, and equipment;
2. The bidder's proposed markup on other direct costs and subcontractors (if any);
3. The bidder's estimated total cost by task consistent with the proposed SOW identifying all level-of-effort and costing assumptions; and
4. A unit rate schedule that will be used for any out-of-scope work on this project.

Each bid will be assumed to be valid for a period of up to 120 days after receipt unless otherwise noted. The costs quoted in the Bid Cost Spreadsheet will be assumed to be valid for the duration of the Remediation Agreement.

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 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.

Each bid response document must include at least the following:

1. Demonstration of the bidder's understanding of the site information provided in this RFB, standard industry practices, and objectives of the project.
2. A clear description, specific details, and original language of how the proposed work scope will be completed for each milestone. The bid should specifically discuss all tasks that will be completed under the Remediation Agreement and what is included (e.g., explain groundwater purging/sampling methods, which guidance documents will be followed, what will be completed as part of the site specific work scope/SCR/RAP implementation). Recommendations for changes/additions to the Scope of Work proposed in this RFB shall be discussed, quantified, and priced separately; however, failure to bid the SOW "as is" may result in a bid not being considered.
3. A copy of an insurance certificate that shows the bidder's level of insurance consistent with the requirements of the Remediation Agreement. Note: The selected consultant shall submit evidence to the Solicitor before beginning work that they have procured and will maintain Workers Compensation; commercial general and contractual liability; commercial automobile liability; and professional liability insurance commensurate with the level stated in the Remediation Agreement and for the work to be performed.

4. The names and brief resumes/qualifications of the proposed project team including the proposed Professional Geologist and Professional Engineer (if applicable) who will be responsible for overseeing the work and applying a professional seal to the project deliverables (including any major subcontractor(s)).
5. Responses to the following specific questions:
  - a. Does your company employ a Pennsylvania-licensed Professional Geologist that is designated as the proposed project manager? How many years of experience does this person have?
  - b. How many Pennsylvania Chapter 245 projects is your company currently the consultant for in the PADEP Region where the site is located? Please list up to ten.
  - c. How many Pennsylvania Chapter 245 Corrective Action projects involving an approved SCR, RAP and RACR has your company and/or the Pennsylvania-licensed Professional Geologist closed (i.e., obtained Relief from Liability from the PADEP) using any standard?
  - d. Has your firm ever been a party to a terminated PAUSTIF-funded Fixed-Price (FP) or Pay-for-Performance (PFP) contract without attaining all of the Milestones? If so, please explain.
6. A description of subcontractor involvement by task. Identify and describe the involvement and provide actual cost quotations/bids/proposals from all significant specialized subcontracted service (e.g., drilling/well installations, laboratory, etc.). If a bidder chooses to prepare its bid without securing bids for specialty subcontract services, it does so at its own risk. Added costs resulting from bid errors, omissions, or faulty assumptions will not be considered for PAUSTIF reimbursement.
7. A detailed schedule of activities for completing the proposed SOW including reasonable assumptions regarding the timing and duration of Solicitor reviews (if any) needed to complete the SOW. Each bid must provide a schedule that begins with execution of the Remediation Agreement with the Solicitor and ends with completion of the final Milestone proposed in this RFB. Schedules must also indicate the approximate start and end of each of the tasks/milestones specified in the Scope of Work, and indicate the timing of all proposed key milestone activities.
8. A description of how the Solicitor, ICF and the 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 this project.

9. A description of your approach to working with the PADEP. 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.
10. Key exceptions, assumptions, or special conditions applicable to the proposed SOW and/or used in formulating the proposed cost estimate. Please note that referencing extremely narrow or unreasonable assumptions, special conditions and exceptions may result in the bid response being deemed “unresponsive”.

## **General Site Background and Description**

Each bidder should carefully review the existing information and documentation provided in Attachment 3. The information and documentation has not been independently verified. Bidders may wish to seek out other appropriate sources of information and documentation specific to this site. If there is any conflict between the general site background and description provided herein and the source documents within Attachment 3, the bidder should defer to the source documents.

### Site Address

PDQ Mart  
1203 Gringo Road  
Aliquippa, Pennsylvania 15003  
Hopewell Township, Beaver County

### Site Location and Operation Information

The Site is occupied by a single story, slab-on-grade building that is currently operated as PDQ Mart convenience store. The Site was operated as a gasoline and diesel fueling station up until 2008. The former UST system was installed in June 1988 and was removed in August 2008. It consisted of four cathodically protected steel tanks (two 3,000-gallon gasoline (Tanks 001 and 002), one 8,000-gallon gasoline (Tank 003), and one 2,000-gallon diesel (Tank 004)), two product dispensers and associated fiberglass product piping. The Site is surrounded by residential and light commercial properties. The closest body of water is an unnamed tributary of the Trappmill Run that crosses through the southeast portion of the Site. Public water is reportedly supplied to the Site and surrounding area by the Creswell Heights Joint Water Authority.

### Site Background Information

A detailed history for the Site has been compiled from available files. The chronological summary for the Site is presented below:

On February 6, 2003, a pressure tightness test was conducted on the four USTs and product lines present at the Site. The test identified a leak in the plus gasoline product line and a closer inspection identified an improperly sealed pipe fitting. The faulty product line was taken out of service immediately following the failed inspection and returned to service after repairs were made. PADEP issued a Notice of Violation (NOV) letter for the Site in April 2003.

