

Request for Bid

Fixed-Price Defined Scope of Work

**Complete Additional Site Characterization Activities,
Remedial Alternative Analysis, & Reporting**

Solicitor

Gatz Automotive, Inc.

**2899 Holme Ave.
Philadelphia, Philadelphia County, PA 19152**

PADEP Facility ID #: 51-30277 PAUSTIF Claim #: 20230106

Date of Issuance

January 23, 2026

Table of Contents

Calendar of Events	2
Contact Information.....	3
Requirements	4
Mandatory Pre-Bid Site Meeting	4
Submission of Bids	4
Bid Requirements.....	5
General Site Background and Description.....	8
Background Summary	8
Source/ Release (Claim #2023-0106).....	8
Site Characterization Activities	9
Solicitor's Selected Closure Standards	10
Scope of Work (SOW).....	11
Objective	11
Constituents of Concern (COCs)	11
General SOW Requirements	11
Site-Specific Guidelines.....	12
Site-Specific Milestones	14
Optional Cost Adder Milestones	22
Additional Information.....	23
List of Attachments	25

The Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF), on behalf of the claimant who hereafter is referred to as the Client or Solicitor, is providing this Request for Bid (RFB) to prepare and submit a bid to complete the Scope of Work (SOW) for Gatz Automotive, Inc. (Facility) located at 2899 Holme Ave, Philadelphia, Philadelphia County, PA. The Solicitor is the current owner/ operator of the Facility. PAUSTIF has determined that the claim reported by the Solicitor is eligible for coverage from the PAUSTIF subject to the applicable statutes and regulations. Reimbursement of Solicitor approved reasonable and necessary costs, not to exceed the claim aggregate limit, for the corrective action work described in this RFB will be provided by PAUSTIF. Solicitor is responsible to pay any applicable deductible and/or proration. The deductible has been met and no proration is applicable to the scope of work in this RFB.

The Solicitor wishes to execute a mutually agreeable contract ("Remediation Agreement") with the selected consultant. The selected consultant will be provided an electronic copy of the draft Remediation Agreement (Attachment 1) in Microsoft Word format. The selected consultant shall complete the agreement-specific portions of the draft Remediation Agreement and return the document to the Technical Contact (also known as TPR) within 10 business days from date of receipt. The Remediation Agreement fixed costs shall be consistent with bidder's costs presented in the Bid Cost Submission Form. The total cost quoted in the bid by the selected consultant will be the maximum amount to be paid by the Solicitor unless a change in scope is authorized in accordance with the terms and conditions in the executed Remediation Agreement and determined to be reasonable and necessary for PAUSTIF funding. There may be deviations from and modifications to the SOW during the project; changes to the SOW will require approval by the Solicitor, PAUSTIF (for funding), and PADEP; and, must be agreed upon in writing by both parties to the agreement in accordance with the terms and conditions of the executed Remediation Agreement. Added costs resulting from bid errors, omissions, or faulty assumptions will not be considered for PAUSTIF reimbursement.

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

Each bid is assumed valid for a period of up to 180 days after receipt unless otherwise noted

Calendar of Events

Activity	Date and Time
Notification of Intent to Attend Site Visit	February 13, 2026 by 5 p.m.
Mandatory Pre-Bid Site Visit	February 17, 2026 at 11a.m.
Deadline to Submit Questions	March 3, 2026 by 5 p.m.
Bid Due Date and Time	March 17, 2026 by 3 p.m.

Contact Information

Technical Contact
<p>Mr. Joseph Ozog, Jr., P.G. Excalibur Group, LLC joeozog@excaliburgrp LLC</p>

All questions regarding this RFB and the subject Facility conditions must be directed via email to the Technical Contact identified above with the understanding that all questions and answers will be provided to all bidders. The email subject line must be **“Gatz Automotive, Inc., Claim #20230106 – RFB QUESTION”**. Bidders must neither contact nor discuss this RFB with the Solicitor, PAUSTIF, PAUSTIF’s third party administrator (TPA), or the Pennsylvania Department of Environmental Protection (PADEP), unless approved by the Technical Contact. Bidders may discuss this RFB with subcontractors and vendors to the extent required for preparing the bid response. Questions and their respective answers will become part of the RFB, which in turn, will become part of the Remediation Agreement. Bidders are responsible to monitor questions and answers and address any changes, modifications or clarifications made to the RFB as a result of the questions and answers.

Requirements

Mandatory Pre-Bid Site Meeting

On behalf of the Solicitor, the Technical Contact, or their designee will hold a mandatory site visit on the date and time listed in the Calendar of Events to conduct a site tour for one (1) participant per bidding company. The Technical Contact will collect questions and respond via email. All questions and answers will be provided via email to all attendees. This meeting is mandatory for all bidders, no exceptions. This meeting will allow each bidding company to inspect the Facility and evaluate site conditions. A notice of the bidder's intent to attend this meeting is requested to be provided to the Technical Contact via email by the date listed in the Calendar of Events with the subject **"Gatz Automotive, Inc., Claim #20230106 – SITE MEETING ATTENDANCE NOTIFICATION"**. The name and contact information of the company participant should be included in the body of the email. Notification of intent to attend is appreciated; however, it is not required. Attendance at the Pre-Bid Site Meeting is mandatory. Changes to the site meeting date and/or time due to inclement weather conditions or other unexpected circumstances will be posted at <https://ustif.pa.gov/bids>; and, the Technical Contact may notify via email all companies that provided Site Meeting Attendance Notification.

