

# COMPETITIVE FIXED-PRICE BID SOLICITATION

## REVISED SITE CHARACTERIZATION / REMEDIAL ACTION PLAN PREPARATION FOR A COMBINED STATEWIDE HEALTH STANDARDS AND SITE SPECIFIC STANDARDS CLOSURE, AND SITE CLOSURE ACTIVITIES

FORMER McKITTEN SERVICE STATION  
527 ROUTE 422 EAST, BUTLER COUNTY, BUTLER, PENNSYLVANIA 16001

PADEP FACILITY ID #10-90308    PAUSTIF CLAIM #1998-0211(F)

*February 8, 2010*

This Request for Bid (RFB) Solicitation has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF or "Fund") on behalf of the Claimant, Mr. Owen Osterling, who hereafter is referred to as the Client or Solicitor. In general, this RFB references a scope of work (SOW) for the preparation / submittal of a combined Revised Site Characterization / Remedial Action Plan (Revised SCR / RAP), preparation / submittal of Remedial Action Completion Report (RACR), and performing site closure activities at this former retail gasoline sales and automobile service facility. The facility is known as the Former McKitten Service Station and is located along Route 422 East in Butler, Butler County, PA, near the intersection of Route 422 and Keck Road. Currently, the subject site is occupied by a spray-on truck bed liner installer, which leases the property from the Solicitor.

At this time, the Solicitor is electing to pursue an Act 2 closure based on demonstrating attainment with a combination of the Statewide Health Standards (SHS) for a used aquifer in a non-residential setting and the Site Specific Standard (SSS) via a combination of pathway elimination and risk-based numerical standards for both soil and groundwater. The purpose of this assignment is to provide sufficient data for identifying and subsequently implementing an effective remedial solution that will lead to a timely & 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 and regulations.

The SOW (Tasks 1 through 11) 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.     Site Professional Survey
- Task 2.     Conceptual Site Model
- Task 3.     Additional Soil Sampling
- Task 4.     Soil Vapor Study to support Baseline Risk Assessment
- Task 5.     Updating Contaminant Fate-and-Transport Modeling
- Task 6.     Exposure Analysis / Baseline Risk Assessment
- Task 7.     Prepare a Draft and Final Revised SCR / RAP
- Task 8.     Idle Existing Remediation System
- Task 9.     Groundwater Attainment
- Task 10.    Prepare a Draft and Final RACR

Task 11. Site Closure / Restoration Activities

The SOW does **not** include ongoing operation and maintenance of the existing remediation system, permit compliance-related sampling and reporting, or submittal of quarterly Remedial Action progress Reports (RAPRs). These responsibilities (but only these responsibilities) will remain with the current consultant of record (American Environmental Associates or AEA) under a separate agreement with the Solicitor. The PADEP requires that these activities continue until it has approved the Revised SCR / RAP to be submitted by the consultant selected pursuant to this RFB Solicitation.

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

**Should your company elect to respond to this RFB Solicitation, one copy of the signed bid package must be provided directly to the Funds' third-party administrator, ICF International (ICFI), at the address and to the attention of the person identified in Section 1 below. In addition to this one hard copy submittal, 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 #1998-0211(F)."***

Please note that **the bid response (hard copy and digital version) is to be sent only to ICFI** who will be responsible for opening the bids and providing copies to the Technical Contact and the Solicitor. No bid responses will be opened for review until the due date and time elapses. No portion or element of any bid response will be distributed by ICFI to any party other than the Solicitor, the Technical Contact, and PAUSTIF.

**The signed bid package (hard copy and electronic copy) sent to ICFI must arrive no later than close of business (5 p.m.) on March 12, 2010.** 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 web site (see [www.ins.state.pa.us](http://www.ins.state.pa.us)). 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 assist the Solicitor in communicating its choice of the successful bidder, which is anticipated to occur within six (6) weeks after receiving the bid responses.

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

<b>ICF International</b>	<b>Solicitor</b>	<b>Technical Contact</b>
Ms. Bonnie Mackewicz ICF International 4000 Vine Street Middletown, PA 17057	Mr. Owen Osterling 686 Glenwood Way Butler, PA 16001	Mr. Frank Markert, PE, PG Excalibur Group, LLC 120 Wesport Drive, Pittsburgh, PA 15238 <a href="mailto:fmarkert@excaliburgpllc.com">fmarkert@excaliburgpllc.com</a>

**Please note that there is a single point of contact regarding this RFB Solicitation.** All questions regarding this RFB Solicitation and the site conditions must be directed **in written form only** to the Technical Contact and must be received no later than seven (7) calendar days prior to the due date for the bid response. Bidders must neither contact nor discuss this RFB Solicitation with the Solicitors, 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 the PADEP. If a bidder has specific questions it wishes to discuss with the PADEP, these questions should be provided to the Technical Contact who will forward them to the PADEP, but the PADEP may elect not to reply to any questions it receives.