A Phase II Environmental Assessment/Site Characterization Report (Phase II) was conducted at the Site and was summarized in a report dated June 4, 2003. Three monitoring wells (MW-1 through MW-3) were installed and sampled as part of the Phase II. Laboratory analytical results indicted levels of some of the constituents of concern (COCs) in wells MW-2 and MW-3 greater than their respective PADEP Statewide Health Standard (SHS). The Phase II recommended monitoring natural attenuation and final attainment sampling. PADEP disapproved this approach and advised additional characterization off-site.

A Site Characterization Report (SCR) was completed for the Site and dated October 27, 2006. Characterization activities included a subsurface soil and groundwater investigation, groundwater sampling, stream surface water sampling, aquifer testing and vapor intrusion sampling. A summary of key facts included in the SCR follows:

- A total of 12 groundwater monitoring wells (MW-4 through MW-15) were installed at varying depths at the Site between April 2004 and July 2006.
- Soil samples were collected from two soil borings advanced at the Site in November 2004, as well as from the MW-6 through MW-15 boreholes.
- On February 8, 2005, air samples were collected from three soil vapor monitoring points (SV-1 through SV-3)
- In June 2006, two 1.5-inch shallow wells or drive points (DP-1 and DP-2) were installed off-site on the Rager Property.
- On October 12, 2006, during a groundwater sampling event, free product (non-aqueous phase liquid (NAPL)) was observed in MW-14 for the first time.
- Laboratory analytical results and fate and transport modeling appeared to indicate that MTBE and benzene in groundwater migrated off-site towards the north, onto properties across Gringo Road (Kelly and Blashford properties). Off-site access was not granted and no wells were installed on these properties during the 2006 SCR activities.

In a letter dated January 10, 2007, PADEP acknowledged receiving the 2006 SCR and neither approved or disapproved the report. The Department recognized that issues related to off-site property access prevented the submission of a complete SCR and offered the following technical comments for additional site investigations:

1. "The Department agrees that off-site access to the Blashford and Kelly properties is needed to complete definition of the extent of contamination. As indicated previously, the Department is reviewing its options to assist you in gaining the needed access. Obtaining off-site access will allow the installation of additional monitoring points that will aid in determining the extent of contamination, provide downgradient points for calibration of the groundwater model, and provide information that can be used to assess the possibly anomalous monitoring results seen in MW-13.
2. Once access is obtained, information should be sought from the property owners regarding their possible use of groundwater wells for drinking water or other uses. This information will be needed in analyzing exposure scenarios during the risk assessment process.
3. The need for additional deep wells should be considered. The present information indicates that flow in the lower aquifer is almost directly opposite that seen in the shallow water-bearing unit. If this interpretation is correct, there are presently no deep wells downgradient of the contamination source area.
4. The need for additional soil gas sampling is apparent based on results seen to date. The proposed sub-slab soil vapor sampling and analysis should proceed.
5. Active remediation by removal of free product from MW-14 should continue as is indicated in the SCR."

An Interim Groundwater Remedial Action Plan (IRAP) was prepared for the Site and received by PADEP on December 10, 2007. The report addressed interim actions designed to mitigate the impact of NAPL on the water table in MW-14. Two recovery wells were proposed for NAPL and groundwater recovery utilizing a high vacuum (Hi-Vac) system. The IRAP was approved by PADEP in a letter dated December 14, 2007 and the two, four-inch recovery wells were installed at the Site on September 24-25, 2008.

A SCR/RAP was completed for the Site and dated February 2011. Characterization activities included the installation of groundwater monitoring wells and soil borings, groundwater and stream surface water sampling, aquifer testing, vapor intrusion sampling, and a groundwater use survey. The RAP outlined the installation of a vacuum enhanced groundwater extraction (VEGE) remedial system and a source area soil excavation combined with chemical oxidation. A summary of key facts included in the SCR/RAP follows:

- On June 11, 2008, NAPL was discovered in MW-8 for the first time.
- On July 10, 2008, 16 soil borings (SB-3 through SB-18) were advanced at the Site in order to delineate the extent of soil contamination and the need for over excavation during tank removal.
- The UST system was excavated and removed from the Site on August 5-7, 2008. During the tank removal activities, 695 tons of “confirmed petroleum contaminated soil” was removed from areas surrounding the tank field. A total of 17 confirmatory soil samples were collected from the excavation for laboratory analysis.
- Following the tank removal activities, a 12-inch recovery well (RW-1(12”)) was installed within the excavation at the former location of monitoring well MW-8.
- In the PADEP Storage System Report Form/Narrative Information dated August 11, 2008, the following comments were made regarding the condition of the USTs excavated:
  1. “Contamination was discovered around the STP sump and at the tank bottom (Tank 003). Free product was once again found in the monitoring well just below Tank 004. The tank was removed and gross contamination was found to bedrock at 14 feet. The tank was found to be a STIP-3 tank in excellent condition. No holes were visible.
  2. Tanks 002, 003, and 004 were removed with extensive contamination throughout the excavation. All the STP sumps have contamination around them, contamination visible on top of the tanks and found down to bedrock. Pooled product was discovered under Tank 001, black wet product laden soils were found on the excavation bottom traveling along the bedrock toward the monitoring well where free product was found previously (MW-14). Tank 004 is the only tank not a STIP-3. All three tanks were cleaned and examined. No visible holes were found in any of the tanks. Many tank top fittings appeared loose and had contamination around them.
  3. Gross contamination was found under the dispensers. Pooled product was found under all the dispensers at bedrock (approximately five feet).”
- On September 24-25, 2008, two recovery wells (RW-1(4”) and RW-2) were installed at the Site
- On November 24-25, 2008, eight groundwater monitoring wells (MW-14A, MW-16A, MW-16B, MW-17A, MW-18A, MW-18B, MW-19A, and MW-19B) were installed at the Site

- In December 2008, NAPL was present in wells MW-14, MW-16B, MW-18A, and MW-18B. Additional Hi-Vac events, utilizing MW-14 and MW-18B as extraction wells, were conducted.
- Two additional soil vapor monitoring points (SV-4 and SV-5) were installed at the Site and soil vapor samples were collected in January and August, 2009. Laboratory analytical results of SV-2 from both dates indicted concentrations greater than the SHS for several COCs.

