

# COMPETITIVE FIXED-PRICE BID SOLICITATION

## SCR / RAP UPDATE & IMPLEMENTATION / CLOSURE VIA SITE-SPECIFIC STANDARDS

**BUGGY'S AUTO BODY  
3321 MILLER'S RUN ROAD (PA ROUTE 50), WASHINGTON COUNTY  
CECIL, PENNSYLVANIA 15321**

**PADEP FACILITY ID #63-12705  
PAUSTIF CLAIM #2004-0274(S)**

*September 15, 2011*

The Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF or the "Fund") has issued this Request for Bid (RFB) Solicitation on behalf of the Claimant, Mr. Ronald Abruzzi, who hereafter is referred to as the Client or Solicitor. In general, this RFB references a scope of work (SOW) for the preparation and submittal of an update report to an existing Site Characterization and Remedial Action Plan (SCR / RAP); subsequent implementation of the SCR/RAP (as updated); preparation and submittal of a Remedial Action Completion Report (RACR) for closure via site-specific standards (SSS); and Site restoration / closure activities. This work shall be conducted relative to a site known as the Buggy's Auto Body, which is located at 3321 Miller's Run Road (PA Route 50) in Cecil, Washington County, Pennsylvania (Site). The Solicitor is the owner of the Buggy's Auto Body and the property associated therewith.

At this time, the Solicitor is electing to pursue an Act 2 closure based on SSS established through a combination of pathway elimination and risk-based numerical standards for both soil and groundwater. The implementation of the SOW specified herein is designed to establish and implement an effective solution that will lead to a timely and cost-effective Site closure consistent with the Solicitor's selected cleanup goals and to obtain a release of liability pursuant to Pennsylvania Department of Environmental Protection (PADEP) Act 2 regulations. The Solicitor requests a written approach, schedule, and firm fixed-price bid to complete the tasks specified below, which are to be completed in accordance with all applicable PADEP rules, regulations, and guidance.

The SOW (Tasks 1 through 8) will be embodied in a Fixed-Price Agreement (see Attachment 2) executed by the Solicitor and the selected consultant. Although not a party to the Agreement, the Fund will reimburse 100 percent of the reasonable, necessary, and appropriate costs associated with the Milestone Payment Schedule specified in Section 4 below and as incorporated into the signed Agreement. The SOW tasks consist of the following:

- Task 1. Quarterly Groundwater Sampling, Monitoring, and Reporting
- Task 2. Fate-and-Transport Modeling Update
- Task 3. Exposure Evaluation and Risk Assessment
- Task 4. Environmental Covenants
- Task 5. Prepare a Draft and Final Update Report to the SCR / RAP
- Task 6. Prepare a Draft and Final RACR
- Task 7. Site Closure and Restoration Activities
- Task 8. Supplemental Quarterly Groundwater Attainment Monitoring / Reporting (Optional, if necessary)

**Please note that a bidder's response to this RFB Solicitation 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, each bidder is still expected to describe its approach to completing the SOW in full and in detail.

**Should your company elect to respond to this RFB Solicitation, one copy of the signed bid package must be provided directly to the Fund's 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, the complete bid response must be submitted to ICFI electronically (Adobe PDF format) on a compact disk (CD) to be included with the hard copy bid response. *The outside of the bid response package must be clearly marked and labeled with "Bid – Claim #2004-0274(S)."***

Please note that **the bid response (hard copy and digital version) is to be sent to ICFI only.** ICFI will open the bids it receives and provide copies to the Technical Contact, the Solicitor, and PAUSTIF, but will not distribute any portion or element of a bid response to any other party. No bid responses will be opened and released for review until the due date and time elapses.

**The signed bid response (hard copy and electronic copy) sent to ICFI must arrive no later than close of business (5 p.m.) on Friday, November 4, 2011.** Please note that if your bid response is not received by ICFI by this due date and time, it will not be considered, i.e., only those bid responses 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 website ([www.insurance.pa.gov](http://www.insurance.pa.gov)). While the Technical Contact will assist ICFI, PAUSTIF, and the Solicitor in evaluating the bid responses, it is up to the Solicitor to select the bidder from those bid responses deemed acceptable to PAUSTIF as reasonable, necessary, and appropriate. The Technical Contact will also assist the Solicitor in communicating its choice of the successful bidder. Notification of bid award will likely occur within six (6) weeks after receiving the bid responses.

**1. ICFI, SOLICITOR, AND TECHNICAL CONTACT INFORMATION**

<b>ICF International</b>	<b>Solicitor</b>	<b>Technical Contact</b>
Mr. Jerry Hawk ICF International 4000 Vine Street Middletown, PA 17057	Ronald Abruzzi Buggy's Auto Body P.O. Box 362 3321 Miller's Run Road Cecil, PA 15321	Lawrence Martin, P.E. Excalibur Group, LLC 1350 Beverly Road STE 115, PMB 443 McLean, VA 22101 Email: lmartin@excaliburgrpllc.com

**Please note that the Technical Contact is the single point of contact regarding this RFB Solicitation.** All questions regarding this RFB Solicitation and the Site conditions must be directed **in**

**writing** to the Technical Contact only. Bidder questions must be received no later than seven (7) calendar days prior to the due date for the bid response. Bidders must neither contact nor discuss this RFB Solicitation with the Solicitor, PAUSTIF, or ICFI unless approved by the Technical Contact (this RFB Solicitation may be discussed with subcontractors and vendors to the extent required for preparing the bid response). Bidders must also not contact or discuss this RFB Solicitation with PADEP. If a bidder has specific questions for PADEP, please provide these questions to the Technical Contact who will forward them to PADEP; however, PADEP may choose not to reply to any questions it receives.