Submission of Bids

An electronic .pdf version of the signed bid package must be submitted to RA-Bid-Submission@icf.com by the bid due date and time in the Calendar of Events. Bid cost spreadsheets may be submitted in Microsoft Excel format. File sizes in excess of 5 MB are to be submitted using a file share service of your choosing. If you do not have access to a file share service, an email must be sent to RA-Bid-Submission@icf.com, at least 24 hours prior to the bid due date and time, to request access to PAUSTIF's TPA file share service. Reply messages will be sent to acknowledge receipt of emails. Bid responses will only be accepted from those companies that attended the Mandatory Pre-Bid Site Meeting. Bids attempted to be submitted through ground services such as USPS, UPS, Fed-Ex, etc. or hand delivery will not be considered for selection. PAUSTIF, in its discretion, reserves the right to reject or allow correction to bid submissions that are substantively deficient in some manner, but any late submission shall be rejected.

The bid must be received by 3:00 p.m., on the due date shown in the Calendar of Events. Bids will be opened immediately after the 3:00 p.m. deadline on the due date. Any bids received after this due date and time will be returned. If, due to inclement weather, natural disaster, or any other cause, the deadline for submission may be extended, the PAUSTIF's TPA may notify all companies that attended the Mandatory Pre-Bid Site Meeting of an extended due date. The 3:00 p.m. hour for submission of bids shall remain the same.

Bid Requirements

Each bid must include at least the following in the order listed below. These bid requirements will be considered during the administrative evaluation of the bid consistent with the PAUSTIF Competitive Bid Fact Sheet. Only those bids that PAUSTIF considers administratively complete will advance to Technical Evaluation.

1. Bid Submission Coversheet
 - a. The Bid Submission Coversheet (Attachment 2) must be completed, signed by an authorized representative of the company, and included as the first page of the bid.
 - b. The name and contact information of the person who is to be contacted in the event clarification is required and/or the bid is selected by the Solicitor must be listed on the Bid Submission Coversheet.
2. A technical submittal that includes:
 - a. Demonstration of the bidder's understanding of the information provided in this RFB, standard industry practices, and objectives of the project.
 - b. A clear description, including specific details and original language of how the SOW will be completed for each milestone. The bid should address each milestone and specifically discuss all tasks to be completed under the Remediation Agreement (e.g., explain groundwater purging/sampling methods, which guidance documents will be followed, what will be completed as part of the site specific SOW/SCR/RAP implementation). Bidders must bid the SOW as requested in this RFB. Recommendations for changes/additions to the SOW shall be emailed to the Technical Contact prior to the deadline to submit questions in the Calendar of Events. Failure to bid the SOW "as is", including any changes or additions communicated by the Technical Contact (see Contact Information on page 3), will ultimately result in a lower technical score or may be rejected altogether. Bids should include enough original language conveying bidder's thought so that the understanding of site conditions, closure approach (if applicable), and approach to addressing the SOW can be evaluated. This includes discussion on bidder's understanding of the conceptual site model and potential issues or challenges that may be encountered. Since bidders are not prequalified, the bid response must provide the Bid Evaluation Committee and Solicitor enough information to complete a thorough review of the bid and bidder. Bids that simply mimic the RFB language will receive a lower technical score.
 - c. A description of subcontractor involvement by task.
 - d. A detailed schedule of activities for completing the SOW including reasonable assumptions regarding the timing and duration of Solicitor and/or PAUSTIF reviews (if any) needed to complete the SOW. Each bid must include a schedule that begins with execution of the Remediation Agreement with the Solicitor and ends with completion of the final milestone identified in this RFB. Schedules must also indicate the approximate start and end date of each of the tasks/milestones specified in the SOW,

and indicate the timing of all base milestone activities (e.g., within 30 days of the contract being executed).

- e. A description of how the Solicitor, and the PAUSTIF (through their TPA) will be kept informed as to project progress and developments and how the Solicitor (or designee) will be informed of and participate in evaluating technical issues that may arise during this project.
- f. A description of bidder's approach to working with the PADEP. Describe how the PADEP would be involved proactively in the resolution of technical issues and how the PADEP will be kept informed of activities at the Facility.
- g. Do not include in the technical submittal any costs or assumptions that would modify the costs provided on the Bid Cost Submission Form or Remediation Agreement.

3. Required Responses Submission Form

- a. The bidder must indicate on the Required Responses Submission Form (Attachment 3) if the draft Remediation Agreement is accepted with no changes. If changes or assumptions are proposed, the bidder must identify and document proposed modifications to the draft Remediation Agreement language other than obvious modifications to fit this RFB (e.g., names, dates, and descriptions of milestones). Key exceptions, assumptions, or special conditions applicable to the SOW and/or used in formulating the cost estimate that the bidder proposes as modifications to the draft Remediation Agreement must be identified and listed on the Required Responses Submission Form. The number and scope of any modifications to the draft Remediation Agreement language must be listed on the Required Responses Submission Form only. DO NOT submit a copy of the Remediation Agreement with proposed changes, this includes Exhibit B, Payment Schedule. Proposed modifications may include, but are not limited to, terms and conditions, Exhibits A and B, Site-Specific Assumptions and Provisions; and, will be one of the criteria used to evaluate the bid. Proposed modifications determined to be acceptable by both the Solicitor and PAUSTIF (for funding) will be incorporated into the final Remediation Agreement with the selected consultant.
 - b. Provide detailed responses to each item under Qualifications and Experience.
 - c. The names and brief resumes of the proposed project team including the licensed Professional Geologist and/or licensed Professional Engineer (as applicable) who will be responsible for overseeing the work and applying a professional seal to the project deliverables. Resumes should directly follow the Required Responses Submission Form.
 - d. The names and addresses of all subcontractors.
 - e. Bidding company's statement of qualifications.
 - f. Bidding company's standard operating procedures for all tasks included in the SOW.
4. A copy of an insurance certificate that shows the bidder's level of insurance consistent with the requirements of the draft Remediation Agreement. Note: The selected consultant