The February 2011 SCR/RAP was approved by PADEP in a letter dated August 26, 2011 with the following modifications:

1. Additional door-to-door surveys for possible groundwater use need to be performed.
2. Should residual contamination remain above SHS after source area soil excavation, a risk assessment using appropriate exposure scenarios for construction/utility workers will need to be performed.
3. The SCR/RAP indicates that a risk assessment for dermal contact with impacted groundwater will be performed prior to discontinuing remedial activities. PADEP suggested that this risk assessment may be much more valuable if done before the start of groundwater remediation.
4. A residential structure with slab-on-grade construction was used for vapor modeling. An acceptable risk was calculated, however, the limitation of slab construction becomes an engineering control and, as such, will need to be included as a land use restriction/engineering control in the eventual environmental covenant.
5. The SCR/RAP states that the Site is intended to be remediated to residential Site Specific Standards (SSS) based on modeling that will be used to predict contaminant concentrations in groundwater. A more powerful groundwater modeling tool than Quick Domenico should be used that will accurately assess the migration of the dissolved plume under Gringo Road, or achieve SHS at the property Point-of-Compliance (POC). If a SSS is selected, there appears to be little opportunity for avoiding a long-term Post Remediation Care Plan that will be made a part of the environmental covenant.
6. The SCR/RAP states that the MTBE levels in groundwater will be reduced to ensure no leaching to surface water, however, there is no indication of how this is to be done.
7. PADEP has no problem with the VEGE system selected for remediation of the Site, however, should remediation of the Site be subjected to competitive bidding, a VEGE system should be re-evaluated as there may be some cost savings possible with an alternate remedial approach.
8. The use of chemical oxidizers is a reasonable remedial approach at this Site; however, its use must be properly sequenced with the other remedial approaches.

9. The SCR/RAP indicated that a NPDES permit will be sought for discharge of treated waters into the stream. PADEP advised it may be much more expeditious to obtain permission to discharge into the sanitary sewer if possible.
10. Consideration should be given to installing the extraction wells and trench immediately following soil removal, before past site characterization laboratory data is too old to use for soil disposal documentation.
11. The SCR/RAP indicates that four quarters of monitoring will be performed after remediation of the Site is complete. Four quarters may be sufficient, however, a statistical demonstration of plume stability will be required in the Remedial Action Progress Report (RACR) regardless of the time necessary for the demonstration.
12. A request for waiver of the need for an environmental covenant for Gringo Road will need to be submitted to the Department prior to submission of the RACR.

PADEP sent a letter dated March 14, 2012, to off-site property owner Mr. William Kelly requesting access to his property for purposes of characterizing the release at the Site. Mr. Kelly had been contacted numerous times before by environmental consultants representing PDQ Mart and PADEP, requesting access to his property. The letter suggests that if off-site access is not granted by Mr. Kelly, PADEP may "request the PDQ Mart to complete corrective actions only within the confines of its property and such other adjacent properties that may have allowed access." Please note that the PADEP has indicated that it desires to proceed with remediation without obtaining access to offsite properties across the street.

The most recent RAPR prepared for the Site, dated April 29, 2013, summarized the groundwater sampling event that was conducted on March 26, 2013. A total of 13 monitoring wells were sampled and results indicated the presence of benzene, ethylbenzene, naphthalene, MTBE, 1,2,4-Trimethylbenzene (TMB), and 1,3,5-TMB were detected at the Site at concentrations greater than their respective SHS.

An additional round of groundwater sampling was conducted at the Site in June 2013. Analytical results will be provided to bidders once received.

## **Scope of Work (SOW)**

This RFB seeks competitive bids from qualified contractors to perform the activities in the Scope of Work (SOW) specified herein. The SOW presented in this RFB was provided to the PADEP for review and comment. A response was received from the PADEP with minor comments that were incorporated into the final version of the RFB.

## **Objective**

This RFB is seeking qualified firms to prepare and submit a fixed price proposal to complete a Bid to Result project. "Bid to Result" RFBs identify task goals and rely on the bidders to provide a high level of project-specific detail on how they will achieve the goal. Each bid must detail the approach and specific methods for achieving the milestone objectives. 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 (as compared to bids for "Defined Scope of Work" RFBs).

## **Constituents of Concern (COCs)**

The list of COCs for this Site include the following:

- Benzene
- Toluene
- Ethylbenzene
- Xylenes
- MTBE
- Naphthalene
- Cumene
- 1,2,4-Trimethylbenzene
- 1,3,5-Trimethylbenzene

## **General SOW Requirements**

The bidder's approach to completing the SOW shall be in accordance with generally accepted industry standards/practices and all applicable federal, state, and local rules, regulations, guidance, and directives. The latter include, but are not limited to, meeting the applicable requirements of the following:

- The Storage Tank and Spill Prevention Act (Act 32 of 1989, as amended),
- Pennsylvania Code, Title 25, Chapter 245 - Administration of the Storage Tank Spill and Prevention Program,
- The Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2), as amended),
- Pennsylvania Code, Chapter 250 - Administration of Land Recycling Program, and
- Pennsylvania's Underground Utility Line Protection Law, Act 287 of 1974, as amended by Act 121 of 2008.