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

## **2. GENERAL SITE BACKGROUND AND DESCRIPTION**

The former McKitten Service Station facility is located in Summit Township, just east of the town of Butler, Pennsylvania, near the intersection of State Route 422 East and Keck Road. The subject property consists of one contiguous parcel of land owned by the Solicitor and bordered to the north-northeast by a railroad right-of-way; to the northwest by a natural stream (Bonnie Brook Run); and to the south-southwest and southeast by the roadway right-of-way for SR 422 and Keck Road, respectively. In addition, as noted in Figure 1,<sup>1</sup> the Solicitor also reportedly owns the land: (i) immediately adjoining the subject property to its west-northwest and up to and beyond Bonnie Brook Run to the west; (ii) between SR 422 and Bonnie Brook Run to the south-southwest; and (iii) beyond Bonnie Brook Run and up to Heist Road to the south-southwest. The nearest private residences appear to be located approximately 200 to 300 feet to the northeast and northwest on the opposite side of the railroad right-of-way and Bonnie Brook Run, respectively.

Current features on the subject property are a concrete block structure with a two-bay garage that is currently leased to and occupied by a spray-on truck bed liner business ("Rhino Liners"). Below-grade utilities consist of public water and storm sewer, but the locations of these utilities on and off the property are not known with certainty. There is also a former and unused private water supply well on the property, and an in-use on-lot septic system. The locations of the former well and on-lot septic system are also not known with certainty. Electric and telephone service to the building are via overhead utilities.

The use and underground storage tank (UST) operations history of this property is not clear and is a subject for further research (see Task 2). It is known that the last operating set of UST systems was removed from this property in March 1998 (see below). These three UST systems were installed in 1983. It is possible that these 1983 UST systems replaced a prior generation of three UST systems about which little is known, including what subsurface conditions were observed upon their removal in 1983. Based on the prior reports, a retail fuel facility has operated at this location since at least the late 1970s or early 1980s and was owned and operated by Mr. Frank McKitten. The Solicitor acquired the property from Mr. McKitten in June 2007 and has never operated a retail fuel facility at this location.

According to the available site records, there was a reported release of unleaded gasoline on the subject property in December 1989 during fuel delivery operations. Approximately 500 to 600 gallons of gasoline

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<sup>1</sup> Aerial photographs, plan maps, and other photographs of the facility/property can be found in the electronic files accompanying this RFB.

was reportedly released as a result of overfilling one of the USTs in the tank cavity situated to the southeast of the site building.<sup>2</sup> Remedial actions subsequent to the release consisted of excavating and removing impacted surface soils to a depth of two feet around the tank cavity. In addition, 14 soil borings were completed and sampled and three groundwater monitoring wells were installed and sampled. Analytical results for the collected soil and groundwater samples indicated impact to soils and groundwater consistent with a gasoline release. There was no analysis to evaluate whether the constituent profile and concentrations were consistent with a December 1989 surface spill or exhibited characteristics of any older releases.

A second release may have been detected at this site in February 1990 when testing performed on the UST systems revealed a leak in a fitting at a gasoline dispenser. The leaking fitting was repaired and the UST system was retested in May 1990 with passing results.<sup>3</sup> It is not known if the leak testing was reported to PADEP.

In March 1998, three gasoline UST systems (two 8,000-gallon tanks and one 6,000-gallon tank and their associated piping) were removed from this site along with the dispensers. The USTs were situated in a common cavity located on the southeast side of the on-site building; the former dispenser island area was situated between the site building and SR 422 to the southwest. Stained soils and unusual levels of gasoline vapors were detected while removing these UST systems; eventually 600 tons of contaminated soil were removed for off-site disposal.<sup>4, 5</sup> Post-excavation confirmatory soil samples collected from the open excavation indicated contaminants of concern (COC) remained at concentrations exceeding the Statewide Health Standard Medium-Specific Concentrations (SHS-MSCs) for a used aquifer in a residential setting.

In September 1998, the current consultant of record initiated site characterization activities in response to the unleaded gasoline release discovered in March 1998. The initial activities included advancing and sampling eight soil borings (TB#1 through TB#8) on the property to depths ranging from 15 to 25 feet below grade. Four of these eight borings were completed as shallow groundwater monitoring wells (MW#1 through MW#4). In October 1998, additional soil excavation was completed near the former UST cavity and the dispenser island area resulting in the removal of approximately 975 tons of impacted soil for off-site disposal. However, several of the post-excavation confirmatory soil samples collected from depths of 13 to 15 feet below grade in the former dispenser island area still exhibited COC concentrations in excess of the residential used aquifer SHS-MSCs. It should be noted that there appear to be no to-scale site maps depicting the lateral extents of the areas of soil excavated in March and October 1998.

