

Request for Bid

**Fixed-Price Defined Scope of Work
For Additional Site Characterization**

Solicitor

Stephanie Fanfera

Blair's Auto, Inc.

**110 Millstone Court
Royersford, PA 19468**

PADEP Facility ID #: 15-42616 PAUSTIF Claim #: 20130002(I)

Date of Issuance

October 3, 2018

Table of Contents

Calendar of Events	1
Contact Information.....	2
Requirements.....	3
Mandatory Pre-Bid Site Meeting.....	3
Submission of Bids.....	3
Bid Requirements.....	4
Bid Review and Evaluation	8
General Site Background and Description	10
Scope of Work (SOW).....	14
Objective.....	14
Constituents of Concern (COCs).....	14
General SOW Requirements.....	14
Site-Specific Guidelines	16
Additional Information.....	27
List of Attachments	28

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 is the former owner/operator of the Site. PAUSTIF has determined that the claim reported by the Solicitor is eligible for coverage from the PAUSTIF subject to the applicable statutes and regulations. Reimbursement of Solicitor approved reasonable and necessary costs, not to exceed the claim aggregate limit, 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 <https://ustif.pa.gov>.

Calendar of Events

Activity	Date and Time
Notification of Intent to Attend Site Visit	October 19, 2018 by 5 p.m.
Mandatory Pre-Bid Site Visit	October 25, 2018 at 11 a.m.
Deadline to Submit Questions	November 9, 2018 by 5 p.m.
Bid Due Date and Time	November 16, 2018 by 3 p.m.

Contact Information

Technical Contact
<p>Lawrence F. Roach, P.G. Groundwater Sciences Corporation 2601 Market Place Street, Suite 30 Harrisburg, PA 17110</p>

All questions regarding this RFB and the subject Site conditions must be directed via email 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 “**Blair’s Auto, 20130002(I) – RFB QUESTION**”. Bidders must neither contact nor discuss this RFB with the Solicitor, PAUSTIF, the Pennsylvania Department of Environmental Protection (PADEP), or 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 conduct a Site tour for one (1) participant per bidding company. The Technical Contact will collect questions and respond via email. All questions and answers will be provided via email to all attendees. 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 Blair's Auto, 20130002(I) – SITE MEETING ATTENDANCE NOTIFICATION**". The name and contact information of the company participant should be included in the body of the email. Notification of intent to attend is appreciated; however, it is not required. Attendance at the Pre-Bid Site Meeting is mandatory.

Submission of Bids

To be considered for selection, **one (1) hard copy of the signed bid package and one (1) electronic copy (one (1) 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, 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 # 20130002(I)".** 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 Pre-Bid Site Meeting of an extended due date. The hour for submission of bids shall remain the same. Submitted bid responses are subject to the 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 RFB. 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 (1) 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 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. The technical score for bids will be based solely on those tasks represented as milestones included in the Bid Cost Spreadsheet and the total bid cost. Any optional bidder-defined tasks, milestones, or cost adders that are not requested as part of this RFB will not be considered by the Bid Evaluation Committee in the technical review and technical score for the bid.

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 unless the RFB requests costing alternatives for specific items or services. 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.

The RFB is requesting a total fixed-price bid (unless the RFB requests costing alternatives for specific items or services). PAUSTIF will not agree to assumptions (in bids or the selected bidders executed Remediation Agreement) referencing a level of effort and/or hours. Costs provided in your bid should be developed using your professional opinion, experience, and the data provided. PAUSTIF will not reimburse costs for additional hours to complete activities included as part of the base bid/contract price.

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. Bids should include enough original language conveying bidder’s thought such that the understanding of site conditions, closure approach (if applicable), and approach to addressing the scope of work can be evaluated. Since bidders are not prequalified, the bid response must provide the Bid Evaluation Committee and Solicitor enough information to complete a thorough review of the bid and bidder.

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 10.
 - 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 date of each of the tasks/milestones specified in the Scope of Work, and indicate the timing of all proposed key milestone activities (e.g., within 30 days of the contract being executed).
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”.
11. The name and contact information of the person who is to be contacted in the event the bid is selected by the Solicitor and/or a Right to Know request is received by PAUSTIF.

Bid Review and Evaluation

1. Bid Review and Scoring

Bidders' submissions that are administratively qualified (attend the mandatory pre-bid site meeting, submission of the bid by the designated due date and time) will be evaluated.

Technical Scoring

Bids are evaluated for technical viability before cost is considered. Bids that have technical scores that fall within 75% of the highest technical score will advance to cost scoring. Bids with technical scores below 75% of the highest technical score are eliminated from further consideration.