During completion of the milestone objectives specified below and throughout implementation of the project, the selected consultant shall:<sup>1</sup>

- Conduct necessary, reasonable, and appropriate project planning and management activities until the project (i.e., Remediation Agreement) is completed. Such activities may include Solicitor communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location). 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 are necessary and appropriate to complete the SOW, and shall also include activities related to establishing any necessary access agreements. Project planning and management shall include identifying and taking appropriate safety precautions to not disturb site utilities; including but not limited to, contacting Pennsylvania One Call as required prior to any ground-invasive work. As appropriate, project management costs shall be included in each bidder's pricing to complete the milestones specified below.
- Be responsible for coordinating, managing, and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and derivative wastes generated during the implementation of this SOW. The investigation-derived wastes, including purge water shall be disposed of in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor and the PAUSTIF upon request.

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<sup>1</sup> As such, all bids shall include the costs of these activities and associated functions within the quote for applicable tasks/milestones.

- **The site is located in PADEP Southwest Region:** All investigation derived wastes shall be handled and disposed of per PADEP's Southwest Regional Office guidance. Investigation derived wastes 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. Investigation derived wastes 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 selected consultant's responsibility to conform with current PADEP Southwest Regional Office guidance requirements.
- 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 and facility operator to ensure that appropriate areas of the property are accessible. Return visits to the site will not constitute a change in the selected consultant's SOW or result in additional compensation under the Remediation Agreement.

#### **Site-Specific Milestones**

As part of this RFB, the selected consultant will need to consider the following site specific guidelines:

- **Scheduling:** As part of this RFB, the selected consultant shall provide a clear deadline (i.e. within 30 days of the contract being executed) as to when each of the milestones will be completed. This includes the expected date (i.e. within 90 days of the contract being executed) when the draft reports will be submitted to the Solicitor, PAUSTIF and B&B for review. All on-site work should be completed during the normal working days and hours of 8 am to 5 pm from Monday through Friday.
- **Responsibility:** The selected consultant will be the consultant of record for the Site. They will be required to take ownership and responsibility for the project and will be responsible for representing the interests of the Solicitor and ICF/PAUSTIF with respect to the project. This includes utilizing their professional judgment to ensure reasonable and appropriate actions are recommended and undertaken to protect sensitive receptors, adequately remediate the Site, and move the Site towards closure.

- **Scope of Work:** Please bid the scope of work as provided in the RFB. Consultants are welcome to propose or suggest a change in the SOW; however the consultant should bid the SOW as presented in the RFB and provide any suggested modification to the SOW and provide the cost difference (+ or -) separately in the proposal.
- **Safety Measures:** Each consultant should determine the level of safety measures needed to appropriately complete the milestones. Specifically, if a consultant feels it is appropriate and necessary to complete activities such as hole clearing activities, the cost should be included in their proposal and costs. More importantly, if a consultant includes the cost to complete safety activities, they should specify it in their proposal and discuss why it is appropriate and necessary and indicate which methods will be utilized and to what extent. As discussed in the RFB, cost is not the only factor when evaluating proposals and other factors are taken into consideration during the review process, including appropriate safety measures.
- **Waste Disposal: All IDW waste** (soil/rock cuttings as well as all liquids) should be disposed of per the instructions included in the “General SOW Requirements” section of the RFB. Bidders will be responsible for arranging any offsite waste disposal (if required) and including costs in their bid response to cover the disposal of all potential waste related to the milestones included in the SOW. Containerized soil and groundwater may be temporarily stored on site, but should be removed from the Site in a timely manner. In an effort to eliminate or minimize the need for change orders on a fixed price contract, please include costs to dispose of all anticipated volumes of waste in your bid response. PAUSTIF will not entertain any assumptions on the contract with regards to a volume of waste (i.e. Project costs assume that no more than 1,000 gallons of groundwater will require disposal after the completion of the pump test). Bidders will be responsible for including costs in their bid response to cover the disposal of all potential waste related to the milestones included in the SOW. Please estimate the volume of waste using your professional opinion, experience, and the data provided. Invoices submitted to cover additional costs on waste generated as part of activities included under the fixed price contract for this Site will not be paid.
- **Off-site Access Issues:** The current consultant as well as the PADEP have repeatedly attempted to obtain access from off-site property owners. All attempts to date have been unsuccessful. As such, the PADEP case manager has encouraged the completion of remediation at the Site taking into consideration the current catalog of data rather than continuing to wait for access to be granted. Bid responses should not propose additional off-site activities or remediation.

The following Milestones are to be included in bid responses:

**Milestone A – Supplemental Site Characterization Activities and Reporting.** 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 Standard Bid Cost Spreadsheet. 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.

Bidders may use this opportunity to: 1) confirm any elements of the site characterization completed by a previous consultant; 2) address any perceived data gaps in the existing site characterization work; 3) assist in the evaluation and determination of remedial technologies and system design; 4) assist with refining the cleanup timeframe estimate and/or other reasons related to validating the bidder's remedial approach and design.