Following the October 1998 soil excavation, five more groundwater monitoring wells (MW#9 through MW#13) were installed and sampled (two events), additional soil borings were completed and sampled, and the on-property water supply well was sampled. A site survey was also completed, but the resulting map does not depict the property boundaries and other site and surrounding area features. No unleaded gasoline constituents were detected at concentrations above the analytical method detection limits in the samples collected from the water supply well. All these site activities are summarized in the *Phase II Assessment Report*, *Subsurface Soil Remediation Report*, and *Site Characterization Report (SCR)* issued in October 1998, December 1998, and March 1999, respectively. These documents are included among the accompanying electronic files.

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<sup>2</sup> "Letter Report, Frank McKitten Service Station, Groundwater Contamination, Summit Township", prepared by Earth Sciences Consultants, Inc., dated August 7, 1992.

<sup>3</sup> "Letter Report, Frank McKitten Service Station, Groundwater Contamination, Summit Township", prepared by Earth Sciences Consultants, Inc., dated August 7, 1992.

<sup>4</sup> Notification of Reportable Release Form, dated March 31, 1998.

<sup>5</sup> UST Closure Report, dated May 6, 1998.

Soil and groundwater remediation activities began at this site during the third quarter of 2002 with the installation of a combined soil-vapor extraction (SVE) system and groundwater pump-and-treat (P&T) system. This remediation system remains in operation, i.e., it has operated for over seven years. At system start up, groundwater and soil vapors were extracted from a total of six recovery wells, including four installed recovery wells (RW#1 through RW#4) and the conversion of two existing monitoring wells (MW#12 and MW#13) into recovery wells (referred to as MW#12/RW#5 and MW#13/RW#6, respectively). This recovery well configuration operated until May 2006 when system modifications were made with the objective of focusing groundwater and soil vapor extraction from only the most impacted recovery wells within the dissolved-phase contaminant plume. These modifications resulted in extracting groundwater and soil vapors from recovery wells RW#3, RW#4, and MW#12/RW#5 only, i.e., RW#1, RW#2, and MW#13/RW#6 have not been used since May 2006. Quarterly groundwater monitoring and sampling has been conducted since 2002 to the present. These remedial actions and additional remedial system performance details are documented in the December 2000 RAP, in a February 2001 Revised RAP, and in the quarterly Remedial Action Progress Reports; all these documents are included among the accompanying electronic files.

As noted in accompanying Table 1, despite nearly eight years of continuous remedial system operation, a handful of groundwater monitoring wells, including two the point-of-compliance wells, still exhibit benzene and MTBE concentrations in excess of the respective SHS-MSCs for a used aquifer in a residential setting. Consequently, the Solicitor has expressed a willingness to consider a combined SHS-SSS closure strategy for this site, which will likely include executing appropriate environmental covenants on the subject property and, as necessary, on the neighboring downgradient parcels he owns up to and across Bonnie Brook Run and across SR 422.<sup>6</sup> In addition, to the extent that dissolved-phase COC concentrations in excess of the SHS-MSCs currently and/or are predicted to extend off the property and may present a potentially completed exposure pathway for construction/utility workers, the conduct of a risk assessment and calculation of numeric risk-based SSS may also be necessary.

Bidders should consult the accompanying electronic files for more background information on this site (see Attachment 1 for a list of these documents).<sup>7</sup> If there is any conflict between the factual information provided in this RFB and the source documents, the bidder should defer to the source documents.

### 3. SCOPE OF WORK OBJECTIVES

The Solicitor seeks competitive, fixed-price bids to complete the 11 tasks outlined below. To be deemed responsive, each bid must respond in detail to each of the SOW tasks as well as describe and apply the bidder's conceptual site model interpretation as it pertains to conduct of the proposed SOW. In other words, bidders shall respond to the SOW as stated herein to enable as much of an "apples-to-apples" comparison of the bids as possible. Recommendations for changes to the SOW should be discussed and quantified separately. **Failure to bid the SOW as is may result in a bid not being considered.**

Any modification to the selected consultant's SOW for Tasks 1 through 11 will require prior written approval by the Solicitor **and PAUSTIF** through its third-party administrator, and may require PADEP pre-approval. Bidders should also note that this SOW was provided to and reviewed by the PADEP-NWRO case manager.

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<sup>6</sup> It may also be possible to argue that portions of these parcels are "otherwise institutionally controlled," which might obviate the need for deed covenants or restrictions on the parcel as a whole. For example, the application of zoning setbacks, the extent of flood zones, and other separately enforceable land use and zoning restrictions on property development might effectively preclude development and the placement of water supply wells of the swaths of land immediately adjoining Bonnie Brook Run.

<sup>7</sup> The best scanned-in version of each document available to the Technical Contact has been provided.