shall submit evidence to the Solicitor before beginning work that they have procured and will maintain insurance coverage commensurate with the level stated in the draft Remediation Agreement and for the SOW.

5. Bid Cost Submission Form

- a. An authorized representative of the bidding company must sign the Bid Cost Submission Form (Attachment 4).
- b. The bidder shall provide its bid cost only in the Bid Cost Submission Form with descriptions for each task provided in the body of the bid technical document. No cost information should be provided in the technical submittal.
- c. Bidders are responsible to ensure all costs are provided in the Bid Cost Submission Form, and calculations (including, but not limited to the total bid cost) are accurate. Added costs resulting from bid errors, omissions, or faulty assumptions will not be considered for PAUSTIF reimbursement.
- d. The technical score for bids will be based solely on those tasks represented as milestones and optional milestones included in the Bid Cost Submission Form and the total bid cost.
- e. The costs quoted in the Bid Cost Submission Form will be assumed to be valid for the duration of the Remediation Agreement executed with the selected consultant.
- f. The total fixed-price bid must include all costs, including those cost items that the bidder may regard as "variable". These variable cost items will not be handled outside of the total fixed-price quoted for the SOW unless the RFB requests costing alternatives for specific items or services.
- g. The RFB is requesting a total fixed-price bid unless the RFB requests costing alternatives for specific items or services. PAUSTIF will not agree to assumptions (in bids or the selected bidders executed Remediation Agreement) referencing a level of effort and/or hours. Costs provided in the bid should be developed using bidder's professional opinion, experience, and the data provided. PAUSTIF will not reimburse costs for additional hours to complete activities included as part of the base bid/contract price.
- h. Bidders are required to include, as backup for the Bid Cost Submission Form the following items:
 - i. A detailed breakdown of each milestone fixed cost including, but not limited to, labor rates and hours, subcontractor costs and mark-up, direct costs, and equipment; and
 - ii. Actual cost quotations/bids/proposals from all significant specialized subcontracted service providers (e.g., drilling/well installations, laboratory, etc.).

General Site Background and Description

Each bidder should carefully review the existing information and documentation provided in Attachment 5. The information and documentation has not been independently verified. Bidders may wish to seek out other appropriate sources of information and documentation specific to this Site. If there is any conflict between the general Site background and description provided herein and the source documents within Attachment 5, the bidder should defer to the source documents.

Background Summary

The Gatz Automotive, Inc. property ("Site") encompasses ~0.41-acre on the north side of Holme Ave within the city of Philadelphia, Pennsylvania. The Site is currently operated as an automobile repair garage and improved with one commercial building and a canopy structure located on the northwest side of the roadway intersections for Holme Ave., Holme Circle, and Welsh Road. The Site and vicinity are shown on Figure 1 (Attachment 5a).

Former operations included retail gasoline dispensing/sales, which occupied and operated at the Site from the early 1980s until ceasing operations in January 2024. The former gasoline UST systems included three 8,000-gallon USTs (Tanks 001-003) located in the southeast corner of the Site, along with the associated dispenser islands (Figure 2 in Attachment 5a). At the time the gasoline USTs were installed, the dispenser islands were located at the east and south sides of the Site. In December 1997, UST modifications included relocating the dispensers and product piping to three dispenser islands beneath a canopy in the central portion of the Site. The three gasoline UST systems were removed on January 26, 2024. The former dispenser island canopy still exists.

The Site was also formerly occupied by two 550-gallon USTs that were used to store used oil and heating oil. These two USTs were removed in February 1991.¹

There are two historical confirmed reportable releases that occurred at the Site, one in January 1993 (PA incident ID #4324) and one in November 1999 (PA incident ID #4325). Site characterization and remedial activities occurred at the Site from 1997 through to 2019. In January 2020, PADEP approved the November 2019 Remedial Action Completion Report (RACR) requesting closure under the Residential SHS for both soils and groundwater.

Source/ Release (Claim #20230106)

Reportedly, a release of unleaded gasoline (ULG) was suspected on August 7, 2023, after an alert from the Veeder Root system indicated a failed static test. A notification of a suspected release was reported to PADEP and PAUSTIF in August 2023. The ULG release was confirmed during subsequent UST closure activities.

¹ The location of the two former 550-gallon USTs is not provided in the information reviewed.

