

COMPETITIVE FIXED-PRICE BID SOLICITATION

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

SHEETZ STORE #31
380 PHILADELPHIA STREET
INDIANA
INDIANA COUNTY, PENNSYLVANIA 15701

PADEP FACILITY ID #32-34720
PAUSTIF CLAIM #2010-0015(M)

May 6, 2011

This Request for Bid (RFB) Solicitation has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF or "Fund") on behalf of the Claimant, Sheetz, Inc. who hereafter is referred to as "Client" or "Solicitor". In general, this RFB references a scope of work (SOW) for performing groundwater attainment, preparing a Remedial Action Completion Report (RACR), and site closure activities at a Sheetz retail fuel sales / convenience store facility located at 380 Philadelphia Street in Indiana, Indiana County, PA.

The Solicitor has elected to pursue Site environmental closure under Pennsylvania's storage tank regulations based on demonstrating attainment of the Pennsylvania Department of Environmental Protection (PADEP) Act 2 used aquifer Statewide Health Standard (SHS) Medium-Specific Concentrations (MSCs) for groundwater in a residential setting, and Site Specific Standard (SSS) via exposure evaluation and elimination for soils. Implementation of the RFB SOW is expected to yield data sufficient to achieve site closure and a relief of liability under PADEP Act 2 regulations. The SOW (Tasks 1 through 5 described below) will be embodied in both a Fixed Price Agreement (see Attachment 1) and in the Solicitor's standard Master Services Agreement (see Attachment 2). In other words, **the selected bidder will need to execute both contract documents** with the Solicitor.

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

SOW Tasks

- Task 1. Groundwater Monitoring Well Installation
- Task 2. Groundwater Attainment Demonstration
- Task 3. Fate & Transport Modeling
- Task 4. Draft and Final Remedial Action Completion Report (RACR) Preparation
- Task 5. Site Closure / Restoration Activities

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

Should your company elect to respond to this RFB Solicitation, **one hard copy of the signed bid package must be provided directly to the Funds' third-party administrator, ICF International (ICFI),**

at the address and to the attention of the person identified in Section 1 below. In addition to this one hard copy submittal, **one electronic copy (one PDF file) of the complete bid response must be submitted to ICFI on a compact disk (CD)** to be included with the hard copy bid response. The outside of the shipping package containing the bid response **must be clearly marked and labeled with "Bid – Claim #2010-0015(M)."**

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

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

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

1. ICFI, SOLICITOR, AND TECHNICAL CONTACT INFORMATION

ICF International	Solicitor	Technical Contact
Mr. Gerald Hawk ICF International 4000 Vine Street Middletown, PA 17057	Mr. Dave Dodson Sheetz, Inc. 5700 6 th Avenue Altoona, PA 16602-1111	Mr. Joseph Ozog, Jr., P.G. Excalibur Group, LLC 91 Park Avenue Windber, PA 15963 joeozog@excaliburgrrpllc.com

Please note that **there is a single point of contact regarding this RFB Solicitation.** All questions regarding this RFB Solicitation and the site conditions must be directed in **written form only** to the **Technical Contact** and must be received no later than five (5) calendar days prior to the due date for the bid response. To help ensure that all bidders are basing their bids on the same information, bidders must neither contact nor discuss this RFB Solicitation with the Solicitors, PAUSTIF, or ICFI unless agreed to in writing by the Technical Contact. This RFB Solicitation may be discussed with subcontractors and vendors to the extent required for preparing the bid response. If a bidder has specific questions it wishes to discuss with the PADEP, these questions should be provided to the Technical Contact who will forward them to the PADEP recognizing that the PADEP is not under any obligation and may elect not to reply to any questions it receives.

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

proprietary by the Solicitor and the Technical Contact, the bidder will be given the option of withdrawing its question(s) before it is answered and a response distributed to all bidders.

2. GENERAL SITE BACKGROUND AND DESCRIPTION

The Claimant's consultant, Chambers Environmental Group, Inc. (CEG) completed a Site Characterization Report, dated July 2010 and Remedial Action Plan, dated September 2010. Both reports have been reviewed and approved by PADEP in letters dated December 20, 2010. In order to achieve attainment of the SHS for groundwater and SSS via pathway elimination for soils, CEG recommends the following activities in the PADEP approved RAP – 1) performing soil vapor sampling; 2) additional subsurface soil investigation to delineate on-site soil impacts; and 3) initiation of groundwater attainment monitoring. CEG has installed two soil vapor monitoring points and performed additional soil boring / sampling activities to delineate soil impacts at the site.¹ CEG has scheduled the two soil vapor sampling events to be performed during the 1st quarter of 2011. These soil vapor sampling activities and results will be provided to the winning bidder of this RFB solicitation once it becomes available.² CEG has also initiated the groundwater attainment monitoring at the site with the first attainment event completed in December 2010, and will be performing the 2nd and 3rd attainment monitoring events during the 1st and 2nd quarters of 2011.