Numerical values will be assigned for defined SOW bids for two categories:

- Understanding the problem and demonstrating knowledge of how to perform the work
- Qualifications and Experience

Numerical values will be assigned to three categories in those cases where there is a bid-to-result request:

- Understanding of the problem
- Technical and Regulatory Approach to Remediation
- Qualifications and Experience

Cost Scoring

Cost scores are determined by a cost formula. The bid(s) with the lowest total cost receives the maximum cost points available. The remaining bids are scored by applying the following cost formula: $(1 - ((B - A) / A)) \times C = D$

A = the lowest bid cost

B = the bidder's cost being scored

C = the maximum number of cost points available

D = bidder's cost score (points)

If a bid cost is equal to, or greater than, twice the amount of the lowest bid cost, the formula calculation will result in a negative number and the bid will be assigned zero cost points.

2. Evaluation of Bids

A committee comprised of at least two members of the USTIF staff, two members of ICF staff, and the TPR who assisted in developing the bid package will score all bids that are administratively qualified based on the above criteria. USTIF recognizes that several bids may be acceptable and receive similar numerical scores. At the conclusion of the scoring process, the claimant will receive those bids whose numerical scores place them in the category of meeting Reasonable and Necessary criteria and acceptable for USTIF funding. The claimant may select any of the consulting firms that submitted a qualified bid package to implement the tasks described in the bid; however, USTIF will only provide funding up to the highest fixed price of those bids determined to be Reasonable and Necessary for USTIF funding.

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:

**Former Blair's Auto
3575 Schuylkill Road
Spring City, PA, 19745
Spring City Borough, Chester County**

Site Description and Operation History

The Former Blair's Auto facility (the "Site") is located at the intersection of Heckel Avenue and Schuylkill Road in a residential and commercial mixed use area within Spring City Borough, Chester County. A Site Location Map is presented as Figure 1 in Attachment 3a. The Site is currently operated by Swedeworks Automotive, LLC, an automobile sales and service facility that specializes in the sales and service of Volvo branded automobiles. The Site property consists of one parcel of land, approximately $\frac{3}{4}$ of an acre in size, with one building and one former gasoline dispensing canopy located between the Site building and Schuylkill Road. The Site building is a 3-story "L" shaped structure situated in the central portion of the Site property.

The Site property slopes from the southwest to the northeast, allowing the western portion of the basement to be below grade while the eastern portion of the basement is at-grade. The basement, with two overhead garage doors along its eastern end, is used for automotive servicing. The first floor, with an office area in the northern portion and an automotive service area with three garage bays and three overhead doors in the southern portion, is used for automotive sales and service. Two residential apartments are located on the second floor. Used motor oil and heating oil above ground storage tanks are located behind the facility. The Site is mostly paved with small grassy and treed areas to the southern and eastern sides of the property. The Site is serviced by public water and sewer systems. Communication and electrical services are provided via overhead utility wires.

In 1983, the Site operated as a Gulf Oil Company service station. In 1986 the site was purchased by Blair and Stephanie Fanfera (Ms. Fanfera is the current property owner). In 1987, the service station's brand was switched to Amoco, and then to Texaco in 1988.

Since 1983, at least nine known registered underground storage tanks (USTs) have been in operation at Site. The table below provides a summary of nine registered USTs.

Tank #	Size - Gallons	Construction	Contents	Year Installed	Year Removed	Comments
001	4,000	Fiberglass	Unleaded gas	1983	2012	
002	4,000	Fiberglass	Unleaded gas	1983	2012	
003	4,000	Fiberglass	Unleaded gas	1983	2012	
004	4,000	Fiberglass	Unleaded gas	1983	2012	
005	4,000	Fiberglass	Unleaded gas	1983	2012	
006	10,000	Steel	Diesel Fuel	Unknown	1997	
007	4,000	Steel	Kerosene	Unknown	1997	
008	2,000	Steel	#2 Heating Oil	Unknown	2013	Reportedly removed at an earlier date, discovered/removed in 2013
009	10,000	Steel	Diesel Fuel	1998	2012	Installed in area of tank 006

PAUSTIF Claim 20130002(I) was filed for a release of unleaded gasoline discovered during the closure by removal of tanks 001 through 005 (unleaded gasoline USTs) and tank 009 (diesel fuel UST) in December 2012. During the December 2012 UST closure, water was encountered in the open excavation at a depth of approximately 11.5 feet below grade (fbg). UST closure sampling included dispenser soil samples, product piping soil samples, sidewall soil samples, and water samples from the open excavation. Samples related to the diesel fuel UST system were analyzed for the substances listed on the PADEP's shortlist of diesel fuel parameters, while samples related to the gasoline UST systems were analyzed for the substances listed on the PADEP's shortlist of unleaded gasoline parameters. Concentrations of benzene and methyl tert-butyl ether (MTBE) were reported in both water samples collected from the open excavation above the PADEP's Residential Used-Aquifer (RUA) State-wide Health Standard (SHS) Medium Specific Concentrations (MSCs).

During the installation of groundwater monitoring wells at the Site (as part of characterizing the release discovered during the UST closure in 2012), Tank 008 was discovered. Tank 008, which was thought to have previously closed by removal, was excavated and removed in 2013. During the removal of Tank 008, three soil samples were collected and analyzed for the substances listed on the PADEP's shortlist of #2 heating oil parameters. Concentrations of all analyzed substances were less than the PADEP's RUA SHS MSCs.