**Milestone B – Pilot Testing.** Bidders shall prepare a conceptual remedial action plan including the conceptual design of a remedial system in their response to this RFB. It is industry practice to perform a pilot test or remedial feasibility test and provide the results of this testing in the RAP. The purpose of the pilot test is to:

- Confirm that the proposed technology is technically feasible
- Confirm that the proposed technology is cost-effective
- Confirm that the proposed technology will provide a timely closure
- Determine design criteria

The bidder shall provide a detailed description of the proposed pilot testing including rationale, the use of existing or installation of new data monitoring/collection points, proposed equipment to be used, and the data that is proposed to be collected. Additionally, the bidder shall specify up to five basic, objective criteria that would be evaluated to determine whether the remedial action proposed in the bid response document is feasible. The criteria shall be listed with an upper and lower limit that will define the range of acceptable results. These criteria must be tightly-controlled measurements or calculations that could be independently measured or verified by others during the pilot test.

**Pilot Study “Off-Ramp” / Changed Condition.** The selected consultant and the Solicitor are protected from being obligated to move forward with a remedial action under Milestone E if the Milestone E proposed remedial approach is not optimal or is expected to fail based on new site characterization or pilot study data from Milestone B. While the selected bidder will be under no obligation to cancel the eventual Fixed-Price Remediation Agreement if the site characterization or pilot test results are outside the criteria or range specified in the bidder’s RFB Solicitation response, the following conditions will apply:

1. With advanced Solicitor and USTIF approval, the selected bidder may elect to modify the Milestone E remediation plan and continue with the project at no additional cost; that is, for the same total fixed price found in the RFB Solicitation response, based on the remaining fixed description and price for the remaining tasks.
2. If the Solicitor or USTIF choose not to approve the selected bidder’s revised plan adjusting to the new Milestone B data, the Remediation Agreement for the project will terminate.
3. Or if the selected bidder adequately demonstrates the site conditions revealed by Milestone B activities are significant and could not have reasonably been expected prior to conducting the Milestone B activities, the selected bidder may elect to not proceed and withdraw from / terminate the Remediation Agreement for the project.

Bidders shall, therefore, specify within their bids the critical criteria (if any) that will be used by Solicitor and the selected bidder to evaluate the significance of data obtained through Milestone B activities. These critical criteria shall be used to assess if the new data change the feasibility of the Milestone E proposed remedial approach. As such, and as applicable, bids shall list an upper and lower limit for each critical criterion that will define the range of acceptable results (i.e., feasibility study or pilot testing results) relevant to the proposed Milestone E 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 Agreement (Attachment 3) will contain a provision allowing modification of the Milestone E remediation plan at no additional cost or cancellation of the Agreement should test results (i.e., the data obtained during the implementation of Milestone B) not meet certain bidder-defined criteria bounds (ranges). Each bidder, therefore, shall explicitly specify any and all critical criteria and their associated acceptable ranges for key design elements on which the Milestone E proposed remedy depends (i.e., the critical criteria and quantified ranges of values that will make the proposed conceptual remedial action plan technically feasible, cost-effective, and timely).

For example, bids shall include language like, “For our Milestone E 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 B testing must show:

1. A hydraulic conductivity greater than X;
2. A pumping rate exceeding XX gpm at the end of YY hours of vacuum enhanced pumping;
3. The capacity to generate a soil vapor extraction vacuum of at least Y in the native soil while not exceeding a soil flow rate of Z; and
4. Iron and manganese hardness within groundwater at or below XX milligrams per liter (mg/L).”

End of example bid language. Actual bid language, if any, and the associated critical criteria will vary by bidder. Please note that the Changed Condition criteria only applies to data from the Milestone B activities. Should it eventually be found once the Milestone D proposed remedial solution is implemented that the site, in fact, does exceed the critical criteria ranges, this will not constitute a Changed Condition since the selected bidder was given the opportunity under Milestone B to finish establishing site conditions.

The critical criteria identified in each bid and their associated acceptable range of 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.

The selected consultant will prepare a Pilot Test Report and submit it to the Solicitor with a copy to both the PAUSTIF (or its designated representative) and Technical Contact. The Pilot Test Report shall show that the pilot test was conducted according to their bid and shall constitute a documentation for payment on Milestone B regardless of the result. If the results of the pilot testing show that the proposed remedial action is feasible based on the specified criteria and ranges, the selected consultant shall move forward on the project. However, if the results of the pilot testing show that the proposed remedial action is not feasible based on the specified criteria, either the selected consultant or the Solicitor may elect to cancel the Remediation Agreement (See Provisions in Exhibit A of the Draft Remediation Agreement provided as Attachment 1). This stage of the project is referred to as the “Pilot Test Off-Ramp” and is intended to protect the selected consultant and the Solicitor from continuing with a remediation plan that is expected to be far from optimal or expected to fail. The selected bidder is under no obligation to cancel the contract if the pilot test results are outside the criteria or range specified in the RFB Solicitation response, and may proceed with a system designed to remediate the site using the criteria defined in the pilot test even if that system varies from that which was proposed in the RFB solicitation if the Solicitor agrees and elects not to cancel contract.

If either party elects to cancel the contract, the USTIF will have complete discretion with regard to the use of the information in the Pilot Test Report. The USTIF may use it as the basis for rebidding the project or may provide to one or more of the previously unsuccessful bidders and request revised RFB solicitations. However, it will be specified that any use that a third party makes of the Pilot Test Report will be at the sole risk of the Third Party.

**Milestone C – Quarterly Groundwater Monitoring, Sampling, and Reporting Before Remediation Implementation.** For this milestone, the total number of groundwater monitoring and sampling events that will be needed will be based on the schedule proposed by the consultant. Specifically, consultants should include costs to complete quarterly groundwater sampling activities completed prior to the implementation of the remedial strategy. Please note that USTIF will only pay the selected firm for the actual number of events conducted (i.e. if a firm includes the costs to complete two (2) events, but only one (1) event is conducted; then the firm will only be paid for the one (1) event completed). The selected consultant should be prepared to conduct the first groundwater sampling event at the Site approximately two (2) weeks after the execution of the contract. Following the completion of each quarterly groundwater sampling event, the selected consultant should prepare a summary progress report for submittal to the PADEP.