In the 4th quarter 2010 RAPR, CEG posed two questions to PADEP requesting written confirmation for - 1) whether impacts to site soils are fully delineated? And 2) whether an additional groundwater monitoring well is necessary in the vicinity of the western excavation area or if current well network is sufficient? During PADEP's review of this RFB, they requested that a groundwater monitoring well be installed in the vicinity of the western excavation area. This work is included as Task 1 in Section 3 of this RFB. PADEP did not provide any comment on Question 1 above; however, if at some point PADEP would require additional soil delineation activities, such work would be handled outside the Fixed-Price Agreement that is the subject of this RFB. For the purposes of this RFB, bidders shall assume that the soil delineation is complete.

Bidders should refer to the accompanying electronic files for a more detail description of the background information on this site (see Attachment 3 for a list of these documents).³ Bidders should carefully consider what information, analyses, and interpretations contained in Attachment 3 can be used in performing the SOW outlined in this RFB.

3. SCOPE OF WORK OBJECTIVES

This Solicitor seeks competitive, fixed-price bids to complete the five (5) tasks outlined below. **To be deemed responsive, each bid must respond in detail to each of the SOW tasks**, including describing the bidder's understanding of the conceptual site model and how that model relates to the bidder's proposed approach to executing the SOW. In other words, bidders shall respond to the SOW as stated herein to enable as much of an “apples-to-apples” comparison of the bids as possible. Recommendations for changes to the SOW should be discussed and quantified separately. **Failure to bid the SOW as is may result in a bid being considered non-responsive.**

¹ Locations of the soil vapor monitoring points and details / findings of the additional soil investigation can be found in CEG's 4th Quarter 2010 Remedial Action Progress Report (Attachment 3 of this RFB).

² Bidders should assume, for costing purposes of this RFB, that the soil vapor data will not exceed standards. If the soil vapor data suggests an expanded vapor intrusion assessment, and additional investigation work is required to address this exposure pathway, such work will be considered an out-of-scope task under the Fixed-Price Agreement, which will require Solicitor and PAUSTIF approval of a work plan and cost estimate before beginning the work.

³ The best scanned-in version of each document available to the Technical Contact has been provided.

Once the contract is signed, any modification to the selected consultant's SOW for Tasks 1 through 5 will require prior written approval by the Solicitor **and PAUSTIF** through its third-party administrator, and may require PADEP pre-approval.

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

The project schedule must specify no less than two (2) weeks for the Solicitor and PAUSTIF to review and comment on the draft RACR (Task 4) before it is finalized and submitted to the PADEP for its review and comment. Task 5 would be performed following PADEP review and approval of the RACR (Task 4). Therefore, the bid shall also include time to address any PADEP comments received on the RACR.

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

- Complete necessary, reasonable, and appropriate project planning and management activities until the SOW specified in the executed contract has been completed. Such activities would be expected to include client communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location, etc.). Project planning and management activities will also include preparing and implementing plans for Health and Safety, Waste Management, Field Sampling/Analysis, and/or other plans that may be required by regulations or that may be necessary and appropriate to complete the SOW. Project management costs shall be included in the fixed-price quoted for Tasks 1 through 5, as appropriate.
- Be responsible for coordinating, managing and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and derivative wastes generated during the implementation of this SOW in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor upon request. Waste disposal costs shall be included in the fixed-price quoted for Tasks 1 through 5, as appropriate.
- Be responsible for providing the Solicitor with adequate advance notice prior to each visit to the property. The purpose of this notification is to coordinate with the Solicitor to ensure that appropriate areas of the property are accessible. Return visits to the site prompted by a failure to make the necessary logistical arrangements in advance will **not** constitute a change in the selected consultant's SOW or total project cost for Tasks 1 through 5.
- Be responsible for keeping all wells in good condition, with each well properly sealed and locked in-between each monitoring/sampling event. The selected consultant is responsible for repairing any seals or locks that become defective during the period of this contract at its expense; however, should a well become damaged or destroyed through no fault of the contractor, the Solicitor may request that the selected consultant repair or replace the well as an amendment to this SOW subject to the rate schedule provided in the selected consultant's bid response. Any request for Fund reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.