A figure showing the approximate former location of tanks 001 through 006, 008, and 009 is included as Figure 2 in Attachment 3a. The locations of the 2012 and 2013 UST closure samples are shown on Figure 3 in Attachment 3a.

There are currently no known USTs at the Site.

Surrounding Land Use

The second floor of the Site building contains two residential apartments. The surrounding land use consists of mixed commercial and residential properties. As shown on Figure 2 in Attachment 3a, the Site is bordered to the north by Heckel Avenue and to the west by Schuylkill Road (State Route 724). Beyond Heckel Avenue to the north is a retail commercial property. Beyond the commercial property to the north is a mobile home community. To the northwest of the Site, beyond Schuylkill Road, is a commercial property (US Supply Company). Residential properties are located directly west of the Site beyond Schuylkill Road. The Site is bordered to the east and southeast by a motel and residential properties.

Physiography, Topography, and Regional Geology/Hydrogeology

Published literature of the bedrock in the area indicates that it belongs to the Triassic aged Brunswick Formation (reddish-brown shale, siltstone and sandstone). The closest surface water body to the Site is a small tributary to the Schuylkill River located approximately 1,000 feet north of the property. The property slopes northeast toward the tributary.

Nature of Confirmed Release and Subsequent Corrective Action Activities

As stated above, the five, 4,000-gallon single-wall fiberglass unleaded gas USTs (Tanks 001 through 005) and the 10,000-gallon steel diesel fuel UST (Tank 009) were closed by removal in December 2012. During the UST closure, concentrations of benzene and MTBE were reported in the water samples collected from the open excavation above RUA SHS MSCs.

The Site owner hired Coventry Environmental Associates (CEA) who initiated site characterization activities. Between June 2013 and July of 2014, CEA installed eleven groundwater monitoring wells (MW-1 through MW-11) at the Site using air rotary and hollow stem auger drilling methods. The monitoring wells, most of which are completed in shale, were installed to depths ranging from 25 to 35 fbg. Monitoring wells MW-1 through MW-5 and MW-7 through MW-11 were constructed as four-inch diameter PVC wells while monitoring well MW-6 was constructed as a two-inch diameter PVC well.

During the installation of groundwater monitoring wells in June 2013, a 2,000-gallon former heating oil UST was discovered. The UST, which was identified as tank 008, was subsequently closed by removal. Although the UST was reportedly empty and had several holes, no analyzed substance was present above the RUA SHS MSCs in the three soil samples collected from the open excavation.

In September 2014, CEA submitted a Site Characterization Report (SCR) that was subsequently approved by the PADEP in November 2014. The SCR, which includes well logs, groundwater sampling results, elevation measurements, and slug testing information, is included as Attachment 3b.

In December 2014, a Remedial Action Plan (RAP) was submitted to the PADEP detailing the proposed remedial strategy of installing two injection galleries in the vicinity of the former USTs to inject chemical oxidant (Regenox) monthly, for one year, to “enhance the bioremediation of hydrocarbons/MTBE”. The RAP, which is included as Attachment 3c, was approved by the PADEP in February 2015.

The injection galleries, which consisted of four-inch diameter inoculation wells, were installed to a depth of approximately 15 fbg. The monthly injection of approximately 160 pounds of Regenox and 350 gallons of water was initiated in April 2015 and ceased mid-2017.

Site Geology/Hydrogeology

Based on information obtained during previous environmental characterization activities, competent bedrock at the Site was encountered between 16 and 33 fbg during monitoring well installation. Competent bedrock was encountered in all but two of the monitoring wells (MW-3 and MW-4). The overlying material is described as reddish-brown silty clay and highly weathered shale.

Based on historical groundwater gauging data, the depth-to-groundwater in the monitoring wells ranged from approximately 7.5 to 30 fbg. The general direction of groundwater flow at the Site is to the north-northeast. Slug testing conducted in monitoring wells MW-4, MW-7 and MW-8 resulted in hydraulic conductivity values reportedly ranging from 3.5×10^{-5} to 1×10^{-6} cm/sec.

Current Site Conditions

The most recent Remedial Action Progress Report (RAPR), which presents the results of the First Quarter 2018 groundwater sampling event, is included as Attachment 3d. As shown in the RAPR, concentrations of benzene were above RUA SHS MSCs in MW-3 and MW-9 and concentrations of 1,2,4-trimethylbenzene were above RUA SHS MSCs in monitoring well MW-3 and MW-7. Historically, concentrations of benzene have been above the RUA SHS MSCs in off-site monitoring well MW-8. The concentrations of benzene in MW-8 appear to fluctuate with groundwater elevations. Analyses of plume stability and contaminant fate and transport are problematic because of gaps in groundwater sampling and elevation measurements.

Scope of Work (SOW)

This RFB seeks competitive bids from qualified contractors to perform the activities in the SOW specified herein. The PADEP was provided an opportunity to review the RFB and had no comments.