Please note that unless a bidder successfully demonstrates its question is proprietary in nature, all questions and responses exchanged during and after the pre-bid Site visit will be provided to all bidders on a non-attributable basis. A bidder must specify any questions it regards as proprietary at the time it submits these questions to the Technical Contact. If said question(s) is (are) determined to be non-proprietary by the Solicitor and the Technical Contact, the bidder will be given the option of withdrawing its question(s) before it is answered and a response distributed.

Submitted bid responses are subject to Pennsylvania's Right-to-Know Law.

## **2. SITE BACKGROUND AND DESCRIPTION (Summarized from the May 20, 2009 SCR/RAP)**

Bidders should consult the accompanying electronic files (see Attachment 1) for more background information on this Site.<sup>1</sup> If there is any conflict between the information provided in this RFB and the source documents, the bidder should defer to the source documents.

The Buggy's Auto Body Site is located in Washington County in southwestern Pennsylvania. Site property was reportedly developed as a retail gasoline service station in 1972. The Solicitor purchased the Site property in 1982 and continued retail gasoline sales until December 1998, while automotive service operations continue to the present. Following the termination of gasoline sales, the five associated underground storage tanks (USTs) were emptied, but remained in-place until October 2004 when they were excavated and removed from the Site. Although two of the five tanks removed in 2004 had small corrosion holes, no signs of petroleum contamination were reportedly observed in the soils surrounding these tanks. Petroleum impacted soils were, however, noted below the dispenser pumps. Soils removed from the UST excavations were used as backfill once the tanks were excavated.

The area surrounding the Site contains a mix of commercial and residential properties. The Site is bounded to the north by Route 50 (Miller's Run Road), to the east and south by undeveloped land, and to the west by Cecil Township American Legion. Miller's Run, located approximately 250 feet southwest of the Site, flows through the undeveloped wood lot that bounds the Site to the south. A single-story wood-frame building with a concrete slab serves as the on-Site vehicle repair shop. Utilities on, or near the Site, include storm sewer, sanitary sewer, natural gas, telephone, and electricity.

Located within the Waynesburg Hills section of the Appalachian Plateaus Physiographic, the area encompassing the Site typically features hilly areas with narrow hilltops and seep-sloped, narrow valleys. The Site is generally flat with a mild southeast slope toward Miller's Run, which steepens considerably immediately past the property boundary of the Site. Unconsolidated materials beneath the Site consist of fill and native soils.

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<sup>1</sup> The information provided within this "Site Background and Description" section of the RFB has been adapted from the electronic files (source documents) that are available on-line as part of this RFB.

Fifteen soil borings have been completed on-Site with 17 biased soil samples analyzed for PADEP's short list of petroleum products.<sup>2</sup> Four of the soil samples contained constituents of concern (COC or COCs) with concentration in excess of unsaturated soil action levels. COC concentrations within all samples analyzed ranged from below laboratory reporting limits to 11 mg/kg for benzene, to 71 mg/kg for ethylbenzene, and to 4.5 mg/kg for MTBE.

Bedrock, the Monongahela Group (characterized by cyclic sequences of shale, sandstone, limestone and coal) does not outcrop on-Site. Bedrock was reportedly encountered in three of fifteen on-Site borings advanced during Site characterization activities. Groundwater was not encountered in the borings that encountered bedrock, which were terminated between 20 ft-bgs and 25 ft-bgs.

Four monitoring wells have been installed on-Site, one (MW-4) in the suspected source area. Several failed attempts were made to install a monitoring well upgradient of the suspected source area, but were abandoned when groundwater was not encountered prior to encountering competent bedrock. Groundwater on-Site has been measured within on-Site unconsolidated materials at depths between 22 feet below ground surface (ft-bgs) to 26 ft-bgs with a hydraulic gradient towards Miller's Run of 0.015 foot per foot. Phase-separated hydrocarbons were not encountered during site characterization activities.

Three domestic water supply wells are located within one-half mile of the Site; two upgradient (north) and one gross-gradient (east) of the Site. The closest of these is the cross-gradient well, approximately 1,200 feet from the Site property limits.

February 2009 groundwater monitoring data show that benzene and methyl tert-butyl ether (MTBE) in concentrations above their respective Act 2 used-aquifer statewide health Standard (SHS) medium-specific concentration (MSC) for groundwater in a residential setting. One point of compliance (POC) monitoring well exceeded SHS for one constituent of concern (COC) in February 2009; benzene in MW-2 with a concentration of 7 ug/l.

Fate and transport analysis indicate that the theoretical upper bound concentrations of Site-related COCs in Miller's Run are orders of magnitude below applicable 25 PA Code, Chapter 16 criteria, Water Quality Criteria for Toxic Substances.<sup>3</sup> This is supported by direct surface water sampling of Miller's Run, the results of which show that no Pennsylvania short-list petroleum products (unleaded gasoline category, March 2008) were detected above laboratory reporting limits using USEPA Method 8260B.

Based on the analysis of three soil vapor samples collected outdoors and one collected indoors, a February 2009 on-Site vapor intrusion study concluded that soil vapor is not a media of concern at the Site; COCs with concentrations that exceed applicable PADEP standards were not observed.

The May 2009 SCR/RAP identifies the used-aquifer, TDS < 2,500 mg/l, non-residential SHS as the remedial standard for soil and groundwater related to the Buggy's Auto Body Site. POC monitoring wells are identified as M-1, M-2 and M-3.

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<sup>2</sup> Soil samples collected from borings B-1 through B-5 in February 2008 were analyzed for PADEP's April 1998 short list using USEPA Method 8260B, including leaded and unleaded categories. Soil samples collected from borings B-5 through B-15, advanced in July 2008, were analyzed for PADEP's March 2008 unleaded category short list using USEPA Method 8260B.