Each event should include the following:

- Collect water level readings from each of the monitoring wells using an interface probe capable of distinguishing water and/or the presence or absence of product to the nearest 0.01 feet.
- Record the depth to water readings from the monitoring wells and then use the data to determine water level elevations such that groundwater flow direction can be confirmed.
- Groundwater sampling activities should be conducted in accordance with generally accepted practices as outlined in the final version of the PADEP Groundwater Monitoring Guidance Manual.
- Prior to the collection of groundwater samples, the water column in each of the monitoring wells should be purged by either the removal of approximately three (3) volumes of the water column or via low flow sampling method. The PADEP

case manager has indicated that he would prefer (but not require) low flow sampling.

- Sampling equipment should be decontaminated prior to sample collection in accordance with generally accepted industry practices.
- Following purging activities, groundwater samples should be collected as quickly as practical from each of the wells into laboratory supplied bottleware.
- Samples should be properly handled under chain of custody documentation protocol and kept cold from sample collection until the samples are relinquished to the accredited laboratory.
- Groundwater samples collected during each of the events will be sent to an accredited laboratory to be tested for the required constituents of concern in accordance with Pennsylvania's Storage Tank Regulation procedures and cleanup standard criteria as specified in Pennsylvania's Act 2. Specifically, each sample will be analyzed for BTEX, MTBE, naphthalene, cumene, 1,2,4-TMB and 1,3,5-TMB.
- In addition to the samples collected from the monitoring wells, one (1) duplicate sample and one (1) equipment blank sample will be collected and submitted per day of sampling.
- The laboratory to be utilized should be identified in the bid package. Upon receipt of the results, the consultant should forward a copy of the analytical data to the solicitor and PAUSTIF (or its designated representative).
- The quarterly progress reports should detail the observations documented during the event, summarize the analytical results, map the groundwater flow direction for the Site, provide iso-concentration maps for compounds exceeding the SWHS, provide hydro-graphs, discuss the interim remediation efforts (if any), and provide additional scheduling details for upcoming events. A draft of the progress report should be provided to the Solicitor for review and approval prior to submittal to the PADEP. Once the report is approved by the Solicitor, the report can be finalized and submitted to the PADEP.

- **All IDW waste** should be disposed of per the instructions included in the “General SOW Requirements” and “Site Specific Milestones” section of the RFB.

**Milestone D – Preparation of a Remedial Action Plan (RAP).** Following the completion of the activities proposed in Milestone A, Milestone B and Milestone C, the selected consultant will prepare a RAP for the Site. The information gathered during the aforementioned milestones should be incorporated into a comprehensive RAP that will be submitted to the PADEP and will facilitate the objective to complete regulatory requirements governing the RAP and gain PADEP approval for the report. Specifically, the report should summarize the results of the recent investigations, the findings of the previous investigations, a comprehensive Site history, sensitive receptor information, risk assessment, geologic data, results and analysis of the aquifer testing, discussion on the completed remediation efforts, summary of the predictive modeling efforts completed, and a series of summary tables, appendices, and figures illustrating the information provided in the report.

The RAP should present a clear discussion to the PADEP as to what testing has been completed, the results (lab and fields) collected, and a structured argument as to why the selected remedial design is appropriate and applicable for this Site. The RAP should also reference the feasibility testing results as well as provide the design and specifications of the remedial strategy to be implemented at the Site. Specifically, the selected consultant should include tables, figures, and attachments that detail the proposed remediation specifics, equipment specifications, operation parameters, and any applicable drawings or figures (i.e. P&IDs, remediation equipment and treatment point location figures, etc.) in the RAP. The RAP should clearly identify the parameters to be tested and the methodology that will be incorporated to determine when active remediation is completed. Please note that the PADEP case manager has requested that a near final design of the remediation strategy proposed be included in the RAP. In addition, the RAP should clearly define the anticipated Site Specific Standards and/or Statewide Health Standards selected for the project. The aforementioned standards should be supported in the RAP by pathway elimination and/or risk assessment, as required by the applicable regulations and guidelines.

The Report will be completed following the guidelines specified in Pennsylvania Code, Title 25, Chapter 245 and the Land Recycling Program (Act 2) Technical Guidance Manual with regards to a Remedial Action Plan. The report will be appropriately signed and sealed by a Professional Geologist and a Professional Engineer registered in the Commonwealth of Pennsylvania.

The draft RAP and all AutoCAD maps / plans included in the report (e.g., site plan / base map, groundwater elevation maps, dissolved plume maps, soil contaminant distribution maps, etc.) and appendices (e.g., boring logs, tables, waste disposal documentation, aquifer testing and analysis, transducer survey results and analysis, and sensitive receptor information) shall be submitted electronically (in Adobe PDF format) and in hard copy to the Solicitor, PAUSTIF and

the Technical Contact for review / comment prior to finalizing the RAP. Once the selected consultant has addressed comments on the draft, the selected consultant shall finalize and issue the report to the PADEP. The draft report is to be submitted no later than the date specified in the schedule presented by the selected bidder.