Objective

The objective of this RFB is to execute the defined SOW that will gather additional soil quality data, groundwater quality data, and other subsurface information necessary to evaluate site conditions that will allow for the submission of Supplemental Site Characterization Report.

Following the completion of the SOW specified in this RFB, the remaining corrective action activities necessary for the Solicitor to obtain relief from liability will either be competitively bid or the consultant selected for this RFB may be invited to continue work under a fixed-price contract. The remedial goal for the Site at the time this RFB was published is the Residential State-wide Health Standard for soil and groundwater.

Constituents of Concern (COCs)

The COCs for this Site are the substances identified on the unleaded gasoline parameter short list provided in the PADEP's December 15, 2012 Technical Document (technical Guidance Number 263-4500-601) *Closure Requirements for Underground Storage Tank Systems*. Specifically, the COCs are benzene, toluene, ethylbenzene, xylenes (total), cumene (isopropylbenzene), MTBE, naphthalene, 1,2,4-trimethylbenzene, and 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 and Spill 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:¹

- 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 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. All investigation derived wastes shall be handled and disposed per PADEP's Regional Office guidance. It is the selected consultant's responsibility to conform with current PADEP Regional Office guidance requirements in the region where the Site is located.
- 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.

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

Site-Specific Guidelines

As part of this RFB, the selected bidder shall consider the following site-specific guidelines:

Scheduling

- The selected bidder shall provide a schedule for which each milestone is expected to be completed (i.e., within 30 days from the execution of the Remediation Agreement).
- The selected bidder shall provide a 72-hour notification of all pending on-site work to the Solicitor so that the Solicitor can notify any tenant or occupant of the property so that the tenant or occupant can make the necessary arrangements to allow the selected bidder access to the Site.

Responsibility

- Upon execution of the Remediation Agreement, the selected bidder shall become the consultant of record for the Site and the Solicitor. It shall be expected that the selected bidder will represent the interest of the Solicitor and ICF/PAUSTIF during the execution of all aspects of the project associated with this RFB.

Milestones Requiring Approval Prior to Initiation

- The SOW contained within this RFB includes optional milestones that may not be reasonable and necessary to perform based on information gathered by the selected bidder upon completion of base scope of work milestones. For this reason, the selected bidder shall be required to obtain approval from the Solicitor and PAUSTIF prior to initiating any of the Optional Milestones (listed below) and any sub-milestone to the Optional Milestones. The Optional Milestones are:
 - Optional Milestone I – Sub-Slab Soil Gas Sampling
 - Optional Milestone J – Supplemental Soil Sampling
 - Optional Milestone K – Supplemental Groundwater Sampling
 - Optional Milestone L – Supplemental Groundwater Monitoring Well Installation and Development
 - Optional Milestone M – Monitoring Well Repairs
 - Optional Milestone N – Preparation of Remedial Action Progress Report
 - Optional Milestone O – Off-Site Access

BASE SCOPE OF WORK MILESTONES

Milestone A: Professional Land Survey

All bidders are required to provide in Attachment 2 the cost to conduct a professional land survey of the Site. The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling.

The survey shall be conducted by a Pennsylvania-licensed land surveyor. The survey shall include all principal Site features (including but not limited to: buildings, curbs, manholes, utility poles, and public utility valves) and the Site's property lines and rights of way.

Milestone B: Geophysical Survey and Engineering Evaluation of Underground Utilities

All bidders are required to provide in Attachment 2 the cost to perform a geophysical survey of the Site and an evaluation of the underground utilities beneath the Site by a Professional Engineer licensed in the Commonwealth. The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling.

The geophysical survey and underground utility evaluation shall be conducted prior to intrusive characterization activities describe within this SOW.

The purpose of the geophysical survey is to attempt to identify and locate the historic UST excavations, potential unknown USTs, conveyance lines, and other underground utilities and features so that they can proceed in a safe and effective manner and allow for the investigation of possible contaminant migratory pathways. It is anticipated that at least electromagnetic and ground-penetrating radar technologies would be employed.

The engineering evaluation should include (but not be limited to) the construction and depth of storm sewers, sanitary sewers, water lines, and natural gas lines beneath the Site property. The survey should extend to a distance of 50 feet beyond the property in public rights of way in all directions. The evaluation should include any on-site laterals to these utilities which may have served or currently serve as preferential migration pathways for petroleum impacted water, potential separate phase liquid, and/or vapor. This evaluation should include a review of available municipal and authority plans of the utilities beneath Heckel Avenue and Schuylkill Road and incorporate the geophysical survey.

Milestone C: Soil Boring Installation and Sampling

All bidders are required to provide in Attachment 2 the cost to perform a soil investigation at the Site. The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling.

The purpose of the soil investigation is to characterize the lateral and vertical extent of petroleum impacts to soil (if petroleum impacts are identified in soil). Eight soil borings (SB-1 through SB-8) are proposed to characterize soil conditions at the Site. The approximate locations of the eight soil borings (SB-1 through SB-8) are shown on Figure 4 in Attachment 3a.