<sup>3</sup> As in-stream criteria for MTBE are not promulgated, the criterion used for MTBE in the May 2009 SCR/RAP is the groundwater practical quantitation limit.

However, while the SCR / RAP identifies SHS as the closure goal, the May 2009 SCR/RAP also prescribed SSS approaches for the Site closure. More specifically, the SCR / RAP closure strategy, conditionally approved by PADEP in February 2010, included the following components:<sup>4</sup>

- A focused groundwater **Risk Assessment** to develop site-specific standards (SSS) "for use in developing a remedial strategy addresses Site groundwater."
- **Monitored Natural Attenuation** to remediate the COCs present in Site groundwater.
- Quarterly groundwater Attainment Monitoring to provide analytical data "in assessing migration, degradation, and variations in [COC] concentrations, in addition to demonstrating attainment of applicable SHS.
- A **Deed Restriction** that "prohibits groundwater usage at the Site for purposes other than environmental monitoring," that "ensure[s] that the use of the Site remains non-residential," and that "manage intrusive activities" such as excavation, grading and construction. Under this component of the remedial strategy, "the procurement of a deed restriction on the neighboring, downgradient property to the south would [also] be pursued."
- Quarterly **Remedial Action Progress Reports** (RAPRs) to provide PADEP with summaries of Site activities and remedial progress.

PADEP's February 12, 2010 SCR/RAP approval letter states that "[c]leanup levels required by the Department will be based upon remediation standards identified [in the SCR/RAP] and that "[w]e have reviewed your plan based upon pursuit of the **site specific standard**" (emphasis added). Because of some inconsistencies in the SCR / RAP stated cleanup standards and the Solicitor's current objectives for a SSS closure, the Technical Contact communicated with PADEP case manager on February 1, 2010, to determine whether PADEP required the clarifications be made in a new SCR / RAP or in an addendum to the existing SCR / RAP. The PADEP case manager informed the Technical Contact that only an addendum to the SCR / RAP would be required to provide these clarifications and update the SCR / RAP. As such, this RFB specifies the preparation of an addendum to the SCR / RAP (Task 5).

### 3. SCOPE OF WORK OBJECTIVES

To be deemed responsive, each bid must respond in detail to the six (6) SOW tasks specified herein and must describe and apply the bidder's conceptual site model interpretation as it pertains to conduct of these SOW tasks. By responding to the SOW as stated herein, it will enable achieving an "apples-to-apples" comparison of the bids. However, if a bidder's assessment of the available Site background information/site conditions and interpretation of applicable guidance argues strongly for a different approach (even if it adds costs to the bid), the bidder can present its rationale and incremental costs provided the bidder also addresses the SOW "as is." Any modification to the selected consultant's SOW for Tasks 1 through 8 will require the prior written approval of both the Solicitor **and PAUSTIF** through its third-party administrator; PADEP pre-approval may also be required. Bidders should also note that a PADEP-Southwest Regional Office case manager reviewed this SOW.

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<sup>4</sup> PADEP specified in their approval of the May 2009 SCR/RAP that the groundwater sampling plan will incorporate analysis of specific MNA parameters. These parameters are listed in a January 28, 2010 email to Brian Dunst of PADEP, which is included with the electronic files (source documents) associated with this RFB.

The selected consultant's approach to completing the SOW shall be in accordance with standard industry practices and all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations. This includes, but is not limited to, satisfying the requirements of: (1) The Storage Tank and Spill Prevention Act (Act 32 of 1989, as amended); (2) Pennsylvania Code, Title 25, Chapter 245 - Administration of the Storage Tank Spill Prevention Program; (3) The Land Recycling and Environmental Remediation Standards Act (Act 2 of 1995, as amended); (4) Pennsylvania Code, Title 25, Chapter 250 - Administration of Land Recycling Program; and (5) The Uniform Environmental Covenants Act (Act 68 of 200, as amended).<sup>5</sup> All work shall appropriately address and conform with the updates to 25 Pa. Code Chapter 250 that became effective January 8, 2010. The updates include changes to the some regulated substances listed in the Statewide Health Cleanup Standard tables and a requirement to evaluate impacts due to vapor intrusion in accordance with the Department's guidance document titled "*Vapor Intrusion into Buildings from Groundwater and Soil under the Act 2 Statewide Health Standard.*"

Per the Solicitor's request, the SOW addressed by Tasks 2 through 5<sup>6</sup>, including submittal of the Update Report to the SCR/RAP (Update Report, Task5) to PADEP, is to be completed within **nine (9) months** following Fixed-Price Agreement award. **Each bidder's proposed project schedule must meet this requirement clearly and unambiguously.** The project schedule must also specify no less than two (2) weeks for the Solicitor and PAUSTIF to review and comment on the SCR / RAP Update Report (Task 5) before sending the document to PADEP. Tasks 6 through 8 will be performed (as applicable) following PADEP's review and approval of the SCR/RAP (Task 5). Therefore, the bid must include time to address any comments received from PADEP on the SCR/RAP Update Report.

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 Fixed-Price Agreement 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, 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 (dial 811) as required prior

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<sup>5</sup> Act 68 provides a standardized process for creating, documenting and assuring the enforceability of activity and use limitations on contaminated sites. Under UECA an environmental covenant will be required whenever an engineering or institutional control is used to demonstrate the attainment of an Act 2 remediation standard for any cleanup conducted under an applicable Pennsylvania environmental law.