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

Per the Solicitor's request, the SOW covered by Tasks 1 through 7, including submittal of the Revised SCR / RAP to the PADEP, must be completed within **5 months** following contract award. **Each bidder's proposed project schedule for Tasks 1 through 7 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 draft Revised SCR / RAP before it is submitted for PADEP review and comment. Tasks 8 through 11 would be performed following PADEP review and approval of the Revised SCR / RAP (Task 7). Therefore, the bid shall also include time to address any PADEP comments received on the Revised RAP.

It should be noted that the PADEP is requiring the existing remedial system to remain in operation until a Revised SCR / RAP is approved. Operation and maintenance of the remediation system will be the responsibility of the current consultant of record (AEA) under a separate agreement with the Solicitor. In addition, the current consultant of record will handle the compliance-related sampling & reporting, quarterly groundwater monitoring and sampling, and submitting the quarterly RAPRs until the Revised SCR / RAP is approved. However, once the Revised SCR / RAP is approved, it will be responsibility of the consultant selected pursuant to this RFB solicitation to shut down and decommission the existing remediation system (Task 8) and to start the groundwater attainment demonstration activities (Task 9).

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

- Complete necessary, reasonable, and appropriate project planning and management activities until the SOW specified in the executed contract has been completed. Such activities would be expected to include client communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location, etc.). Project planning and management activities will also include preparing and implementing plans for Health and Safety, Waste Management, Field Sampling/Analysis, and/or other plans that may be required by regulations or that may be necessary and appropriate to complete the SOW, and shall also include activities related to establishing any necessary access agreements. Project management costs shall be included in the fixed-price quoted for Tasks 1 through 11, as appropriate.
- Be responsible for coordinating, managing and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and derivative wastes generated during the implementation of this SOW in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor upon request. Waste disposal costs shall be included in the fixed-price quoted for Tasks 1 through 11, 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 11.

- Be responsible for keeping all wells in good condition, with each well properly sealed and locked in-between each monitoring/sampling event. The selected consultant is responsible for repairing any seals or locks that become defective during the period of this contract at its expense; however, should a well become damaged or destroyed through no fault of the contractor, the Solicitor may request that the selected consultant repair or replace the well as an amendment to this SOW subject to the rate schedule provided in the selected consultant's bid response. Any request for Fund reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.

**Task 1 – Site Professional Survey.** Currently available site drawings do not depict property boundaries, road right-of-ways and easements (if any), all below-grade utilities, and all former/current site features. In addition, given the selected approach to site closure, maps are needed that depict the boundaries of all the adjoining and adjacent land parcels owned by the Solicitor for which appropriate environmental covenants may be sought. Therefore, under this task, bidders shall provide a firm, fixed-price quote for a survey of the subject property and surrounding parcels to be completed by a professional surveyor licensed in the Commonwealth of Pennsylvania. Work under this task should include, but is not necessarily limited to the following:

- Obtaining tax maps of the subject property and surrounding adjoining & adjacent properties;
- Surveying in property boundaries, road right-of-ways, current / former site features (e.g. buildings, water supply well, on-lot septic system, etc.), and above- and below-grade utilities;
- Surveying in property boundaries for the other parcels owned by the Solicitor located to the west-northwest and south-southwest;
- Surveying in locations and ground surface elevations for the soil borings completed under Task 4 below; and
- Surveying in the ground surface (top of surface cover) and the top-of-casing (PVC riser pipe) elevations and locations for all existing on-site groundwater monitoring wells.

Monitoring well and soil boring locations should include northing and easting coordinates. All elevations should be based on the nearest USGS benchmark and recorded to the nearest 0.01 foot. Results of the professional survey should be displayed on an appropriately scaled site plan to be included in the Revised SCR / RAP.

**Task 2 – Conceptual Hydrogeologic / Contaminant Model for Site and Vicinity.** Under this task, bidders shall provide a fixed-price cost for developing a conceptual site model (CSM) for the site and its vicinity based on evaluating the results of the site characterization. Information from and interpretations based upon developing the CSM shall be used in locating additional soil borings (Task 3).

Information considered in developing the CSM shall consist of, but should not necessarily be limited to, stratigraphic and lithologic characteristics / relationships; groundwater elevations and flow direction; hydrogeologic controls on groundwater movement and contaminant transport; intrinsic aquifer parameters; the distribution of hydrocarbon contaminants in soil and groundwater; evaluation of potential sensitive receptors, vapor intrusion evaluation to determine if soil vapor sampling is warranted; and

consideration of the contaminant fate-and-transport modeling results. The CSM shall be presented and discussed in the Revised SCR / RAP.

**Task 3 – Additional Soil Sampling.** As noted above, post-excavation and other soil sampling activities conducted in 1998 and 1999 identified additional soils with COC concentrations exceeding the residential used aquifer SHS-MSCs, particularly in “smear zone” interval (13 to 15 feet below grade) in the vicinity of the former dispenser islands and existing well MW#10. Given the new site closure strategy, the age of the currently available soil data, and the intervening years of remediation system operations, additional soil sampling shall be conducted to identify and quantify residual soil contamination in the unsaturated and smear zone soils and thereby assess the risk associated with leaving this residual soil contamination in place.