As shown on Figure 4 in Attachment 3a, soil borings SB-1 through SB-5 are to be located in the vicinity of the five former unleaded gasoline USTs and soil borings SB-6, SB-7, and SB-8 are to be located in the vicinity of the former diesel fuel UST. The selected bidder shall exercise professional judgement and refer to the results of the geophysical survey and any other utility mark out procedures (i.e., engineering evaluation of underground utilities, PA One Call, etc.) and the professional land survey prior to advancing the soil borings to 1) avoid subsurface utilities, 2) ensure the soil borings are on the Site property, and 3) validate the location of the soil borings relative to the former USTs. In the event that any of the prescribed soil boring locations are to be modified significantly, the selected bidder shall notify the Solicitor and PAUSTIF with justification to do so before proceeding.

The soil borings shall be drilled to the top of bedrock using hollow stem auger methods. For the purpose of this RFB, all bidders shall assume that competent bedrock is located at 30 fbg. Soil samples shall be collected from split spoons advanced ahead of the augers. Soil samples should be screened at two-foot intervals with a photoionization detector (PID) (using headspace measurements).

Continuous geological logs shall be prepared by a Professional Geologist licensed in the Commonwealth for each boring using a standard and consistent classification system procedure (Modified Burmister or USCS).

The selected bidder shall collect one soil sample from one discrete depth within each four-foot interval that exhibits the highest PID response, beginning with the 10 – 14 fbg interval in each boring. If the PID response does not indicate a preferable sampling depth within a four-foot interval, then the selected bidder shall select the depth to be sampled using their professional judgement. All bidders shall assume that 40 soil samples will be collected as part of this milestone. If the depth to bedrock in a soil boring is shallower or deeper than the assumed 30 feet, and as a result more or less than 40 soil samples are collected, then the reimbursement for Milestone C will be adjusted by the per-foot soil boring cost and soil sample analysis cost provided in Attachment 2 for Optional Milestone J.

If gross soil contamination is observed and it is obvious based on field data/information that it will not be delineated by the work associated with Milestone C, the selected bidder may delineate the soil impacts with additional borings and soil samples while on-site.

The additional borings and soil samples would be reimbursed via Optional Milestone J and shall require the approval of the Solicitor and PAUSTIF before proceeding.

The soil samples shall be collected in laboratory-provided containers and analyzed by EPA Method 8260B for the substances listed in the COC section of this RFB.

Milestone D: Groundwater Monitoring Well Installation, Survey, and Development

All bidders shall provide in Attachment 2 all reasonable and necessary costs to install, develop and survey three groundwater monitoring wells. All bidders shall also provide in Attachment 2 all reasonable and necessary costs to redevelop the existing eleven groundwater monitoring wells. The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling.

The three new groundwater monitoring wells (MW-12, MW-13, and MW-14) shall be installed by the selected bidder in soil borings SB-2, SB-4, and SB-7 (Figure 4 in Attachment 3a). The selected bidder shall refer to the results of the geophysical survey and other utility mark out procedures (i.e., engineering evaluation of underground utilities, PA One Call, etc.) and the professional land survey prior to drilling the soil groundwater monitoring wells to avoid subsurface utilities and ensure the monitoring wells are located on the Site property. If any of the prescribed groundwater monitoring well locations are to be modified significantly or the well construction details vary from the assumptions presented below, then the selected bidder shall notify the Solicitor and PAUSTIF with a technical justification to do so before proceeding.

Each well shall be installed to the top of bedrock and constructed of two-inch PVC materials with the screened interval straddling the water table. For the purposes of this RFB, each bidder shall assume that each groundwater monitoring well will be completed to a total depth of 30 fbg and constructed with 20 feet of screen and 10 feet of riser. Well logs shall be prepared by a Professional Geologist using the same soil classification system procedure used in Milestone C. All groundwater monitoring wells shall be completed at the surface with a securable manhole, set in concrete flush with the ground surface. A locking, pressure fit, watertight cap shall be used to prevent the infiltration of surface runoff and rainwater and to restrict unauthorized access.

The tops of casings of the groundwater monitoring wells shall be vertically and horizontally surveyed by a licensed surveyor to allow for the calculation of groundwater elevations across the Site.

Following the installation of the groundwater monitoring wells, the selected bidder shall develop the three new groundwater monitoring wells (MW-12, MW-13, and MW-14) as well as monitoring wells MW-1 through MW-11) in accordance with generally-accepted

practices as outlined in the PADEP's Groundwater Monitoring Guidance Manual, dated December 1, 2001 (Document #383-3000-01).

All bidders shall provide in Attachment 2 (as part of Optional Milestone L) the per foot cost to drill and construct the groundwater monitoring wells installed as part of this Milestone. If it is reasonable and necessary to drill and construct any of the three planned groundwater monitoring wells installed as part of this milestone to a total depth other than 30 fbg, then the per foot well construction cost will be used to modify the reimbursement for Milestone D.