During the January 2024 UST closure work associated with Tanks 001-003, including all piping and dispensers, a “circumferential crack was identified along the bottom of the north end” of Tank 003, along with elevated photoionization detection (PID) organic vapor readings in soils beneath the north end of this UST.² The cause and source of the ULG release was confirmed to be the circumferential crack observed on the bottom of the north end of Tank 003, and ~57 tons of presumed contaminated soils were excavated and removed for off-site recycling following removal of the USTs.³ It was reported that the excavation occurred on the north end of Tank 003 and extended ~3 feet below the bottom of the UST cavity (~13 feet) to a total depth of ~16 feet. Only one of the UST closure soil samples, collected at a depth of 16 feet (post-excavation) on the north end of former Tank 003 contained concentrations of ULG parameters, specifically benzene, ethylbenzene, and toluene exceeding PADEP Statewide Health Standards (SHS). The location of the soil excavation and UST closure soil sampling locations are shown on Figure 3 in the 3/19/24 UST Closure Report (Attachment 5b).

Site Characterization Activities

Site characterization activities associated with PAUSTIF Claim #20230106 were initiated in August 2024 following the UST closure and excavation work in January 2024. The characterization activities included:

- Advancement of 12 soil borings (24-SB-1 through 24-SB-12) to depths of 14 to 23 feet below ground surface (bgs), and collection/ analysis of 17 soil samples;
- Installing eight monitoring wells (MW-1 through MW-8) on-property to a depth of 39 to 50 feet bgs; and
- Analyzing groundwater samples from the eight monitoring wells.

The locations of the soil borings and monitoring wells are shown on Figures 3 and 2, respectively (Attachment 5a) and figures in the attached reports provided in Attachment 5.

Soil & Bedrock Profile

Unconsolidated deposits (~16 to 23 feet thick) on-property consist of a natural silt, sands, sandy silt, and silty clay, underlain by a mix of weathered saprolite and sands/ silts to the total depth of most of the monitoring wells at 38 to 50 feet bgs. Fill material consisting of pea gravel was encountered to a depth of 13 feet at soil borings 24-SB-5 and 24-SB-6 that appear to have been advanced through the former UST cavity. Gray schist bedrock was only encountered at the borings for MW-1 and MW-2 at a depth of ~49 and 42 feet, respectively, extending to the total depths of these monitoring well borings.

² Notification of Release/ Notification of Contamination Form, dated January 26, 2024.

³ UST System Closure Report Form, dated March 19, 2024.

Soil Contamination

Soil contamination with ULG constituents of concern (COC) in exceedance of the PADEP SHS has been identified generally in the area of former Tank 003. These impacts are confirmed by concentrations of benzene, ethylbenzene, and toluene in the post excavation soil sample (00-3) collected at a depth of 16 feet below the north end of former Tank 003 and the soil sample collected from a depth interval of 17.5-18 feet at soil boring 24-SB-1 located a few feet northwest of the former UST cavity (i.e., northwest of former Tank 003). Soil impacts in the unsaturated and smear zone are not adequately delineated both vertically and horizontally in the area of former Tank 003, and in the area of monitoring wells MW-2 and MW-3, in order to design/ implement an effective remedial approach.

Groundwater / Hydrogeology

Water level data from the monitoring wells indicates groundwater is at a depth of ~35 to 39 feet bgs within the unconsolidated soils and weathered saprolite. The overall shallow groundwater gradient is generally in a westerly direction across the Site, with some limited radial or semi-radial flow away from MW-1 located close to the former UST cavity.

Dissolved Groundwater Contamination

Concentrations of the ULG COCs exceed the PADEP SHS at three of the eight monitoring wells sampled at the Site, which include benzene at MW-1, MW-2, and MW-3 and MTBE at MW-2. Toluene is elevated at MW-1 and only exceeded the SHS during one of the five sampling events. The most recent groundwater data indicate that benzene concentrations are the highest at MW-3, ~60 feet north of the source/ release area (former Tank 003) with benzene concentrations steadily increasing since installation. In order to design an effective remedial approach, the source and extent of benzene impacts require further investigation/ delineation.

Soil Vapor

No soil vapor sampling was conducted at the Site

Solicitor's Selected Closure Standards

PADEP has provided approval of Synergy's June 2025 Site Characterization Report (SCR) and July 2025 Remedial Action Plan (RAP) in a letter dated September 25, 2025. The Solicitor has chosen to remediate the Site using the non-residential SHS for both soil and groundwater.

Scope of Work (SOW)

This RFB seeks competitive bids from qualified contractors to perform the activities in the SOW specified herein. Additionally, the PADEP Southeastern Regional Office (SERO) was given the opportunity to review the SOW. PADEP did not provide any comments on the RFB SOW.

Objective

Solicitor seeks competitive, fixed-price bids, for this Defined Scope of Work RFB to complete the milestones outlined below. To be deemed responsive, each bid must respond in detail to each of the milestones, including describing the bidder's understanding of the conceptual site model and how that model relates to the bidder's proposed approach to execute the SOW. Each bid must describe how each of the RFB milestones is proposed to be achieved while offering rationale for bidder's SOW methods and approach based on bidder's interpretation of the site conditions. In reviewing the quality of bids submitted under Defined Scope of Work solicitations, there is an increased emphasis placed on cost; however, technical details and completeness remain important and are evaluated against the SOW requirements.

Constituents of Concern (COCs)

The COCs for soils and groundwater are the PADEP short list analytes for ULG including benzene, toluene, ethylbenzene, xylenes (BTEX); MTBE; cumene; naphthalene; 1,2,4-Trimethylbenzene (1,2,4-TMB); and 1,3,5-TMB.