Under this task, bidders shall provide a fixed-price cost for implementing a limited soil boring program to assess the magnitude and lateral/vertical extent of impacted soil along the southwest property boundary near MW#10 and within the right-of-way for SR 422. The task objective is to collect enough data to complete a risk assessment of post-remediation soil quality. Each bid shall assume advancing six (6) soil borings in this proposed area while acknowledging that the number of and proposed locations for these borings may change based on the Task 2 and 3 findings. Moreover, if gross soil impacts are evident based on field screening data and observations, additional soil borings may prove warranted. Therefore, each bidder shall quote a comprehensive fixed unit cost per boring inclusive of borehole advancement, logging, screening, sampling, and abandonment.

Bidders should note that a negotiated access agreement would be needed for the borings advanced within the PaDOT right-of-way along SR 422. Intrusive work within the SR 422 right-of-way will also need to be performed in a manner consistent with PaDOT health and safety requirements.

Each soil boring shall achieve a depth that ensures vertical delineation of unsaturated and periodically saturated soils. For the purposes of this bid, bidders shall assume each soil boring shall be completed to an average depth of 16 feet below grade based on the range in depth to groundwater reported for existing on-property wells MW#3 and MW#10. In the event that additional drilling footage is required at one or more of the proposed soil boring locations, bidders shall provide a unit cost per foot for any additional borehole advancement, logging, and screening.

In addition to contacting PA One Call, bidders shall assume clearing and sampling the initial five (5) feet of each boring location using either a hand auger alone or a hand auger in combination with high volume vacuum (e.g. air knife) extraction. Below five feet, each soil boring shall be advanced using direct-push or hollow stem auger / split-spoon sampling methods. Continuous soil samples shall be collected from 5 feet to the total depth of the boring for description of lithologic characteristics, groundwater occurrence, and staining / odor indicative of potential petroleum impacts. Hand auger, direct-push, or split-spoon soil core samples shall be screened in the field using a calibrated photoionization detector (PID) and standard headspace methods. One soil sample per boring (six total samples) shall be submitted for laboratory analysis for the pre-March 2008 PADEP shortlist of unleaded gasoline constituents (excluding 1,2,4- and 1,3,5-trimethylbenzenes) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. This soil sample shall be collected from the depth interval exhibiting the highest organic vapor concentration based on PID headspace screening. If no elevated organic vapor levels are measured along the length of a boring and no staining and/or odors are evident, the one soil sample for laboratory analysis shall be obtained either from the depth interval immediately above the water table or from the bottom borehole, whichever occurs first. However, to accommodate the possible need for collecting additional soil samples in order to delineate the vertical extent of soil contamination, bidders shall provide a unit cost per additional soil sample. Appropriate quality assurance/quality control (QA/QC) samples shall also be obtained for laboratory analysis.

Based on these analytical results, the approximate dimensions and volume of remaining source material exceeding the PADEP Act 2 SHS-MSCs for soil, if any, shall be estimated and presented in the Revised RAP.

Activities under Task 4 shall also include: (i) contacting the PA One Call System, Inc.; (ii) sealing each boring with bentonite and an asphalt or concrete surface patch after completion; and (iv) managing the drilling and personal protective equipment wastes in accordance with applicable regulations, guidance, and directives. The soil boring program methods and results shall be detailed in the Revised SCR / RAP to be prepared under Task 7.

**Task 4 – Soil Vapor Sampling to Support Baseline Risk Assessment.** Under this task, bidders shall provide a fixed-price cost for conducting a soil vapor study in order to evaluate whether there is a completed exposure pathway vis-à-vis volatilization from soil or groundwater. Due to the presence of an active commercial building on the property, it is excepted that a potential soil vapor exposure pathway will exist and require evaluation during the baseline risk assessment (Task 6). As no recent soil vapor sample data exists post-remediation, a sampling program to obtain data suitable for risk assessment is required. Absent knowing whether residual source soil exist and in what areas of the site, selecting proposed locations for the soil vapor monitoring points is currently difficult. However, in order to compare cost quotes fairly, bidders shall assume installing three (3) soil vapor monitoring points and sampling these points twice with each sampling event separated by a period of at least four (4) weeks. Bidders shall quote an all-inclusive unit price per soil vapor monitoring point should more or fewer monitoring points be needed, and a separate all-inclusive unit price per soil vapor sample should more than two soil vapor sampling events prove necessary.