Milestone E: Hydraulic Conductivity Testing of Monitoring Wells

All bidders are required to provide in Attachment 2 the cost to perform single well hydraulic conductivity tests ("slug tests") on two occasions for the three groundwater monitoring wells installed as part of Milestone D (MW-12, MW-13, and MW-14). The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling.

Each slug test performed on each well shall include both a rising head and falling head test. The performance of the slug testing shall be contingent upon the depth-to-water elevations in wells MW-12, MW-13, and MW-14. One slug test of each of the monitoring wells should be performed at a time when the depth to water is less than 18 fbg and one slug test of each of the monitoring wells should be performed at a time when the depth to water is greater than 20 fbg. The aquifer test data shall be analyzed by a Professional Geologist using standard industry practices and applicable guidance.

Milestones F1 – F8: Quarterly Groundwater Monitoring Well Sampling

All bidders shall provide in Attachment 2, the cost to perform eight quarterly groundwater sampling events at the Site. The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling.

The first quarterly groundwater sampling event shall occur no sooner than 2 weeks following the completion of Milestone D, and within the first available calendar quarter following the completion of Milestone D. The remaining seven quarterly groundwater sampling events shall be performed during successive and consecutive calendar quarters. There shall be at least 6 weeks between sampling events, Each quarterly groundwater sampling event shall include measuring the depths-to-water in each of the groundwater monitoring wells (MW-1 through MW-14) followed by the purging and sampling of each of the monitoring wells.

The groundwater samples shall be collected in laboratory-provided containers and analyzed by EPA Method 8260B for the substances listed in the COC section of this RFB.

If a groundwater sample cannot be obtained from one or more groundwater monitoring wells, the reimbursement for Milestone F will be reduced by the sample analysis cost included in Optional Milestone K.

Milestones G1 – G7: Preparation of Remedial Action Progress Reports

All bidders shall provide in Attachment 2, the cost to prepare seven quarterly Remedial Action Progress Reports (RAPRs). Each RAPR prepared as part of Milestones G1 through G7 shall present the data collected during each of the first seven quarterly groundwater sampling events performed as part of Milestones F1 through F7 (i.e., G1 will present the data collected as part of F1, G2 will present the data collected as part of F2, etc.). The Supplemental Site Characterization Report (Milestone H) shall be prepared following the completion of Milestone F8. Each RAPR shall be prepared in accordance with 25 Pa Code §245.312(c).

Milestone H – Preparation of Supplemental Site Characterization Report

All bidders shall provide in Attachment 2, the cost to prepare a Supplemental Site Characterization Report (SCR). Upon completion of Milestones A through G (and any optional milestones approved by the Solicitor and PAUSTIF), the selected bidder shall prepare the Supplemental SCR in accordance with 25 Pa Code §245.310. The Supplemental SCR must be a stand-alone document (discussed further below). All files used in the preparation of this RFB will be made available to the successful bidder. The selected bidder may include by reference previous data in the bidder-prepared Supplemental SCR. The selected bidder shall prepare the Supplemental SCR in draft form for review and comment by the Solicitor and the PAUSTIF. The selected bidder's schedule shall provide two weeks for this review. The selected bidder shall address all of the comments received by the Solicitor and the PAUSTIF before submission of the Supplemental SCR to the PADEP.

Prior to starting the Supplemental SCR, the selected bidder shall contact the Solicitor to present the characterization data to the Solicitor and discuss all of the remedial standard options for the Site. Following the Solicitor's remedial standard selection, the selected bidder shall prepare the Supplemental SCR that documents and discusses the data obtained and the conclusions drawn from the completion of the work contained within this RFB.

Tables, figures, and other attachments that support the text shall include but not be limited to the following:

- The results of the geophysical survey;
- The results of the underground utility evaluation;
- An evaluation of vapor intrusion;

- A receptor survey for potential future remedial actions that include, but is not limited to:
 1. A review of the PA Groundwater Information System (PAGWIS) records available from the PA Topographic and Geologic Survey website. This task shall include plotting all recorded wells within a ½-mile radius of the Site on a scaled map and including a copy of the database records for the search distance in an appendix to the SCR; and
 2. A review of the Pennsylvania Natural Diversity Inventory (PNDI) to evaluate for the presence of special concern species and resources.
- Comprehensive groundwater elevation data in table form;
- Comprehensive groundwater sampling results in table form;
- Comprehensive soil sampling results in table form;
- Comprehensive soil vapor and/or indoor air and/or sub-slab vapor sampling results in table form (if applicable);
- Scaled figures showing the location of monitoring wells, soil samples, and indoor air and/or vapor samples (if applicable);
- Scaled figures for each round of groundwater elevation data collection showing groundwater elevations, groundwater elevation contours, and inferred direction(s) of groundwater flow;
- Scaled isoconcentration maps for each COC found to be above the RUA SHS MSC for each round of groundwater sampling. Each figure should show COC concentrations in each well and isoconcentration contours;
- Laboratory reports, chains of custody, and field sampling documentation for all media sampled as part of characterization;
- Logs for all soil borings and monitoring wells, including well construction logs;
- If necessary, clearly defined additional investigation work proposed for the characterization of the Site.