Task 1 – Groundwater Monitoring Well Installation. Under this task, bidders shall provide a firm fixed-price cost for installing one shallow overburden groundwater monitoring well on the subject property. The proposed location for this monitoring well is in the northwestern portion of the site, in the area of the West Excavation as shown on Figure 1. Each bidder shall depict the proposed well location on a drawing, taking into consideration the bidder's own interpretation of historical data and the property conditions in this area of the site. If a bidder believes the well should be placed elsewhere, the bidder shall identify the alternative location and provide rationale. The objectives for installing the overburden well at the Site is to establish the current status of the dissolved-phase contaminants in the overburden groundwater at the source area.⁴

The boring for the proposed shallow monitoring well shall be advanced to intersect the shallow water-bearing zone intercepted by the existing on-property monitoring wells. This interval is expected to be present at depths between ~4 to 6.5 feet below grade based on the existing water level data. For cost estimating purposes, bidders shall assume that the shallow well boring will attain a depth of 14 feet below grade, although the total depth is likely to vary based on actual field conditions encountered. In the event that more or less drilling footage is required, bidders shall provide unit costs per foot inclusive of borehole advancement, logging, screening, and well installation.

Bidders shall assume the monitoring well boring be advanced using standard hollow stem auger / continuous split-spoon sampling. Continuous soil samples shall be screened in the field with a photoionization detector (PID), and examined / described for lithology, groundwater occurrence, and potential staining / odor indicative of hydrocarbon contamination. The bid shall assume no soil samples will be collected from the monitoring well borehole for laboratory analysis. However, should field screening and/or visual or olfactory observations suggest petroleum impacts to soil at this monitoring well location, bidders shall quote a unit cost for sample collection and laboratory analysis as an option. If any soil samples are collected for laboratory analysis, these samples shall be analyzed for the **post-March 2008 PADEP** short list of unleaded gasoline parameters, (including 1,2,4- and 1,3,5-trimethylbenzenes).

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

Annulus materials shall consist of a filter-pack of silica sand extending to a height of approximately one to two feet above the top of the screen section overlain by a minimum 2.0 feet of hydrated bentonite pellets as a well seal. The remaining annulus shall be filled with a cement / bentonite slurry to within approximately one-foot below grade. Considering the suggested location of the monitoring well, 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 bid and the bidder's fixed-price cost shall account for: (i) identifying subsurface utilities and other buried features of concern including, but not necessarily limited to, contacting PA One Call and clearing each borehole location to a minimum depth of 5 feet using either a hand auger or vacuum excavation; (ii) well development activities; (iii) management of investigation-derived wastes; and (iv) professional

⁴ Should additional wells be needed to accomplish horizontal delineation of the dissolved-phase plume, demonstrate attainment, or for other purposes, such work will be considered an out-of-scope task under the Fixed-Price Agreement, which will require Solicitor and PAUSTIF approval of a work plan and cost estimate before beginning the work.

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, etc.) shall be documented in a quarterly Remedial Action Progress Report (RAPR). Bidders shall manage groundwater generated by the well development activities in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives.

Task 2 – Groundwater Attainment Demonstration. The Claimant's consultant has initiated groundwater attainment sampling by performing the first of these attainment events in the 4th quarter of 2010.⁵ The Claimant will also retain the services of the existing consultant to complete the 2nd and 3rd groundwater attainment events which will be performed during the first and second quarters of 2011, and the reporting of these events will be made available to the winning bidder of this RFB solicitation.

Therefore, under this task, since three of the eight quarters of groundwater attainment will have been completed, bidders shall provide a firm fixed-price to complete five quarters of groundwater monitoring and sampling events.^{6,7} Each groundwater monitoring and sampling event shall include the four existing monitoring wells⁸ and the new monitoring to be installed (Task 1). The conduct and results of each event shall be documented in quarterly Remedial Action Progress Reports (RAPRs).

During each quarterly groundwater monitoring and sampling event, the depth to groundwater shall be gauged in the four existing monitoring wells and the new well to be installed (Task 1), prior to purging any of the wells for sampling. Groundwater level measurements obtained from the monitoring wells shall be converted to groundwater elevations for assessing groundwater flow direction and hydraulic gradient.