<sup>6</sup> Data from the first two Quarterly Groundwater Monitoring, Sampling, and Reporting events conducted under Task 1 shall be incorporated into the SCR / RAP Update Report (i.e., fate-and-transport modeling update; exposure evaluation and risk analysis).

to any ground-invasive work.<sup>7</sup> Project management costs shall be included in the fixed-price quoted for Tasks 1 through 8, 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 all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations. Derivative wastes and purge water generated during the implementation of this SOW should be disposed of per the DEP SWRO guidance; check with the SWRO for current requirements. 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 8, as appropriate.
- Be responsible for providing the Solicitor, and Site operator, with adequate advance notice prior to each visit to the property. The purpose of this notification is to coordinate with the Solicitor and Site operator 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 8.
- Be responsible for keeping all MWs in good condition, with each well properly sealed and locked in-between each monitoring/sampling event. The selected consultant is responsible for repairing any seals or locks that become defective during the period of this Fixed-Price Agreement at its expense. Any request for Fund reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.

**Task 1 – Quarterly Groundwater Sampling Monitoring, and Reporting.** Under this task, bidders shall provide a firm fixed-price to complete four (4) quarterly groundwater monitoring, sampling and reporting events. Each event shall utilize all existing monitoring wells, MW-1 through MW-4, and shall commence within 60 days of entering into the Fixed-Price Agreement with the Solicitor. The results of each Task 1 quarterly groundwater monitoring/sampling event shall be documented in separate quarterly RAPRs (see below), but the first two quarters of data shall also be documented in the SCR / RAP Update Report (Task 5).

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<sup>7</sup> Pennsylvania's Underground Utility Line Protection Law, Act 287 of 1974, as amended by Act 121 of 2008 (the "Act"); OSHA Standard 1926.651 (revised 1990); the Federal Pipeline Safety Act of 1968, as amended, protecting underground liquid (CFR 49 Part 195) and natural gas (CFR 49 Part 192.614) pipelines; and the National Electric Safety Code, ANSI C-2 (revised 1997); require anyone who engages in any type of excavation or demolition, (see the Act for definition of excavation), to provide advance notice. In Pennsylvania, the Act requires "*notice in the design or planning phase of every work operation that involves the movement of earth with powered equipment. This notice is not less than 10 nor more than 90 business days before final design approval. In the Construction phase of a work operation involving movement of earth with powered equipment or explosives the notice required is at least 3 business days but not more than 10 business days prior to actual excavation.*" The Pennsylvania One Call website is [www.paonecall.org](http://www.paonecall.org).

Each event shall include gauging the depth to groundwater (and separate-phase hydrocarbons if unexpectedly present) in all available monitoring wells prior to purging any of the wells for sampling. Groundwater-level measurements obtained from the monitoring wells shall be converted to groundwater elevations consistent with the current (most recent) vertical datum used at the Site to assess groundwater flow direction and hydraulic gradient.

Each monitoring well designated for sample collection shall be purged and sampled in accordance with PADEP Groundwater Monitoring Guidance Manual, other applicable PADEP guidance and directives, and standard industry practices. Any well with a numerically quantifiable thickness of separate-phase hydrocarbons shall not be purged and sampled. Bidders shall manage equipment decontamination fluids and groundwater generated by the well purging and sampling activities in accordance with all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations.

Groundwater samples shall be analyzed for PADEP short-list of unleaded petroleum products, unleaded gasoline category (March 2008) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels.<sup>8</sup> Appropriate quality assurance/quality control (QA/QC) samples shall also be collected and analyzed for the same parameters as part of each event.<sup>9</sup>

Each quarterly event shall also include the collection of groundwater samples from each Site monitoring well for analysis and documentation of monitored natural attenuation (MNA) parameters. Temperature, pH, specific conductance, dissolved oxygen, and oxidation/reduction potential shall be measured and documented in the field at the time of sample collection. Dissolved manganese, dissolved iron, carbon dioxide, methane, ethene, ethane, nitrate, nitrite, sulfate, sulfide, chloride, alkalinity, total dissolved solids, and microbial plate counts (heterotrophic and gasoline degraders) samples shall be properly collected and submitted for analysis by a qualified analytical laboratory.<sup>10</sup> MNA monitoring activities, analysis results, and interpretation shall be documented in separate quarterly RAPRs. As a RAP-specified remedy for Site groundwater, natural attenuation parameter data are to be evaluated as specified in the May 2009 SCR/RAP, including the conditional requirements of February 12, 2010 SCR/RAP approval letter from PADEP.

Each quarterly RAPR shall be prepared, completed, and submitted for PADEP review in accordance with all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations. Each quarterly report shall provide the data generated during the reporting period, shall be complete and concisely organized, and shall contain at least the following elements:

- A summary of Site operations and remedial progress made during the reporting period that addresses whether or not the degree of remedial progress is reasonably "on track" to achieve a timely and cost-effective Site closure.

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<sup>8</sup> The PADEP-approved SCR/RAP specifies that the PADEP short-list of unleaded petroleum products, unleaded gasoline category, shall be analyzed via USEPA Method 8260B.

<sup>9</sup> Each bidder's approach to implementing Task 1 shall clearly identify the number of sampling events, number of wells / samples per event, well purging and sampling method(s), QA/QC measures, analytes, and other key assumptions affecting the bid price.

<sup>10</sup> MNA analyses and parameters shall include all those specified in PADEP's February 12, 2010 letter to the Solicitor as provided within the electronic files (source documents) that are available on-line as part of this RFB.