Except for the samples to be submitted for naphthalene analysis, each soil vapor sample shall be collected in pre-certified Summa canisters supplied by the analytical laboratory. Soil vapor samples collected for naphthalene analysis shall be collected using XAD-2 tubes. The Summa canisters must be fitted with a properly calibrated regulator to allow an approximate 8-hour draw so that each sample represents an 8-hour time-weighted composite. All soil vapor samples shall be submitted to a PADEP-accredited laboratory for analysis of the PADEP **pre**-March 2008 unleaded gasoline parameters using appropriate analytical methods and detection levels. Soil vapor samples shall be analyzed by Method TO-15 except for the samples designated for naphthalene analysis, which shall be analyzed by NIOSH Method 5515. Appropriate QA/QC samples shall also be collected and analyzed for the same unleaded gasoline compounds.

Once the soil vapor sampling data are collected, evaluation of this data regarding a potential exposure pathway shall be handled under Task 6. This evaluation may include comparing the results to the screening values in the *Land Recycling Program Technical Guidance Manual – Section IV.A.4, Vapor Intrusion into Buildings from Soil and Groundwater*, or development of risk-based screening values via numeric calculations.

The soil vapor sampling task shall be described in the Revised SCR / RAP along with any recommendations regarding the necessity for an expanded vapor intrusion assessment inclusive of indoor air quality sampling, if appropriate.

**Task 5 – Contaminant Fate-and-Transport Modeling.** Under this task, bidders shall provide a fixed-price cost for updating the quantitative contaminant fate-and-transport model to address all dissolved-phase constituents whose concentrations exceed the residential used aquifer SHS-MSCs for groundwater. Prior fate-and-transport modeling for this site was based on using the older 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, and that utilizes data generated from the site characterization activities. The fixed-price cost shall include documenting the modeling effort in the Revised SCR / RAP (Task 7), 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 (Bonnie Brook Run), currently available environmental data suggests that surface water modeling applications such as SWLOAD5B and PENTOXSD will not be necessary. In particular, prior application of SWLOAD5B and the concentrations predicted for the COCs in groundwater discharging into Bonnie Brook Run suggested that these COC concentrations would not exceed 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 6 – Exposure Evaluation / Baseline Risk Assessment.** Under this task, bidders shall provide a fixed-price cost for performing an exposure evaluation / baseline 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 site-specific standards for soils and/or groundwater with respect to any complete exposure pathway that cannot be eliminated by means of environmental covenants. 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.

Of particular concern for this baseline risk assessment are the exposure pathways for construction/utility workers conducting activities on and off the property. While the Solicitor is willing to accept appropriate environmental covenants to eliminate complete or potentially complete exposure pathways on the parcels he owns, it is likely that environmental covenants and engineering / institutional controls are not feasible with respect to construction/utility worker activities within the SR 422 and the PaDOT right-of-ways.

The baseline 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>8</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.,

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<sup>8</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.

if constituent concentrations are less than the risk-based screening levels, it is not a COPC.<sup>9</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., institutional and/or engineering controls. For any exposure pathways that cannot be eliminated by means of institutional and/or engineering controls, 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 / baseline risk assessment, the selected consultant will present its draft findings to the Solicitor and PAUSTIF for review and comment as a separate deliverable. Following this review, the final exposure analysis and baseline risk assessment shall be incorporated into the Revised SCR / RAP.

**Task 7 – Prepare a Draft and Final Revised SCR / RAP.** Upon completing Tasks 1 through 6 described above, the selected consultant will prepare a Revised SCR / RAP documenting, describing, and evaluating all findings provided from Tasks 1 through 6 and incorporating information and data from the previous site documents and up-to-date groundwater monitoring data as the selected consultant deems appropriate. This Revised SCR / RAP shall contain all necessary information required under 25 PA Code §§245.311 and 312 and be of sufficient quality and content to reasonably expect PADEP approval. The document shall also:

- Contain all necessary figures, tabulated data, and appendices;
- Reference the selected remedial goal for soil and groundwater (combination SHS and SSS);
- Discuss the recommended site closure strategy and its viability for achieving the remedial goal within a reasonable time frame; and
- Present a detailed schedule for implementing the recommended remedial approach,

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<sup>9</sup> Based on discussions with the PADEP, 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 Site Specific Standard.

In addition, the PADEP prefers that the draft environmental covenant language be included in the RAP when it is submitted for review.<sup>10</sup> A Professional Geologist **and** a Professional Engineer registered in the Commonwealth of Pennsylvania shall sign and seal the Revised SCR / RAP.

Initially, the draft Revised SCR / RAP shall be submitted to 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 Revised SCR / RAP shall address comments received from the Solicitor and PAUSTIF on the draft report before it is submitted to the PADEP for its review. The bidder's cost to complete this task shall also include time to address any PADEP comments on the Revised SCR / RAP.