Each of the monitoring wells designated for sample collection shall be purged and sampled in accordance with the PADEP Groundwater Monitoring Guidance Manual and standard industry practices. Any well exhibiting a measurable thickness of SPH shall not be purged and sampled.⁹ Bidders shall manage equipment decontamination fluids and groundwater generated by the well purging and sampling activities in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives.

Groundwater samples collected during the sampling event shall be analyzed for the post-March 2008 PADEP short-list of unleaded gasoline parameters 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 RAPRs describing the sampling methods and results will be provided to the PADEP on a quarterly basis and within 30 days of the receipt of analytical results for each quarter. At a minimum, each RAPR

⁵ As documented in the 4th Quarter 2010 Remedial Action Progress Report, dated February 2011, provided in Attachment 3.

⁶ Bidders shall include language in the bid that if groundwater data in the POC wells has been either non-detect or below SHS for the first four consecutive quarters of groundwater attainment, the PADEP will be petitioned to approve a reduction in the number of groundwater attainment sampling events. The successful bidder will only be reimbursed for quarterly sampling / reporting work actually completed.

⁷ If the sampling data does not allow for attainment of the selected standards, and additional groundwater monitoring / sampling events are required beyond the 8 consecutive attainment events, bidders shall provide a unit cost per monitoring / sampling event. The unit cost shall include all field activities, analytical, and reporting.

⁸ See the documents provide in Attachment 3 for the existing well locations.

⁹ No SPL has been observed in any of the existing monitoring wells.

¹⁰ Each bidder's approach to implementing Task 2 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 and disposal methods, and other key assumptions affecting the bid price.

shall contain the following: a) A narrative description of the sampling procedures and results; b) tabulated data from current quarterly and all historical data; c) maps depicting groundwater flow directions and groundwater analytical data; d) discussion of the data to offer an updated assessment as to whether these data are consistent with a stable, shrinking, or expanding plume; and e) shall be sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania.

Task 3 – Contaminant Fate-and-Transport Modeling. After the additional groundwater monitoring well has been installed and sampled, and if the new well contains detectable concentrations of one or more dissolved-phase constituents above respective PADEP SHS, a quantitative contaminant fate-and-transport model shall be developed to calibrate to current conditions and predict future contaminant distribution. **Note: This task shall not be completed if the detected concentrations of the dissolved-phase constituents do not exceed SHS-MSCs.** The successful bidder will only be paid for tasks / milestones actually required and completed.

Prior to implementing this task, the selected consultant shall contact the PADEP project officer for his/her input on the type of modeling to be performed. Use of the PADEP New Quick Domenico model may be appropriate for this site because groundwater appears to be present in the unconsolidated natural soils. Therefore, for cost comparison purposes, bidders shall assume that the PADEP will allow the use of New Quick Domenico for the modeling effort. Should the PADEP subsequently disagree, this new requirement will constitute a “new condition” under the Fixed-Price Agreement.

Based on the available document record, it appears that no data have been collected concerning the hydraulic properties of the overburden aquifer to date. Therefore, fixed-price cost under this task shall include conducting single well slug testing in accordance to accepted industry standards and reduce / evaluate the data using appropriate methods. For the purpose of its bid, the bidder shall perform slug tests on three monitoring wells, which would include the newly installed well as described in Task 1, and two of the existing four wells. Each bid shall identify the wells to be used for slug testing and provide a description of the proposed slug test procedures and the planned techniques for reducing the data (e.g., Bouwer and Rice slug test solution for determining the hydraulic conductivity of unconfined aquifers with completely or partially penetrating wells [1976]). Documentation of the slug testing methods, results, and conclusions shall be provided in the RACR (Task 4), and the slug testing results shall be utilized in the fate-and-transport modeling described in this task.

The firm fixed-price cost for this task shall also include the development of a calibrated New Quick Domenico contaminant fate-and-transport model utilizing data generated from the slug testing and any relevant historical site characterization data. Each bidder shall describe their approach at developing the fate and transport model. The fixed-price cost shall include documenting the modeling effort in the RACR (Task 4). This documentation shall describe all model input/output, provide a thorough explanation of model construction, justify all input parameters, and include a detailed discussion of the modeling results and conclusions regarding current and predicted future plume stability (or lack thereof).