General SOW Requirements

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

- The Storage Tank and Spill Prevention Act (Act 32 of 1989, as amended);
- Pennsylvania Code, Title 25, Chapter 245 - Administration of the Storage Tank Spill and Prevention Program;
- The Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2), as amended);
- Pennsylvania Code, Title 25, Chapter 250 - Administration of Land Recycling Program;
- The PADEP Land Recycling Program Technical Guidance Manual dated March 27, 2021 (Technical Guidance Document 261-0300-101); and
- Pennsylvania's Underground Utility Line Protection Law, Act 287 of 1974, as amended by Act 121 of 2008.

During completion of the milestone objectives specified, the selected consultant shall:⁴

- Conduct necessary, reasonable, and appropriate project planning and management activities. Such activities may include Solicitor communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location). Planning and management activities will also include preparing and implementing plans for health and safety, waste management, field sampling/analysis, and/or other plans that are necessary and appropriate to complete the SOW. Planning and management shall include identifying and taking appropriate safety precautions to not disturb Site utilities including, but not limited to, contacting Pennsylvania One Call as required prior to any ground-invasive work. As appropriate, project management costs shall be included in each bidder's pricing to complete the milestones specified below.
- Be responsible for coordinating, managing, and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and derivative wastes generated during the implementation of this SOW. The investigation-derived wastes, including purge water, shall be disposed in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor and the PAUSTIF upon request. All investigation-derived wastes shall be handled and disposed per PADEP's Regional Office guidance. It is the selected consultant's responsibility to conform with current PADEP Regional Office guidance requirements in the region where the Facility is located.
- Be responsible for providing the Solicitor and facility operator with adequate advance notice prior to each visit to the property. The purpose of this notification is to coordinate with the Solicitor and facility operator to ensure that appropriate areas of the property are accessible. Return visits to the Facility will not constitute a change in the selected consultant's SOW or result in additional compensation under the Remediation Agreement.

Site-Specific Guidelines

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

Property and Off-Property Access. Selected consultant will be responsible for securing access to the Gatz Automotive, Inc. property with the Solicitor within the fixed price of the associated milestones for which access is necessary. The selected consultant will also be responsible for negotiating and securing access to off-property locations where needed to implement the SOW.

⁴ As such, all bids shall include the costs of these activities and associated functions within the quote for applicable tasks/milestones.

If any off-property access is necessary, each bid shall assume that locating/ making contact with the property owner, providing property owner with an access agreement, and PADEP involvement (as necessary) is to be included within the fixed price of the associated milestones for which access is necessary at any off-property locations.⁵ It is reasonable to assume that Solicitor will assist, as needed, with this effort. Access attempts must be documented with a copy of a letter requesting access along with a draft access agreement sent to property owners via certified mail.

The selected bidder is cautioned to be aware of entering and exiting vehicles and business patrons at the Site, and also at off-property locations where access is necessary. Also, bidders shall be mindful of roadway traffic and necessary safety precautions (e.g., traffic control measures) prior to and during field activities conducted near, or within the roadway right-of-way (ROW). Pedestrian and vehicular traffic control and safety measures shall be included in each bid response and fixed price for each milestone, as necessary.

Field Activities. All on- and off-property work should be conducted during the normal business days and hours of 8:00 AM to 5:00 PM from Monday through Friday, unless work outside of these normal business days and hours is authorized by the respective Solicitor for the Site, and respective property owner for any of the off-property locations, as necessary.

Responsibility. The selected consultant will be the consultant of record for the site. The selected consultant will be required to take ownership of the project and will be responsible for representing the interests of the Solicitor and PAUSTIF with respect to the project. This includes utilizing professional judgment to ensure reasonable, necessary and appropriate actions are recommended and undertaken to protect sensitive receptors and carry out adequate site characterization and other work to move the site toward a SHS closure.

The Solicitor requests that the selected consultant communicate via phone call only providing routine updates on the work progress and discuss/ evaluate any technical issues that may arise. In addition, the selected consultant shall provide copies of all reports prepared for each of the SOW milestones to the Gatz Automotive, Inc. property owner.⁶

Field Instrumentation. Each bidder should state in their bid response the appropriate field instrumentation (e.g., pumps, meters, photoionization detectors, etc.) to be used during the completion of the SOW. Specifically, the product associated with the regulated release at this site is ULG. As such, any field-screening instrumentation used at the site should be able to detect the presence of hydrocarbons associated with that type of product.

Safety Measures. Each bidder should determine the safety measures necessary to appropriately complete the milestones. Specifically, if a consultant feels that it is appropriate and necessary to complete utility clearance using an air knife, the cost should be included in their fixed-price cost. If a bidder includes costs to conduct specific safety measures or activities, the bidder should

⁵ If after performing the work under the fixed price, access to any off-property locations still has not been secured, additional work to secure access will be handled outside the Remediation Agreement.

⁶ Contact information for the property owner will be provided to the selected bidder.

specify it in the bid response and discuss why it is appropriate and necessary and indicate which methods will be used and to what extent. As discussed in the RFB, cost is not the only factor when evaluating bid responses and other factors are taken into consideration during the bid evaluation process, including appropriate safety measures.