OPITIONAL MILESTONES

Optional Milestone I: Sub-Slab Soil Gas Sampling

The purpose of this optional milestone is to allow for the evaluation of vapor intrusion via sub-slab soil gas sampling. The activation of Optional Milestones I1 and I2 will require the prior approval of the Solicitor and PAUSTIF. The costs associated with Optional Milestones I1 and I2 shall include, but not be limited to, mobilization, labor, equipment, subcontractors, and waste handling.

Optional Milestone I1 – All bidders shall provide in Attachment 2 the cost to install two sub-slab soil gas sampling points in the Site building and perform one sub-slab soil gas sampling event. The soil gas sampling points shall be installed through the concrete slab of the Site building at locations determined by the selected bidder based on

professional judgment and in accordance with the PADEP's January 18, 2017 technical guidance document (Land Recycling Program Technical Guidance Manual for Vapor Intrusion into Buildings from Groundwater and Soil under Act 2) (PADEP VI TGM).

All bidders are required to provide in their bid response document a description of how the sub-slab soil gas sampling points would be installed, purged, and sampled. The QA/QC actions associated with the collection of the sub-slab soil gas samples shall also be described (e.g., pre-sampling survey and chemical inventory, leak testing, duplicate samples, ambient air samples, etc.).

The sub-slab soil gas samples shall be analyzed for the substances in the COC Section of this RFB.

Optional Milestone I2 – All bidders shall provide in Attachment 2 the cost to complete an additional comprehensive sub-slab soil gas sampling event that includes the two sub-slab soil gas sampling points installed as part of Optional Milestone I1. The sub-slab soil gas samples collected as part of Optional Milestone I2 shall be collected and analyzed in accordance with the procedures used to collect the samples in Optional Milestone I1.

Optional Milestone J: Supplemental Soil Sampling

The purpose of this optional milestone is to allow for the collection of additional soil data, as deemed necessary, following the completion of Milestone C. The costs included in Attachment 2 shall include, but not be limited to, all mobilizations, subcontractors, labor, equipment, and waste handling. The activation of Optional Milestones J1, J2, J3, and J4 will require the prior approval of the Solicitor and PAUSTIF.

The soil boring described in Optional Milestones J1 and J2 shall be drilled to the top of competent bedrock using hollow stem auger methods. For the purpose of this RFB, all bidders shall assume that competent bedrock is located at 30 fbg. Soil samples shall be collected from split spoons advanced ahead of the augers in four-foot intervals starting at 10 fbg. Soil samples should be screened at two-foot intervals with a PID (using headspace measurements).

Continuous geological logs shall be prepared by Professional Geologist licensed in the Commonwealth for each boring using the same standard and consistent classification system procedure used in Milestone C.

All soil samples shall be collected in laboratory-provided containers and analyzed by EPA Method 8260B for the substances listed in the COC section of this RFB.

Optional Milestone J1 – All bidders shall provide in Attachment 2 the cost to complete one soil boring with the collection and analysis of one soil sample. The costs shall

include, but not be limited to, mobilization, labor, equipment, subcontractors, and waste handling.

Optional Milestone J2 – All bidders shall provide in Attachment 2 the cost to advance an additional soil boring with the collection and analysis of one soil sample as an add-on to Optional Milestone J1 (which accounts for mobilization costs). The costs shall include all subcontractors, labor, equipment, and waste handling.

Optional Milestone J3 – All bidders shall provide in Attachment 2 the cost for the collection and analysis of one soil sample from a soil boring accounted for in Optional Milestones J1 and J2, and Milestone C. The Optional Milestone J3 cost will be used to modify the reimbursement for Optional Milestones J1 and J2 and Milestone C in the event more or less soil samples are collected from these borings.

Optional Milestone J4 – All bidders shall provide in Attachment 2 the cost to advance split spoons two feet in a soil boring accounted for in Optional Milestones J1 and J2 and Milestone C. The Optional Milestone J4 cost will be used to modify the reimbursement for Optional Milestones J1 and J2 and Milestone C in the event these borings are advanced shallower or deeper than the proposed depth of 30 fbg.

Optional Milestone K: Supplemental Groundwater Sampling

The purpose of this optional milestone is to allow for the collection of additional groundwater samples. The activation of Optional Milestones K1 and K2 will require the prior approval of the Solicitor and PAUSTIF.

Optional Milestone K1 – All bidders shall provide in Attachment 2 the cost to complete one comprehensive groundwater sampling event. The sampling event shall include the gauging, purging, and sampling of groundwater monitoring wells MW-1 through MW-14. The costs shall include, but not be limited to, mobilization, labor, equipment, subcontractors, and waste handling.

Optional Milestone K2 – All bidders shall provide in Attachment 2 the cost to purge and collect one groundwater sample from one groundwater monitoring well as an add on to another Milestone or Optional Milestone that includes mobilization and should therefore not include mobilization costs. The costs shall include, but not be limited to, labor, equipment, subcontractors, and waste handling and will be used to modify as necessary the reimbursement for other Milestones and Optional Milestones.