- Data collected from the monitored wells, including the depth to groundwater and thickness of any free product encountered.
- At least one groundwater elevation contour map, which also depicts a licensed professional's interpretation of groundwater flow direction.
- Tabulated historical quantitative groundwater analytical results, including results from the current quarter.
- The laboratory analytical report(s) for the samples collected during the current quarter.
- One Site-wide iso-concentration contour map for each compound detected in groundwater at a concentration exceeding the applicable SHS-MSD during the quarter.<sup>11</sup>
- For each well that has exhibited an SHS-MSD exceedance during the reporting period and/or during the previous year, a graphical depiction of historical key contaminant concentrations and groundwater elevations to provide an assessment of correlations between fluctuating water levels/precipitation events and contaminant concentrations. This assessment should specifically address whether observed dissolved-phase constituent concentration fluctuations may be related to changing hydrogeologic conditions or whether these fluctuations may be potentially indicative of changed conditions requiring further investigation and/or a possible change in the Site closure strategy.
- For each well that has exhibited an SHS-MSD exceedance during the reporting period or previously, a graphical depiction of recent key contaminant concentration trends. Each quarter, contaminant concentration trend lines shall be calculated using the previous two-years of analytical data (or data collected after the active remediation has been initiated, if applicable) to be plotted on an x-y scatter plot with a logarithmic scale. The exponential trend lines shall be projected forward in time to assess the pace of or projected timeframe for remediation to achieve attainment of the selected remediation standard(s).
- Discussion of the data to offer an updated assessment whether these data are consistent with a stable, shrinking, or expanding plume and, therefore, whether or not the plume appears to be responding to the remedial action in a manner suggestive of a timely and cost-effective Site closure.
- Discussion of the MNA data to assess the continued viability of this remedial technology (as applicable).
- Treatment and disposal documentation for waste generated during the reporting period.

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

Task 1 quarterly monitoring events shall be terminated prior to completion of four quarterly events when the SSS for groundwater established under Task 5 are realized in groundwater samples collected at Site POC wells (i.e., stable COC concentrations in groundwater are found to be at levels that do not represent an excessive level of risk with environment covenants identified in the SCR / RAP Update Report). When this becomes evident, the successful bidder will be expected to petition PADEP to discontinue the quarterly sampling events. The successful bidder is advised that PAUSTIF will only reimburse for only necessary quarterly groundwater sampling / reporting events actually completed under this task.

A Professional Geologist or Professional Engineer registered in the Commonwealth of Pennsylvania shall sign and seal each quarterly RAPR.

**Task 2 – Fate-and-Transport Modeling Update.** Under this task, bidders shall provide a fixed-price cost for updating the quantitative contaminant fate-and-transport model presented in the May 2009 SCR/RAP to address all dissolved-phase constituents whose concentrations exceed the residential used aquifer SHS-MSCs for groundwater. Fate-and-transport modeling update shall incorporate data from the May 2009 SCR/RAP as well as data from the first two quarterly events conducted under Task 1 and shall utilize the most recent PADEP Quick Domenico spreadsheet model.

Bidders shall provide a firm fixed-price cost for performing a fate-and-transport analysis using a calibrated contaminant fate-and-transport model suitable for the Site conditions. The fixed-price cost shall include documenting the modeling effort in the SCR / RAP Update Report (Task 5), which shall include documenting all model input/output; providing a thorough explanation of model construction, justifying all input parameters, and discussing the modeling results and conclusions in detail with respect to assessing current and predicted future plume stability (or lack thereof).

Given the location the nearest surface water body (Miller's Run), currently available environmental data suggests that surface water modeling applications will not be necessary. In particular, prior assessment and direct sampling of Miller's Run indicate that COC concentrations within Site-impacted groundwater discharging into Miller's Run do not exceed applicable surface water criteria. However, should additional Site data indicate that contaminant loading to surface water should be re-evaluated; such modeling will be subject to the "New Conditions" provision of the Fixed-Price Agreement.

**Task 3 – Exposure Evaluation and Risk Assessment.** Under this task, bidders shall provide a fixed-price cost for performing an exposure evaluation and risk assessment. This task shall include conducting an exposure pathway analysis to determine complete, partially complete, or incomplete exposure pathways followed by a risk assessment to calculate risk-based numerical SSS for soils and/or groundwater with respect to any complete exposure pathway that cannot be eliminated by means of reasonable environmental covenants (e.g., limiting site to commercial use, excluding future groundwater use, and protecting future construction/utility worker activities). A residential / commercial well use survey and evaluation of local groundwater ordinances shall also be performed as part of this task, as well as research concerning zoning ordinances, flood zones, and future land use plans for the properties in the area of concern.

The risk assessment shall encompass an exposure assessment, toxicity assessment, and risk characterization. The identification of exposure pathways for the Site shall be based upon guidance from the American Society for Testing and Materials (ASTM) and the United States Environmental Protection

Agency (USEPA), as required by Act 2, Section 250.404. The exposure pathway analysis shall consider these four pathway elements:<sup>12</sup>

- A source and mechanism of release;
- A retention or transport medium (e.g., groundwater);
- A point where a receptor can contact the impacted medium (e.g., a drinking water well);  
and
- A mechanism (exposure route) by which the receptor contacts the impacted medium (e.g., ingestion).

The chemicals of potential concern (COPCs) will be those constituents whose concentrations in soil and groundwater do not screen out when compared to the USEPA Region 3 risk-based screening levels, i.e., if constituent concentrations are less than the risk-based screening levels, it is not a COPC.<sup>13</sup> Exposure pathways for the identified COPCs shall then be evaluated to determine if the pathway is complete or can be rendered incomplete through the application of pathway elimination measures (i.e., reasonable and conventional environmental covenants established under Task 4). For any exposure pathways that cannot be eliminated by means of institutional and/or engineering controls to be codified via environmental covenants, a toxicity assessment and risk characterization shall be performed. The determination of whether exposure to a COPC will cause adverse health effects in exposed individuals shall be evaluated based on available toxicity information and regulatory limits, and, if required, risk-based numeric Site-Specific Standards shall be developed.