**Task 8 – Idle Existing Remediation System.** Immediately following PADEP approval of the Revised SCR / RAP, the selected consultant shall shut down and stabilize the existing remediation system. The selected consultant shall then be responsible for coordinating with the current consultant of record (AEA) to ensure that any monthly discharge reports and/or quarterly RAPRs that may be due are submitted. The remediation system shall be "mothballed," but not removed, although any rented equipment shall be returned in order to terminate rental charges. Otherwise, the remedial system infrastructure shall remain in place until the groundwater attainment demonstration activities have been completed (Task 9) and the RACR has been submitted and approved by PADEP. In the interim, all remediation system-related chemicals and wastes shall be secured or removed, and the remediation system lines and wells shall be secured. Active power sources shall be de-energized or tagged, all lines shall be drained of water or other fluids, and all external valves shall be closed and tagged in order to prevent leaks or other releases. Additionally, the system shall be winterized to prevent any potential freeze damage.

**Task 9 – Groundwater Attainment.** Under this task, bidders shall provide a firm fixed-price to complete eight quarters of groundwater monitoring and sampling events following the completion of Task 7.<sup>11</sup> Each groundwater monitoring and sampling event shall only include (presumed point-of-compliance [POC]) monitoring wells MW#2, MW#3, MW#10, and MW#11. The conduct and results of each event shall be documented in quarterly Groundwater Monitoring Reports (GMRs)

During each quarterly groundwater monitoring and sampling event, the depth to groundwater and any potential separate-phase hydrocarbons (SPH) shall be gauged in all existing available monitoring wells and prior to purging any of the wells for sampling. Groundwater level measurements obtained from the monitoring wells shall be converted to groundwater elevations for assessing groundwater flow direction and hydraulic gradient.

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

Groundwater samples collected during the sampling event shall be analyzed for the **pre**-March 2008 PADEP short-list of unleaded gasoline parameters by a PADEP-accredited laboratory using appropriate

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<sup>10</sup> The PADEP expects the draft environmental covenant language to employ all of the model language found on PADEP's website.

<sup>11</sup> Bidders shall include language in the bid that if groundwater data in the POC wells has been either non-detect or below SHS (or the calculated risk-based SSS) for four consecutive quarters, the PADEP will be petitioned to approve a reduction in the number of groundwater attainment sampling events.

analytical methods and detection levels. Appropriate QA/QC samples shall also be collected during each event and analyzed for the same parameters.<sup>12</sup>

The GMRs describing the sampling methods and results will be provided to the PADEP on a quarterly basis and within 30 days of the receipt of analytical results for each quarter. At a minimum, each GMR shall contain the following: a) A narrative description of the sampling procedures and results; b) tabulated data from current quarterly and all historical data; c) maps depicting groundwater flow directions and groundwater analytical data; d) discussion of the data to offer an updated assessment as to whether these data are consistent with a stable, shrinking, or expanding plume; and e) shall be sealed by a Professional Geologist or Professional Engineer registered in the Commonwealth of Pennsylvania.

**Task 10 – 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 Tasks 8 and 9. At a minimum, the RACR shall detail the results of Revised SCR / RAP implementation, discuss the selected closure criteria for the site, provide proof of soil and groundwater attainment, and request permanent closure for the site for the current release under an Act 2 Relief of Liability. The RACR shall also include the final copy of the signed and notarized environmental covenants. The project schedule should allow two (2) weeks for Solicitor and PAUSTIF review of the draft RACR before a final version is submitted to the PADEP. The selected consultant shall then prepare and submit the final RACR to the PADEP in accordance with Section 245.313.

**Task 11 – Site Closure / Restoration Activities.** Under this task, the bidder shall describe and provide a fixed-price bid for properly closing the site, including: removal of the above-grade elements of the remediation system; in-place abandonment of monitoring/recovery wells and below-grade remediation system elements consistent with PADEP guidelines; well head removals; any site re-grading that may be needed due to conduct of past corrective action activities; and re-vegetation / asphalt repairs, as necessary. The selected consultant shall determine whether the Solicitor wishes to maintain any components of the remedial system (e.g., the shed) before removing it from the property. This task shall also include photo–documenting the site restoration work and completion of the well abandonment forms. Copies of these photographs and forms shall be provided for the Solicitor’s files.

#### **4. TYPE OF CONTRACT / PRICING**

The Solicitor wishes to execute a mutually agreeable, firm, fixed-price, not-to-exceed contract for the SOW addressed by Tasks 1 through 11. A sample Fixed-Price Agreement is included as Attachment 2,<sup>13</sup> and, although the Fund will not be a party to this Agreement, the Fund will facilitate the process of getting the Fixed-Price Agreement in place.