Investigation Derived Waste Disposal. All investigation-derived waste should be stored, handled, and disposed of per the instructions included in the “General SOW Requirements” section of the RFB. Bidders will be responsible for arranging any offsite waste disposal (if required) and including costs in their bid response to cover the handling, transportation, and disposal of all potential waste related to the milestones included in the SOW unless the RFB or Remediation Agreement specifies otherwise. PAUSTIF will not entertain any assumptions in the Remediation Agreement concerning a volume of waste (e.g. project costs assume that no more than 1,000 gallons of groundwater will require disposal after the completion of the pump test). Bidders will be responsible for including costs in their bid to cover the handling, transportation, and disposal of all potential waste related to the milestones included in the SOW. Bidders should estimate the volume or mass, as appropriate, of waste using their professional opinion, experience, and the data provided. If the bid proposes to dispose of waste under a permit, then the bid needs to address the potential situation of a permit not being approved. Invoices submitted to cover additional costs on waste generated as part of the SOW will not be reimbursed.

Site-Specific Milestones

Milestone A – Continue Quarterly Groundwater Monitoring, Sampling & Reporting. Under this milestone, bidders shall provide a firm fixed-price to continue with quarterly groundwater monitoring, sampling, and reporting events while performing the additional site characterization activities (Milestones B through E), performing the remedial alternative analysis (Milestone F), preparation/submittal of the Supplemental SCR (Milestone G), and waiting for PADEP approval of the Supplemental SCR. For the purposes of this RFB, it is assumed that this work will be required for three quarters (nine months). However, each bid must specify the number of quarterly events that will be needed along with their supporting rationale. Any additional quarterly monitoring and reporting events, beyond the three quarters specified in this RFB, shall be incorporated in the Remediation Agreement as Optional Cost Adder Milestone A.⁷

Each quarterly groundwater monitoring and sampling event shall include the sampling of existing on-property wells MW-1 through MW-8. During each quarterly groundwater monitoring and sampling event, and prior to any well purging, the depth to groundwater and any potential separate-phase hydrocarbons (SPH)⁸ shall be gauged at all existing available monitoring wells. Groundwater level measurements obtained from the monitoring wells shall be converted to groundwater elevations for assessing groundwater flow direction and hydraulic gradient.

⁷ The Remediation Agreement includes a Provision that the quarterly site monitoring, sampling & reporting events are limited to the three quarters in the base contract under Milestone A. If additional events are required under Milestone A, pre-approval from Solicitor and PAUSTIF (for funding) is required.

⁸ SPH has not been observed in the existing on-property monitoring wells. If measurable SPH is discovered, any work to address the SPH would be considered a changed condition of the fixed-price contract and will require Solicitor and PAUSTIF approval of a work plan and cost estimate before beginning SPH mitigation work.

Each of the monitoring wells designated for sample collection shall be purged and sampled using low-flow procedures in accordance with the PADEP Groundwater Monitoring Guidance Manual and standard industry practices. Bidders shall manage purged groundwater and other derived IDW generated by the well purging and sampling activities in accordance with the PADEP SERO guidance.

Groundwater samples shall be analyzed for the PADEP short-list of ULG parameters (BTEX, MTBE, cumene, naphthalene, 1,2,4-TMB, and 1,3,5-TMB) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Bidders shall specify the analytical methods to be used for analyzing the groundwater samples. Appropriate quality assurance / quality control (QA/QC) samples shall also be collected during each event and analyzed for the same parameters.⁹ Bidders shall assume per quarterly sampling event: one blind duplicate and one trip blank. In addition, each event shall include low-flow purge field measurements for the following parameters: pH, temperature, specific conductance, dissolved oxygen (DO; measured in-situ), oxidation/reduction potential (ORP) and total dissolved solids (TDS).

The Remedial Action Progress Reports (RAPRs) describing the sampling methods and results shall be provided to the PADEP on a quarterly basis and within 30 days of the end of the current quarter. At a minimum, each RAPR shall contain and include the requirements of 25 Pa. Code 245.312(c), including the following:

- A summary of progress made toward completing the additional site characterization work;
- A narrative description of the sampling procedures and results;
- Tabulated data collected from the monitored wells documenting the depth to groundwater and thickness of any free product encountered;
- Groundwater elevation contour maps depicting groundwater flow direction – separate maps for the shallow and deeper bedrock wells;
- Tabulated historical quantitative groundwater analytical results including results from the current quarter;
- Current quarter laboratory analytical report(s);
- One site-wide iso-concentration contour map for each compound detected in any one well above the SHS during the quarter;¹⁰

⁹ Each bidder's approach to implementing Milestone A shall clearly identify the number of sampling events, number of wells/ samples per event, well purging and sampling method(s), QA/QC measures, analytes, purge water management methods, and other key assumptions affecting the bid price.

¹⁰ All figures included in each RAPR (e.g., site plan, groundwater elevation maps, dissolved plume maps, etc.) shall be available in electronic format to the Solicitor upon request.

- For each well exceeding SHS, 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;
- For each well exceeding SHS, a graphical depiction of recent key contaminant concentration trends;
- Discussion of the data to offer an updated assessment whether these data are consistent with a stable, shrinking, or expanding plume;
- Treatment and disposal documentation for waste generated during the reporting period; and
- Demonstration of compliance with the required Federal, State, and local permits and approvals.