Environmental data currently available for the site suggest that surface water modeling applications such as SWLOAD5B and PENTOXSD are probably not necessary to assess potential impacts to downgradient surface water. Should additional site characterization data indicate contaminant loading to surface water should be evaluated, such modeling will be subject to the “New Conditions” provision of the Fixed-Price Agreement.

Task 4 – Draft and Final RACR Preparation. Under this task, the bidder will provide a fixed-price cost to prepare a draft and final RACR following the completion of Tasks 1 through 3. Also, under this task, the bidders fixed cost shall include the preparation and recordation of the Environmental Covenant (EC). Each bidder shall describe their approach to preparing the RACR, assessing soil risks, developing appropriate EC(s) and identifying the specific institutional and / or engineering controls anticipated to be included in the EC to address the residual soil impacts above SHS. The project schedule and costs

should allow for one week for Solicitor and PAUSTIF review of the draft EC before submitting the draft EC to PADEP for review and comment, and addressing any PADEP comments before finalizing and incorporation into the RACR.

The RACR shall be prepared in accordance with Section 245.313. At a minimum, the RACR shall discuss the selected closure criteria for the site (SHS for groundwater and SSS for soil), provide proof of groundwater SHS attainment, assess soil risks, provide final EC for soil SSS attainment and proof of recordation of the EC with Indiana County Recorder of Deeds, identify any post-remedial care requirements and request permanent closure for the site for the current release under an Act 2 Relief of Liability (ROL). The project schedule should allow two (2) weeks for Solicitor and PAUSTIF review of the draft RACR before submittal to PADEP. The fixed cost should include addressing any Solicitor and/or PAUSTIF comments on the draft RACR before finalizing and submitting to PADEP in accordance with Section 245.313, and be sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania. The fixed-price cost shall also include addressing any PADEP comments on the RACR.

Task 5 – Site Closure / Restoration Activities. Under this task, the bidder shall describe and provide a fixed-price bid for properly closing the site, including: in-place abandonment of monitoring wells and soil vapor monitoring points consistent with PADEP guidelines; well head removals; and re-vegetation, concrete / asphalt repairs, as necessary. This task shall also include photo-documenting the site restoration work and completion of the well abandonment forms. Copies of these photographs and forms shall be provided for the Solicitor's files.

4. TYPE OF CONTRACT / PRICING

The Solicitor wishes to execute a mutually agreeable, firm, fixed-price, not-to-exceed contract for the SOW addressed by Task 1 through 5. A sample Fixed-Price Agreement is included as Attachment 1.¹¹ The Fund will facilitate negotiations between the Solicitor and the selected consultant towards executing this Fixed-Price Agreement.

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

Each fixed price bid is to clearly identify unit cost basis of the fixed price bid, e.g., rates for labor, other direct costs, and equipment, as well as proposed mark-ups on other direct costs and subcontracted services for all SOW Tasks 1 through 5. The by-task and by-subtask quotes are to be entered into the Cost Tabulation Spreadsheet / Standardized Bid Format included as Table 1 in Attachment 4 to this RFB (Table 1 is provided with the accompanying electronic files). Please note that the total fixed-price bid must include all costs, including those cost items that the bidder may regard as "variable," i.e., these variable cost items will not be handled outside of the Total Fixed Price quoted for the SOW. Finally, please note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions may make the bid response too difficult to evaluate and may result in the bid response being deemed "unresponsive."

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

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

- Milestone A – Groundwater Monitoring Well Installation (Task 1).
- Milestone B1 through B5 – Groundwater Attainment Demonstration (Task 2). Note that the schedule assumes five Milestone B payments.
- Milestone C – Contaminant Fate-And-Transport Modeling (Task 3).
- Milestone D – Draft and Final RACR Preparation (Task 4).
- Milestone E – Site Closure / Restoration Activities (Task 5).

TABLE 2 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE

Estimated Milestone Timing Month After Contract Award	SOW Activities Anticipated / Completed for that Month	Milestone ¹
1	Groundwater Monitoring Well Installation, Groundwater Attainment Demonstration	A, B1
4	Groundwater Attainment Demonstration	B2
7	Groundwater Attainment Demonstration	B3
10	Groundwater Attainment Demonstration	B4
13	Groundwater Attainment Demonstration, Contaminant Fate-And-Transport Modeling	B5, C
16	Draft and Final RACR Preparation	D
20	Site Closure / Restoration Activities	E

1. Each bidder should modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 5 to reflect its proposed task schedule.

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

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

5. ADDITIONAL BID PACKAGE REQUIREMENTS

Each submitted bid response must include the following:

- A reasonable demonstration that the bidder (i) understands the objectives of the project, (ii) offers a reasonable approach for achieving those objectives efficiently, and (iii) has reviewed the existing site information provided in or attached to this RFB Solicitation Package.