**Milestone E – Remedial Design, Installation and Implementation.** For this milestone, bidders should include all necessary activities and costs associated with the design, purchase, installation, and startup of the remedial strategy. This milestone would cover all activities and costs related to the implementation of the strategy as described in the selected consultant's approved RAP including the quarterly groundwater sampling events and quarterly remedial progress reports to be completed during the implementation of the remedial strategy. The quarterly sampling and reporting portion of the project will be handled under Milestone F. Bid responses should note the following:

- Bid responses should describe in great detail how the strategy has been designed and how it will be implemented.
- Bid responses should clearly discuss the reasons as to why the selected strategy is applicable to this site.
- Bid responses should clearly note how the milestone payments will be specifically broken out for the remedial strategy, the anticipated completion date, and the documentation to be submitted as proof of payment by providing a specific milestone schedule in the bid response that details the strategy proposed in the bid response.
- Where applicable, the bid response should provide specifics on all equipment and vendors to be utilized.
- Where applicable, the bid response should provide Process and Instrumentation Diagrams and Cut Sheets.
- The Solicitor and PAUSTIF will be provided the opportunity to inspect and confirm the remediation strategy has been implemented as per the RAP.
- Where applicable, the bid response should describe what permits are anticipated and include all associated costs in this milestone.
- Bid response should describe with detail how progress of the remedial strategy will be monitored and how/when adjustments may be made. Bid response should provide specific parameters to be monitored and data values.

- Bid responses should provide a specific proposed remediation timeline and expected results with a discussion as to how the proposed timeline was calculated.
- Bid responses need to provide a clear discussion referencing specific data and available information that supports that the proposed remedial strategy will remediate the contaminants to the selected standards in the proposed timeframe.
- Bid responses need to clearly define both intermediate and end remedial strategy goals that will be used as a guideline to determine if the proposed strategy is successfully remediating the site. The end goals would be used to determine when remediation will be considered complete and successful.
- Quarterly groundwater sampling events proposed to be completed during the implementation of the remedial strategy should be included in Milestone E and conducted in a manner consistent with Milestone C.
- Following the completion of each quarterly groundwater sampling event, the selected consultant should prepare a Remedial Action Progress Report (RAPR) for submittal to the PADEP. The RAPR should detail the observations documented during the event, summarize the analytical results, provide applicable summary maps and tables, provide iso-concentration maps for compounds exceeding the SWHS, provide hydro-graphs, discuss/detail the remediation efforts, and provide additional scheduling details for upcoming events. A draft of the progress report should be provided to the Solicitor for review and approval prior to submittal to the PADEP. Once the report is approved by the Solicitor, the report can be finalized and submitted to the PADEP.
- Please note that PAUSTIF will only pay the selected firm for the actual number of events conducted (i.e. if a firm includes the costs to complete two (2) events, but only one (1) event is conducted; then the firm will only be paid for the one (1) event completed).

**Milestone F – Demonstration of Groundwater Attainment.** For this milestone, bidders should include all necessary activities and costs associated with the completion of a groundwater monitoring and sampling attainment program. Bid responses should clearly detail the approach proposed (i.e. wells, quarters, etc.) to complete the PADEP’s attainment monitoring requirements. Costs for each quarterly event in Milestone F should include the costs to prepare and submit quarterly RAPRs as well. The groundwater monitoring, sampling and reporting efforts completed as part of the demonstration of attainment should be done in a manner consistent with Milestone C.

**Milestone G – Demonstration of Soil Attainment.** For this milestone, bidders should include all necessary activities and costs associated with the completion of a soil boring program for systematic random soil sampling that will demonstrate attainment with the selected soil standards for all COCs. Bid responses must describe in detail how the soil boring program will be completed and reference relevant data and historic investigations. Specifically, each bid

response should discuss the soil sampling depth interval, the interpreted depth to the saturation zone, an illustration of the sampling grid location and extent, and how the aforementioned parameters were selected. The soil investigation should take into consideration the following:

- The locations and depths of the soil samples shall be determined using PADEP's systematic random sampling procedures.
- If a consultant feels it is appropriate and necessary to complete hole-clearing activities before advancing the borings, the cost should be included in their proposal and costs. If a consultant includes the cost to complete hole-clearing, they should state it in their proposal and discuss why it is appropriate and necessary. As discussed in the RFB, cost is not the only factor when evaluating proposals and other factors are taken into consideration during the review process, including appropriate safety measures.
- Soil samples shall be collected using Encore Samplers (or equivalent) and field-preserved in laboratory-provided glassware with the appropriate preservatives (e.g., methanol or sodium bisulfate) provided by the laboratory in general accordance with USEPA Method 5035 and the PADEP guidance.
- In addition, one (1) duplicate sample and one (1) equipment blank sample will be collected and submitted per day of sampling.
- Samples should be properly handled under chain of custody documentation protocol and kept cold from sample collection until the samples are relinquished to the accredited laboratory.
- Soil samples shall be analyzed for benzene, toluene, ethylbenzene, total xylenes, MTBE, naphthalene, cumene, 1,3,5-trimethylbenzene, and 1,2,4-trimethylbenzene using laboratory EPA method 8260B in accordance with Pennsylvania's Storage Tank Regulation procedures and cleanup standard criteria as specified in Pennsylvania's Act 2.
- The laboratory to be utilized should be identified in the bid package. Upon receipt of the results, the consultant should forward a copy of the analytical data to the Solicitor and PAUSTIF (or its designated representative).
- Compile the field findings and laboratory data into a summary table and comprehensive soil boring logs.