Optional Milestone L: Supplemental Groundwater Monitoring Well Installation, Survey, and Development

The purpose of this optional milestone is to allow for the installation, development, and survey of additional groundwater monitoring wells if deemed necessary. The activation

of Optional Milestone L1, L2, and L3 will require the prior approval of the Solicitor and PAUSTIF.

Optional Milestone L1 – All bidders shall provide in Attachment 2 the cost to install, survey, and develop one groundwater monitoring well in accordance with Milestone D. The costs shall include, but not be limited to, mobilization, labor, equipment, subcontractors, and waste handling.

Optional Milestone L2 – All bidders shall provide in Attachment 2 the cost to install, survey, and develop one additional groundwater monitoring well in accordance with Milestone D as an add-on to Optional Milestone L1 (which accounts for mobilization costs). The costs shall include, but not be limited to, labor, equipment, subcontractors, and waste handling.

Optional Milestone L3 – All bidders shall provide in Attachment 2 the per foot cost to drill and construct the groundwater monitoring wells specified in Optional Milestones L1 and L2 and Milestone D. The Optional Milestone L3 cost will be used to modify the reimbursement for Optional Milestones L1 and L2 and Milestone D in the event these wells are drilled and constructed shallower or deeper than the proposed depth of 30 fbg.

Optional Milestone M: Monitoring Well Repairs

The purpose of this optional milestone is to allow for minor and major monitoring well surface completion repairs.

All bidders are required to provide in Attachment 2, the cost to repair (Optional Milestone M1) and replace (Optional Milestones M2 and M3) one monitoring well surface completion. The activation of Milestones M1, M2, and M3 will require the prior approval of the Solicitor and PAUSTIF.

Optional Milestone M1 – All bidders shall provide in Attachment 2 the cost to perform one minor repair to one existing groundwater monitoring well surface completion. The minor repair shall include the costs associated with replacing the manhole lid bolts, manhole lid o-ring, lockable monitoring well “J” plug, and lock. All bidders shall assume that Optional Milestone M1 can be completed as part of another milestone that incorporates mobilization costs. Costs for Optional Milestone M1 shall include, but not be limited to, labor, equipment, subcontractors, and waste handling.

Optional Milestone M2 – All bidders shall provide in Attachment 2 the cost to perform one major repair to one existing groundwater monitoring well surface completion. The major repair shall include the costs associated to remove, dispose of, and replace the concrete pad and manhole, and the replacement of the “J” plug and lock. All bidders shall assume that Optional Milestone M2 shall be performed as a stand-alone optional

milestone; therefore the costs shall include, but not be limited to, mobilization, labor, equipment, subcontractors, and waste handling.

Optional Milestone M3 – All bidders shall provide in Attachment 2 the cost to perform one major repair to one existing groundwater monitoring well surface completion as an add-on to Optional Milestone M2 (which already accounts for mobilization costs). The major repair shall include the costs associated to remove, dispose of, and replace the concrete pad and manhole and the replacement of the “J” plug and lock. Costs for Optional Milestone M3 shall include, but not be limited to, labor, equipment, subcontractors, and waste handling.

Optional Milestone N: Preparation of Remedial Action Progress Report

The purpose of this optional milestone is to allow for the preparation and submission of a RAPR to convey data associated with quarterly groundwater sampling events performed outside of the base scope of work milestones to the PADEP. The activation of Optional Milestone N will require the prior approval of the Solicitor and PAUSTIF.

All bidders shall provide in Attachment 2 the cost to prepare and submit to the PADEP a RAPR. Each RAPR shall be prepared in accordance with 25 Pa Code §245.312.

Optional Milestone O: Off-Site Access

The purpose of this optional milestone is to allow for access to one or more off-site properties for the delineation of soil and/or groundwater contamination. The activation of Optional Milestone O will require the prior approval of the Solicitor and PAUSTIF.

All bidders shall provide in Attachment 2 the cost to secure a formal access agreement to one property located in the immediate vicinity of the Site. For the purpose of this RFB, all bidders shall assume that the subject property owner(s) will execute an access agreement for the purpose of installation groundwater monitoring wells and/or soil borings.

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 identified in the executed Remediation Agreement. 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. Modifications to the executed Remediation Agreement will require the written approval of the Solicitor and the PAUSTIF (for funding consideration). PADEP approval may also be required.

List of Attachments

1. Remediation Agreement
2. Bid Cost Spreadsheet
3. Site Information/Historic Documents
 - a. Figure 1 – Site Location Map
Figure 2 – Site Map
Figure 3 – UST Closure Sampling Map
Figure 4 – Proposed Soil Boring and Monitoring Well Location Map
 - b. Site Characterization Report, Coventry Environmental Assoc., September 2014
 - c. Remedial Action Plan, Coventry Environmental Assoc., December 2014
 - d. First Quarter 2018 Remedial Action Progress Report, Coventry Environmental Assoc., April 2018