For carcinogenic substances, cancer slope factors developed by the USEPA shall be used to assess the increased probability of developing cancer following exposure to a chemical. For non-carcinogenic (or systemic) substances, reference doses developed by the USEPA shall be used to estimate potential for adverse effects other than cancer. The COPCs that yield an adverse risk level shall be further evaluated during the risk characterization step, which shall combine the components of exposure (i.e., estimate of intake) and toxicity to estimate potential risk for the completed exposure pathways.

For those COPCs that cannot be screened during pathway analysis, an ecological screening assessment shall be conducted to determine if the Site poses an unacceptable risk to ecological receptors. The screening assessment shall be conducted in accordance with Chapter H of the Pennsylvania Land Recycling Program's Technical Guidance Manual and USEPA Region 3 risk assessment screening criteria insofar as is necessary for determining any potential ecological risk.

After completing the exposure analysis and risk assessment, the selected consultant will present its draft findings to the Solicitor and PAUSTIF for review and comment within the SCR / RAP Update Report (Task 5).

**Task 4 – Environmental Covenants.** Under this task, bidders shall provide a fixed-price cost for establishing the environmental covenants necessary to eliminate complete COC exposure pathways

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<sup>12</sup> All four elements are necessary for an exposure pathway to be deemed complete; otherwise, the pathway is not complete and there is no risk.

<sup>13</sup> Constituent concentrations are to be screened against the USEPA Region 3 risk-based screening levels and not against the PADEP Statewide Health Standards (SHS). Only those constituents that do not screen out against the risk-based screening levels remain as COPCs for the exposure pathway analysis and/or demonstrating attainment of the PADEP SHS or a risk-based numeric SSS.

identified under Task 3. Environmental covenants shall be established in accordance with the Uniform Environmental Covenants Act (Act 68 of 200, as amended). Act 68 provides a standardized process for creating, documenting and assuring the enforceability of activity and use limitations on contaminated sites. Under UECA an environmental covenant will be required whenever an engineering or institutional control is used to demonstrate the attainment of an Act 2 remediation standard for any cleanup conducted under an applicable Pennsylvania environmental law. For storage tank cases meeting these conditions, PADEP cannot approve a Remedial Action Completion Report (RACR) that does not include the appropriate environmental covenants for the affected properties. PADEP must approve the language in these environmental covenants, and therefore draft environmental covenants shall be submitted to PADEP under this task for review (e.g., within the SCR / RAP Update Report). Finalized environmental covenants incorporated into the Site RACR (Task 6) shall be revised as required by PADEP.

Environmental covenants that may be necessary to eliminate future potential excessive risk may include, but not be limited to, future building construction vapor barriers, property restrictions that preclude residential development and usage, restrictions that eliminate or limit the development and use of property groundwater, and health and safety requirements for on-Site construction activities.

**Task 5 – Prepare a Draft and Final Update Report to the SCR / RAP (Update Report).** Under this task, bidders shall provide a fixed-price cost for preparing draft and final Update Report as described herein. Upon completing Tasks 2, 3, and 4, as well as the first two quarterly events under Task 1, the selected consultant will prepare an Update Report to the SCR/RAP that: A) Unambiguously documents that the Site shall be closed using SSS for both soil and groundwater<sup>14</sup>; B) Documents and presents the fate-and-transport analysis conducted under Task 2; C) Documents and presents the exposure evaluation and risk assessment conducted under Task 3; D) Evaluates, documents, and presents the environmental covenants necessary to close the Site under SSS as established under Task 4; and E) Summarizes and presents all available Site groundwater quality data (through the data obtained via the second quarterly event conducted under Task 1). The Update Report shall also provide the following analyses as appropriate:

- One Site-wide iso-concentration contour map (using the most current, available data) for each compound detected in groundwater at a concentration exceeding the SHS.
- For each monitoring well with groundwater analysis results that exhibited a SHS exceedance during the previous two years, a graphical depiction of historical COC concentrations and groundwater elevations to provide an assessment of correlations between fluctuating water levels/precipitation events and contaminant concentrations. This assessment should specifically address whether observed dissolved-phase constituent concentration fluctuations may be related to changing hydrogeologic conditions or whether these fluctuations may be potentially indicative of changed conditions requiring further investigation and/or a possible change in the Site closure strategy.
- For each monitoring well with groundwater analysis results that exhibited a SHS exceedance during the previous two years, a graphical depiction of applicable COC concentration trends. COC concentration trend lines shall be calculated using the

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<sup>14</sup> This action is consistent with Section 10.1 of the May 2009 SCR/RAP and the February 12, 2010 SCR/RAP approval letter from PADEP. It will also codify the SSS for soil and groundwater will be used to close the site, replacing the SHS references elsewhere in the May 2009 SCR/RAP (e.g., Section 8).

previous two-years of available analytical data to be plotted on an x-y scatter plot with a semi-logarithmic scale. The exponential trend lines shall be projected forward in time to assess the pace of attenuation. .

- Discussion of the data to offer an updated assessment whether these data are consistent with a stable, shrinking, or expanding plume.

The Update Report shall be signed and sealed by a Professional Geologist and a Professional Engineer registered in the Commonwealth of Pennsylvania.

The draft Update Report shall be submitted to both the Solicitor and PAUSTIF for review and comment. Each bidder's project schedule shall provide two (2) weeks for Solicitor and PAUSTIF review of the draft document. The final Update Report shall address the comments received from the Solicitor and PAUSTIF before it is submitted to PADEP for review. The quoted cost to complete this task shall also include addressing any comments received from PADEP on the final Update Report.