- Provide an answer to the following questions regarding the bidder's qualifications and experience:
 - How many Chapter 245/250 sites has your company closed (i.e., obtained a written Release of Liability under Act 2 document from PADEP) in Pennsylvania (*do not include UST removals / closures*)?
 - How many Chapter 245/250 sites has your company or the proposed PA-licensed Professional Geologist (P.G.) and Professional Engineer (P.E.) closed (i.e., obtained a Release of Liability from PADEP) under either the SHS and/or the Site Specific Standard? (*do not include UST removals / closures*) [NOTE: The Solicitor requires the work described herein to be completed under the responsible care and directly supervised by a P.G. and P.E. consistent with applicable regulations and licensing standards.]
 - Whether there were or were not circumstances consistent with the cancellation provision of a signed contractual agreement, and has your firm ever terminated work under a fixed-price or pay-for-performance contract before attaining all of the project objectives and milestones? If yes, please list and explain the circumstances of each such occurrence.
- A complete firm fixed-price cost bid for Tasks 1 through 5 by completing the bid cost tabulation spreadsheet provided in Attachment 4 (included among the accompanying electronic files) following the SOW task structure specified herein.
- A description and discussion of all level-of-effort and costing assumptions.
- Indicate whether the bidder accepts the proposed contract / terms and conditions (see Attachment 1) or has provided a list of requested changes to the Fixed-Price Agreement.
- Provide a statement of applicable / pertinent qualifications, including the qualifications of any proposed subcontractors (relevant project descriptions are encouraged).
- Identify the proposed project team and provide resumes for the key project staff, including the proposed Professional Geologist and Professional Engineer of Record who will be responsible for endorsing work products prepared for PADEP review and approval.
- Provide a task-by-task description of the proposed technical approach. **If this task-by-task description fails to address a specific requirement of this RFB, it will be assumed that the bidder has accepted all the requirements specified herein by task.**
- Identify and sufficiently describe subcontractor involvement by task (if any).
- Provide a detailed schedule complete with specific by-month dates for completing the proposed SOW (Tasks 1 through 5), inclusive of reasonable assumptions regarding the timing and duration of client, PAUSTIF, and PADEP reviews needed to complete the SOW. Details on such items as proposed meetings and work product submittals shall also be reflected in the schedule of activities.
- Describe your approach to working with the PADEP from project inception to site closure. Describe how the PADEP would be involved proactively in the resolution of technical issues and how the PADEP case team will be kept informed as to project status.
- Describe how the Solicitor and ICFI / PAUSTIF will be kept informed as to project progress and developments and how the Solicitors will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW addressed by Tasks 1 through 5.

6. MANDATORY PRE-BID RESPONSE

On **Monday, May 23, 2011**, the Technical Contact will conduct a **mandatory pre-bid site tour** for a limited number of participants per firm at this property starting at **10AM**. Please inform the Technical Contact at least two (2) business days in advance of this date as to the number of participants attending from your firm. Again, **any firm that does not attend this mandatory pre-bid site tour will not be eligible to submit a bid response.** Due to limited parking at this Sheetz facility, bidders are asked to use adjoining streets and the Rite Aid parking lot north of site across Philadelphia Street.

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

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

ATTACHMENT 1

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.)

*Request for Bid
PAUSTIF #2010-0015(M)
Sheetz Store #31
Indiana, PA
May 4, 2011*

ATTACHMENT 2

Sheetz MSA

ATTACHMENT 3

<u>Filename:</u>	<u>Document:</u>
Sheetz 31_RFB_Fig 1_Well Location.pdf	Figure 1 – PADEP Specified Monitoring Well Location
Sheetz 31_SCR & RAP_PADEP Approval Ltrs.pdf	July 2010 SCR PADEP Approval Letter, dated December 20, 2010 September 2010 RAP PADEP Approval Letter, dated December 20, 2010
Sheetz 31_4 th Qtr 2010 RAPR.pdf	4 th Quarter 2010 RAPR, dated February 2011

ATTACHMENT 4

Cost Tabulation Spreadsheet / Standardized Bid Format