PAUSTIF will only reimburse for the necessary quarterly groundwater sampling/ reporting events actually completed under this milestone (e.g., this milestone shall be considered completed upon PADEP approval of the Supplemental SCR (Milestone G). Each RAPR shall be sealed by a Professional Geologist and/ or Professional Engineer registered in the Commonwealth of Pennsylvania (bidders shall refer to state licensing laws to determine which seals are required based on the work performed).

Milestone B – Additional Soil Characterization. In order to evaluate remedial alternatives, it is necessary and appropriate to perform additional soil characterization to delineate the horizontal and vertical extent of soils in four areas of the Site, specifically, in the area of known/ existing soil impacts in the vicinity of the northern portion of Tank 003; in the area of monitoring wells MW-2 and MW-3; and in the area of soil boring 24-SB10.

Completed site characterization activities have identified soil impacts in exceedance of the PADEP SHS in the soil sampled (24-SB-1) collected from soil boring 24-SB1 adjacent to the northern portion of former Tank 003. However, soil impacts are not delineated vertically as no soil samples were collected below a depth of 18 feet. In addition, the soil impacts are not adequately delineated to the west, southwest, and beneath the former UST cavity as existing borings advanced in those directions are over 30 feet from 24-SB1 and post-excavation soil sample 003-3. Given the information obtained from previous site characterization activities, the release from the northern end of former Tank 003 would have migrated generally vertically until encountering groundwater at a depth of ~36 feet. It is possible that there may have been some horizontal distribution of the released product upon encountering the remnant bedrock structure of the weathered saprolite before encountering groundwater.

No soil sampling was performed in the area of monitoring wells MW-2 and MW-3 that are positioned hydraulically downgradient and upgradient of MW-1, respectively. Therefore, additional soil characterization is necessary and appropriate in the vicinity of MW-2 and MW-3 to characterize and delineate any unsaturated/ smear zone soil impacts.

In addition, at soil boring 24-SB10, there were increasing PID readings beginning at a depth of ~19 feet along with increasing concentrations of the COC (but remained below PADEP SHS); however, this soil boring was terminated at a depth of 23 feet. The data collected from this boring suggest that soil impacts, exceeding PADEP SHS, may exist in the unsaturated and/ or smear zone soils below a depth of 23 feet.

Under this task, bidders shall provide a fixed-price cost for implementing a soil boring program in the area of the northern portion of former Tank 003 (vicinity of soil boring 24-SB1 and post-excavation soil sample 003-3), in the area of MW-2 and MW-3, and at soil boring 24-SB10. Each bid shall assume advancing ten (10) soil borings. **Each bid must provide the proposed soil boring locations on a site drawing, along with the rationale for each location.** Each bid shall also describe the methods used to investigate buried utilities so that this work can be accomplished safely and without risking damage to the below grade utilities or other possible buried subsurface features. The general objective of the additional soil borings and associated sampling is to further characterize and delineate (both horizontally and vertically) unsaturated/ smear zone soil impacts. The selected consultant shall consider the possibility that final boring locations may need to be adjusted to avoid any subsurface obstacles that may be identified prior to advancing the borings. If a bidder believes that additional borings (beyond 10) are necessary, the bidder shall identify the location(s) and provide its supporting rationale for each additional boring location. However, all bidders shall base their bids on completing 10 soil borings.

Each soil boring shall achieve a depth that ensures vertical delineation of unsaturated and smear zone soils down to the permanently saturated zone or bedrock refusal, which ever occurs first. For the purposes of this bid, bidders shall assume each soil boring shall be completed to an average depth of 38 feet below grade based on the historical range of measured depth to groundwater beneath the site.

In addition to contacting PA One Call and other methods to locate below grade utilities, bidders shall assume clearing the initial five (5) feet of each boring location using air knife/ vacuum excavation. Below five feet, each soil boring shall be advanced using hollow-stem auger/ split-spoon sampling methods. Continuous soil samples shall be collected for description of lithologic characteristics, groundwater occurrence, and staining/ odor indicative of potential petroleum impacts. The continuous split-spoon samples shall be screened in the field using a calibrated PID and standard headspace methods.

Bidders shall assume collecting three soil samples per boring to be submitted for laboratory analysis (30 total) for PADEP's short list ULG parameters. Although various factors are taken into consideration for determining the depth of the soil samples for laboratory analysis (e.g., highest organic vapor concentration based on PID headspace screening, staining and/or odors), bidders are required to provide their rationale on selecting soil samples for laboratory analysis for each of the three areas being investigated.

Soil samples shall be analyzed for the PADEP ULG parameters (BTEX, MTBE, cumene, naphthalene, 1,2,4-TMB, and 1,3,5-TMB) by a PADEP accredited laboratory using appropriate analytical methods and detection levels.

If additional soil samples are necessary and appropriate based on field observations and in order to delineate the vertical extent of soil contamination, bidders shall provide the following unit cost on the Bid Cost Spreadsheet (Attachment 2):

- Unit Cost – UC-B: Price per each additional soil sample collection and laboratory analysis for PADEP ULG parameters beyond the 30 assumed (\$/sample).

If during implementation of this milestone it is determined that one or more additional soil borings are necessary to complete soil characterization, the additional soil borings will be handled under Optional Cost Adder Milestone CA-B. Bidders will be required to explain the reasoning for advancement and sampling of the additional soil boring(s).