**Task 6 – Prepare a Draft and Final RACR.** Under this task, the bidder will prepare a fixed-price cost to prepare a draft and final RACR following the completion of Task 5, PADEP's approval of / receipt of comments on the Update Report, and Task 8 (as appropriate and if necessary to demonstrate attainment of the SSS for groundwater). At a minimum, the RACR shall detail the results of RAP implementation, discuss the selected closure criteria for the Site, provide proof of soil and groundwater attainment in the context of the established SSS and environmental covenants, and request permanent closure for the Site for the current release under an Act 2 Relief of Liability. The RACR shall also document implementation of the finalized environmental covenants established to close the site using SSS. [Note: PADEP cannot approve a RACR for a tank storage site being closed via SSS using engineering or institutional controls that does not include the appropriate environmental covenants for the affected properties.] The project schedule should allow two (2) weeks for Solicitor and PAUSTIF review of the draft RACR before a final version is submitted to PADEP. The selected consultant shall then prepare and submit the final RACR to PADEP in accordance with the requirements of Chapter 245, Section 245.313.

**Task 7 – Site Closure and Restoration Activities.** Under this task, the bidder shall describe and provide a fixed-price bid for properly closing (restoring) the Site, including proper in-place abandonment of all monitoring wells and soil vapor points, removal and proper disposal of any remaining wastes associated with Site remedial or characterization activities, as-needed grading of all ground surface areas that have been disturbed by site characterization or remedial action activities, and in-kind restoration (pavement or vegetation) of all ground surface areas that have been disturbed by site characterization or remedial action activities.

Within 60 days of final RACR approval by PADEP, all Site monitoring wells and soil vapor points shall be abandoned in accordance with all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations. Monitor well abandonment and Site restoration activities will be coordinated with the Solicitor to ensure there are minimal business disruptions. Prior to abandonment, all monitoring wells shall be checked for obstructions that may interfere with any abandonment grouting protocol. If obstructions are found, they shall be removed prior to monitoring well abandonment.

Work and bid pricing for this task shall include all associated documentation required by PADEP or the Solicitor. This includes, but is not limited to: daily photo-documentation of all site restoration and well abandonment activities, and submitting properly completed well abandonment forms to Pennsylvania

Bureau of Topographic and Geologic Survey and PADEP on behalf of the Solicitor. Copies of these photographs and well abandonment forms shall be provided to the Solicitor and PAUSTIF.

All groundwater monitoring wells, groundwater recovery wells, piezometers, vapor extraction wells, and vapor monitoring wells (as applicable) at the site shall be properly abandoned in a manner consistent with PADEP's 2001 *Groundwater Monitoring Guidance Manual*. Copies of the completed *Groundwater Monitoring Abandonment Forms* shall be forwarded to PADEP so that PADEP may close its files on this facility. Prior to abandonment, all wells and piezometers shall be checked for obstructions that may interfere with any abandonment grouting protocol. If obstructions are found, they shall be removed prior to well or piezometer abandonment.

All debris and waste materials generated during well abandonment and Site closure (renovation) activities shall be properly disposed of in accordance with all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations. Derivative wastes and purge water generated during the implementation of this SOW should be disposed of per the DEP SWRO guidance; check with the SWRO for current requirements.

**Task 8 – Supplemental Quarterly Groundwater Attainment Monitoring / Reporting (Optional, if necessary).** Under this task, bidders shall provide a firm fixed-price for the completion of four (4) quarterly SSS attainment demonstration monitoring and reporting events for groundwater as described herein. This task, however, shall only be implemented if the four quarters of groundwater monitoring under Task 1 are determined by PADEP to be inadequate to achieve the SSS closure.

Under the conditions specified above and following completion of the necessary quarters of groundwater monitoring / reporting under Task 1, the selected consultant shall implement quarterly groundwater monitoring and sampling events.<sup>15</sup> Each groundwater monitoring and sampling event shall only include the monitoring wells designated in the approved SCR/RAP as POC wells. All work under Task 8 shall be conducted in accordance with 25 PA Code §250.702, §250.704, and §250.707.

Each event shall include gauging the depth to groundwater and SPH (if unexpectedly present) in all available monitoring wells prior to purging any of the wells for sampling.<sup>16</sup> Groundwater-level measurements obtained from the monitoring wells shall be converted to groundwater elevations consistent with the current (most recent) vertical datum used at the Site to assess groundwater flow direction and hydraulic gradient.

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

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<sup>15</sup> Bidders shall include language in the bid that if groundwater data in the designated POC wells meets the conditions of the SSS closure, a petition to approve a reduction in the total number of groundwater attainment sampling events shall be filed with PADEP. The successful bidder (selected contractor) shall only be compensated for the necessary quarterly events (as conducted and completed).

<sup>16</sup> If SPH is detected at this site, SPH recovery and the need to demonstrate free-phase product has been removed to the maximum extent practicable will constitute a changed condition under the executed Fixed-Price Agreement.

Groundwater samples shall be collected and analyzed for PADEP short-list of unleaded petroleum products, unleaded gasoline category, shall be analyzed via USEPA Method 8260B using the protocols specified under Task 1, including appropriate QA/QC samples, but excluding the collection and analysis of MNA parameters.

Each quarterly groundwater attainment sampling event shall be documented in a quarterly RAPR submitted to PADEP within 30 days of receiving the analytical results for each event. At a minimum, each RAPR shall contain the following:

- A narrative description of the sampling procedures and results;
- Tabulated data from current quarterly and all historical data;
- Maps depicting groundwater flow directions and groundwater analytical data; and
- A discussion of the data and an updated assessment as to whether these data are consistent with a stable, shrinking, or expanding plume.