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

Each 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 all SOW Tasks 1 through 11. The by-task and by-subtask quotes are to be entered into the Cost Tabulation Spreadsheet / Standardized Bid Format

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<sup>12</sup> Each bidder’s approach to implementing Task 9 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>13</sup> The selected consultant will be provided an electronic copy of the sample contract in Word format to allow contract-specific information to be added.

included as Table 2 in Attachment 3 to this RFB (Table 2 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 3 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:

- Milestone A – Site Professional Survey (Task 1).
- Milestone B – Conceptual Site Model (Task 2)
- Milestone C – Additional Soil Sampling (Task 3).
- Milestone D1 and D2 – Soil Vapor Study to support Baseline Risk Assessment (Task 4). Note that the schedule assumes two Milestone D payments
- Milestone E – Updating Contaminant Fate-and-Transport Modeling (Task 5).
- Milestone F – Exposure Analysis / Baseline Risk Assessment (Task 6).
- Milestone G – Prepare a Draft and Final Revised SCR / RAP (Task 7).
- Milestone H – Idle Existing Remediation System (Task 8).
- Milestone I1 through I8 – Groundwater Attainment (Task 9). Note that the schedule assumes eight Milestone I payments
- Milestone J – Prepare a Draft and Final RACR (Task 10).
- Milestone K – Site Closure / Restoration Activities (Task 11).

**TABLE 3 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE**

Estimated Milestone Timing (Month After Contract Award)	SOW Activities Anticipated / Completed for that Month	Milestone(s) <sup>1</sup>
1	Site Professional Survey; Conceptual Site Model; Additional Soil Sampling; Soil Vapor Study to support Baseline Risk Assessment	A, B, C, D1
2	Soil Vapor Study; Updating Contaminant Fate-and-Transport Modeling	D2, E
3	Exposure Analysis / Baseline Risk Assessment	F
5	Prepare a Draft and Final Revised SCR / RAP <sup>2</sup>	G
8	Idle Existing Remediation System; Groundwater Attainment	H, I1
11	Groundwater Attainment	I2
14	Groundwater Attainment	I3
17	Groundwater Attainment	I4
20	Groundwater Attainment	I5
23	Groundwater Attainment	I6
26	Groundwater Attainment	I7
29	Groundwater Attainment	I8
30	Prepare a Draft and Final RACR	J
33	Site Closure / Restoration Activities	K
<p><b>1.</b> Each bidder should modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 11 to reflect its proposed task schedule, as long as the proposed schedule meets the deliverable deadlines specified in Section 3 of this RFB.</p> <p><b>2.</b> The final Revised SCR / RAP must be submitted to the PADEP within five (5) months of contract award.</p>		

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

Unless otherwise noted by the bidder, each bid response received is required to be good for a period of up to 120 days after its receipt. The unit costs quoted in the bid will be 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 the 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 11 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 contract / 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. **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 the PADEP from project inception to site closure. Describe how the PADEP would be involved proactively in the resolution of technical issues and how the PADEP case team will be kept informed as to project status.
- Describe how the Solicitor and ICFI / PAUSTIF will be kept informed as to project progress and developments and how the Solicitor will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW addressed by Tasks 1 through 11.

## 6. MANDATORY PRE-BID SITE VISIT

On **Wednesday, February 24, 2010**, the Technical Contact will conduct a **mandatory pre-bid site tour** for a limited number of participants per firm at this property starting at **10AM**. Please inform the Technical Contact at least 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>14</sup> Questions will be accepted up to 7 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>14</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

### Relevant Project Documents

<u>Filename:</u>	<u>Document:</u>
920807 ESC Inc Ltr Rpt.pdf	August 7, 1992 Letter Report – Groundwater Contamination
980511 UST Closure Report.pdf	May 1998 UST Closure Report
981014 Phase II Site Assessment.pdf	October 1998 Phase II Site Assessment Report
SubsurfaceSoil RemedRpt12-98.pdf	December 1998 Subsurface Soil Remediation Report
McKitten March 1999 SCR.pdf	March 1999 UST Facility SCR
McKitten Jan 2000 SCR.pdf	January 2000 UST Facility SCR
McKitten Dec 2000 RAP.pdf	December 14, 2000 RAP
McKitten Feb 2001 RAP.pdf	February 28, 2001 RAP
McKitten 3 <sup>rd</sup> Qtr 09 RAPR.pdf	3 <sup>rd</sup> Quarter 2009 RAPR, dated October 2009
Property Drawing.pdf	Subject site and adjoining properties owned by Claimant / Solicitor
Table 1_GW Data.pdf	Table 1 – Historical Groundwater Data
Selected Site Figures.pdf	Miscellaneous Site Figures
Various Miscellaneous Reports.pdf	Miscellaneous reports and correspondence

*Request for Bid  
PAUSTIF #1998-0211(F)  
Former McKitten Service Station  
Butler, PA  
February 8, 2010*

## **ATTACHMENT 2**

### **Fixed-Price Agreement**

(This agreement has been provided in an electronic form that does not permit modifying the agreement. An electronic version of the agreement that will allow for tracking modifications will be provided to the selected consultant at the appropriate time.)

*Request for Bid  
PAUSTIF #1998-0211(F)  
Former McKitten Service Station  
Butler, PA  
February 8, 2010*

## **ATTACHMENT 3**

### **Standardized Bid Format**