**Milestone H – Soil Gas Sampling.** For this milestone, bidders should include all necessary activities and costs associated with the installation of three (3) soil gas sampling points and collection of two (2) rounds of samples. Please note that PAUSTIF will only pay the selected firm for the actual number of events conducted (i.e. if a firm includes the costs to complete two (2) events, but only one (1) event is conducted; then the firm will only be paid for the one (1) event completed). The selected consultant should be prepared to conduct the second soil gas sampling event at the Site approximately six (6) weeks after the first event. As part of the soil gas investigation, the selected consultant should consider the following:

- The location of the soil gas sampling points should be submitted to the Technical Contact and solicitor for approval prior to advancement.
- The vapor intrusion investigation should be completed in a manner consistent with the Land Recycling Technical Guidance Manual – Section IV.A.4 Vapor Intrusion Into Buildings from Groundwater and Soil under the Act 2 Statewide Health Standards, Document 253-0330-100, dated January 24, 2004.
- Soil gas samples should be collected in laboratory provided Summa canisters equipped with laboratory calibrated flow regulators and analyzed for the PADEP Constituents list for unleaded gasoline via TO-15.
- The laboratory to be utilized should be identified in the bid package. Upon receipt of the results, the consultant should forward a copy of the analytical data to the solicitor and PAUSTIF (or its designated representative).

**Milestone I – Preparation of Remedial Action Completion Report.** Prepare and submit a RACR for the PADEP approval that will appropriately present an evaluation of current Site conditions and present significant conclusions and request closure and a release from liability from the PADEP for all COCs. The information gathered during the activities completed as part of Milestone A through Milestone H should be incorporated into a comprehensive RACR that will be submitted to the PADEP and will facilitate the objective to complete regulatory requirements governing the RACR and gain PADEP approval for the report. Specifically, the report should summarize the results of the recent investigations, the findings of the previous investigations, a comprehensive Site history, sensitive receptor information, geologic data, results and analysis of historical aquifer testing, discussion on the completed remediation efforts, summary of the predictive modeling efforts completed, risk assessments, and a series of summary tables, appendices, and figures illustrating the information provided in the report.

The Report will be completed following the guidelines specified in Pennsylvania Code, Title 25, Chapter 245 and the Land Recycling Program (Act 2) Technical Guidance Manual for a Remedial Action Completion Report. The RACR shall be sealed by a Professional Geologist registered in the State of Pennsylvania. A draft RACR shall be submitted electronically (in Adobe PDF format) and in hard copy to Solicitor and Technical Contact for review / comment

prior to finalizing the RACR. Once the selected consultant has addressed comments on the draft, the selected consultant shall finalize and issue the report to the PADEP. The report submission is to be submitted no later than the date specified in the schedule presented by the selected consultant. All AutoCAD maps / plans included in the report (e.g., site plan / base map, groundwater elevation maps, dissolved plume maps, soil contaminant distribution maps, etc.) and appendices (e.g., boring logs, tables, disposal documentation, fate and transport modeling, risk assessment and sensitive receptor information) shall also be submitted electronically and in hard copy to Solicitor and Technical Contact for review / comment prior to finalizing it.

**Milestone J – Finalizing / Filing of EC(s).** Under this task, the bidder shall describe and provide a fixed-price bid for finalizing and filing the EC(s) associated with the PAUSTIF eligible release. The fixed-price shall include all reasonable and necessary activities and required fees to finalize and file the EC(s) for the subject property and neighboring properties, if applicable, with the local court house and other required entities. The successful bidder will be responsible for coordinating this work with the impacted property owner(s) and their legal counsel(s). Legal fees are not to be included in bid costs. PAUSTIF reimbursement of Client and/or third party legal fees will be considered outside of the executed Remediation Agreement.

The fixed price cost for this task shall also include the work necessary in petitioning PADEP for any relevant EC waivers.

**Milestone K – Site Restoration / Well Abandonment.** Following confirmation that cessation of the remedial strategy is appropriate, any remaining equipment should be removed, and the site restored to as close a condition as possible prior to the remediation efforts. The selected consultant will abandon all of the monitoring wells in accordance with Pennsylvania Act 610 and the Groundwater Monitoring Guidance Manual dated February 29, 1996. Upon completion, a well abandonment report will be prepared and submitted to the DCNR on behalf of the claimant. Bidders should specify in the bid packages how the wells will be abandoned and the site restoration activities included in the specified costs.

#### **Additional Information**

In order to facilitate PAUSTIF's review and reimbursement of invoices submitted under this claim, the Solicitor requires that project costs be invoiced by the milestone tasks identified in the bid. The standard practice of tracking total cumulative costs by milestone will also be required to facilitate invoice review. Actual milestone payments will occur only after successful and documented completion of the work defined for each milestone. The selected consultant will perform only those tasks/milestones that are necessary to reach the Objective identified in this

RFB. Selected consultant will not perform, invoice, or be reimbursed for any unnecessary work completed under a Milestone.

Any “new conditions”, as defined in Attachment 1, arising during the execution of the SOW for any of the milestones may result in termination of or amendments to the Remediation Agreement. All necessary modifications to the executed Remediation Agreement will require the prior written approval of the Solicitor and the PAUSTIF. PADEP approval may also be required.

## **List of Attachments**

1. Remediation Agreement
2. Bid Cost Spreadsheet
3. Site Information/Historic Documents
  - a. Phase II Environmental Assessment/Site Characterization Report (Phase II) dated June 4, 2003
  - b. Site Characterization Report dated October 27, 2006
  - c. PADEP correspondence dated January 10, 2007
  - d. PADEP Storage System Report Form/Narrative Information dated August 11, 2008
  - e. SCR/RAP was completed for the Site and dated February 2011
  - f. PADEP correspondence dated August 26, 2011
  - g. PADEP letter to off-site property owner dated March 14, 2012
  - h. RAPR dated July 19, 2013