A Professional Geologist or Professional Engineer registered in the Commonwealth of Pennsylvania shall sign and seal each quarterly RAPR. For the purposes of the Fixed-Price Agreement, the bid price for each Task 8 quarterly sampling event shall be considered good through 2013.

#### 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 Tasks 1 through 8. A sample Fixed-Price Agreement is included as Attachment 2.<sup>17</sup>

As noted earlier, **a bidder's response to this RFB Solicitation means it has accepted all the contractual terms unless explicitly stated to the contrary in its bid response.** Therefore, if a bidder seeks changes to the Fixed-Price Agreement, these changes *are to be specified in the submitted bid response*. Please note that any requested changes must be agreed upon by both the Solicitor and the PAUSTIF and subsequently included in the executed Fixed-Price Agreement.

Each bid is to identify unit cost rates for labor, other direct costs, and equipment, as well as proposed mark-ups on other direct costs and subcontracted services for Tasks 1 through 8. The by-task, by-subtask, and unit price quotes are to be entered into the Cost Tabulation Spreadsheet / Standardized Bid Form included as Attachment 3 to this RFB (this table is also included among 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 also 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 1 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:

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<sup>17</sup> The selected consultant will be provided with an electronic copy of the sample Fixed-Price Agreement in Word format at which time the site and Fixed-Price Agreement-specific information can be added.

- Milestone A1 through A4 – Quarterly Groundwater Sampling, Monitoring and Reporting (Task 1).
- Milestone B – Fate-and-Transport Modeling Update (Task 2).
- Milestone C – Exposure Evaluation and Risk Assessment (Task 3).
- Milestone D – Environmental Covenants (Task 4).
- Milestone E – Prepare a Draft and Final Update Report to the SCR/RAP (Task 5).
- Milestone F – Prepare a Draft and Final RACR (Task 6).
- Milestone G – Site Closure and Restoration Activities (Task 7).
- Optional (If Necessary) Milestones H1 through H4 (Fixed-Price for Four Quarterly Events)  
 – Supplemental Quarterly Groundwater Attainment Monitoring / Reporting (Task 8).

**TABLE 1 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE**

Est. Milestone Month After Fixed-price agreement Award	SOW Activities Anticipated / Completed for that Month	Milestone <sup>1</sup>
1	Quarterly Groundwater Sampling, Monitoring and Reporting	A1
4	Quarterly Groundwater Sampling, Monitoring and Reporting	A2
5	Fate-and-Transport Modeling Update	B
6	Exposure Evaluation and Risk Assessment	C
7	Environmental Covenants	D
7	Quarterly Groundwater Sampling, Monitoring and Reporting	A3
9	Prepare a Draft and Final Update Report to the SCR/RAP	E
10	Quarterly Groundwater Monitoring, Sampling and Reporting	A4
23	Prepare a Draft and Final RACR	F
24	Site Closure and Restoration Activities	G
13	Groundwater Attainment Demonstration Monitoring (As Necessary)	H1
16	Groundwater Attainment Demonstration Monitoring (As Necessary)	H2
19	Groundwater Attainment Demonstration Monitoring (As Necessary)	H3
22	Groundwater Attainment Demonstration Monitoring (As Necessary)	H4

1. Each bidder should modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 8 to reflect its proposed task schedule, as long as the proposed schedule meets the specified deliverable deadlines.
2. The Update Report must be submitted to PADEP within nine (9) months of Fixed-Price Agreement award.
3. This sample table assumes that all four Task 1 events will be needed and that four Task 8 events will be needed. Individual bidder schedules will vary. Actual project and site conditions shall govern schedule events and timing.



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 bid response submitted by the selected consultant. 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 quoted unit costs will 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 Release of Liability under Act 2) in Pennsylvania?
  - 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? [*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 8 by completing the bid cost tabulation spreadsheet provided in Attachment 3 (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 Fixed-Price Agreement / terms and conditions (see Attachment 2) 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, including detailed protocols for the handling, management, and proper disposal of all investigation derived waster (e.g., monitoring well purge water, and excess soil boring cuttings). **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, 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 PADEP from project inception to site closure. Describe how PADEP would be involved proactively in the resolution of technical issues and how 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 Solicitor will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW addressed by Tasks 1 through 8.

## 6. MANDATORY PRE-BID SITE VISIT

On Thursday, October 6, 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 10:00 AM. Please inform the Technical Contact at least three (3) 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.**

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 during the Site visit 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. 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.<sup>18</sup> Questions will be accepted up to seven days before the bid response due date. 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."

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<sup>18</sup> 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 some or all of the assumptions, special conditions, or exemptions that are likely to generate change orders may be the financial responsibility of the Solicitor.

## ATTACHMENT 1 Selected Project Documents Available Online

<b><u>Filename:</u></b>	<b><u>Document:</u></b>
2004-274 SCR - RAP.pdf	<i>Site Characterization and Remedial Action Plan, dated May 22, 2009, by Cummings Riter Consultant, Inc.</i>
2004-274 SCR - RAP PADEP Approval Letter.pdf	<i>PADEP SCR/RAP Approval Letter, dated February 12, 2010</i>
2004-274 UST Closure Report.pdf	<i>Underground Storage Tank Closure Assessment of Buggy's Auto Body, Inc., dated October 22, 2004, by Flynn Environmental, Inc.</i>

## **ATTACHMENT 2**

### **Fixed-Price Agreement**

(This agreement is provided in an electronic form that does not permit modifications. An electronic version of the agreement that can be modified will be provided to the selected consultant at the appropriate time.)

*Request for Bid  
PAUSTIF #2004-0274(S)  
Buggy's Auto Body  
Cecil, Pennsylvania  
September 15, 2011*

## **ATTACHMENT 3**

### **Standardized Bid Form**