Each bidder's fixed-price cost for this task shall account for: (i) traffic and/or pedestrian safety measures, as necessary; (ii) professional surveying of the soil boring locations and elevations for inclusion on the site plan and geologic cross sections; (iii) sealing each boring with bentonite and an asphalt or concrete surface patch after completion; and (iv) management of IDW. The soil boring program methods and results with supporting documentation (e.g., waste manifests, boring logs, etc.) shall be documented in a concurrent RAPR (Milestone A) and detailed in the Supplemental SCR (Milestone G).

Milestone C – Installation of Monitoring Wells. The existing monitoring well network consists of eight on-property wells (MW-1 through MW-8). Although delineation of groundwater contamination exceeding the SHS appears to have been fairly well defined from the existing site characterization work, there is a data gap remaining that needs to be addressed to better understand the contaminant plumes prior to evaluating remedial alternatives and designing a remedial approach.

Under this milestone, bidders shall provide a detailed approach and firm fixed-price cost for installing one monitoring well northeast of existing MW-3 and one along the southern property boundary near the former UST cavity. Existing site data suggests that the magnitude and extent of the dissolved benzene plume is not fully characterized/delineated northeast of MW-3; therefore, bidders shall install one monitoring well at the property boundary with Welsh Road, hydraulically upgradient of MW-3. This additional well is to also serve as an upgradient point of compliance (POC). The groundwater gradient is very shallow (near flat), and although groundwater flow appears to be a westerly direction, there is a component of flow to the southwest from MW-1. No monitoring well exists at the southern property boundary, southwest of the former tank field and the release source. Therefore, bidders shall install one monitoring well between the southwest side of the former tank field and the property line.

In addition, if during the advancement of the one soil boring near existing boring 24-SB10 under

Milestone B, elevated PID readings and/ or soil staining/ odors are identified at a depth greater than 23 feet, then the bidder shall assume one monitoring well will be installed at this boring location. Since it is not known whether a monitoring well will need to be installed at this soil boring location, the cost for this monitoring well install will be handled under Optional Cost Adder Milestone CA-C.

Each bid must identify the proposed locations for the monitoring wells on a site drawing (labeled with distinct well identification), along with the rationale for the locations. The bids shall demonstrate an understanding that the general objectives for installing the new wells are to further delineate the horizontal extent of dissolved-phase contaminants in groundwater; develop an updated interpretation of groundwater flow; and update the contaminant fate-and-transport modeling (as applicable under Milestone E). It is presumed that the final well locations may be adjusted slightly by the selected consultant to avoid any subsurface obstacles / utilities.

For costing purposes, bidders shall assume that the monitoring well borings will be advanced to similar depths of the existing wells (50 feet), although the total depth is likely to vary based on actual field conditions encountered. Bidders shall assume advancing the monitoring well borings using a multi-purpose drill rig capable of hollow stem auger and air rotary/air hammer drilling methods. Drilling material returned to the surface (e.g. soils, rock cuttings) shall be examined in the field and described for lithology, groundwater occurrence, bedrock fractures (as applicable) and potential staining / odor indicative of hydrocarbon contamination.

The groundwater monitoring wells shall be constructed in accordance with the PADEP Groundwater Monitoring Guidance Manual. Bidders shall assume constructing the well of 2-inch diameter Schedule 40 PVC casing and 0.01-inch machine-slotted well screen. Although well depth may vary based on actual conditions encountered, for cost comparison purposes, bidders shall assume 25 feet of well screen for well construction.

Annulus materials shall consist of a filter-pack of silica sand of appropriate grain size for the formation screened and well-screen slot size, extending to a height of approximately one foot above the top of the screen section overlain by a well seal consisting of hydrated bentonite pellets with a minimum thickness of three feet. The remaining annulus shall be filled with a cement/ bentonite slurry, with surface finishing consisting of an expandable locking cap fitted to the top of the PVC riser and a flush-mounted traffic-rated manhole with a bolt-on lid. The flush-mounted manholes shall be set into a 2 ft. by 2 ft. concrete pad.

Each bidder's fixed-price cost for this task shall account for: (i) securing off-property access, as necessary; (ii) traffic and/or pedestrian safety measures, as necessary; (iii) identifying subsurface utilities and other buried features of concern including, but not necessarily limited to, contacting PA One Call and clearing each borehole location to a minimum depth of 5 feet using vacuum excavation; (iv) well development activities; (v) management of IDW; and (vi) professional surveying of the new well location and top-of-casing elevation.¹¹ Well drilling/ installation and

¹¹ Bidders shall assume that the available survey information obtained by the existing Consultant (Synergy) will be provided to the selected bidder in electronic format.

development activities along with supporting documentation (e.g., waste manifests, boring logs and construction details, etc.) shall be documented in a concurrent RAPR (Milestone A) and the Supplemental SCR (Milestone G).

Milestone D – Groundwater Monitoring and Sampling of New Monitoring Wells. Under this milestone, bidders shall provide a firm fixed-price to complete two groundwater monitoring and sampling events including an initial event and second confirmatory event for the two monitoring wells installed under Milestone C.¹² This milestone is separated into Milestone D1 – Initial Sampling Event and Milestone D2 – Second Confirmatory Sampling Event on the Bid Cost Spreadsheet and in the Remediation Agreement.

The initial groundwater monitoring and sampling event shall be performed within two weeks of installing and developing the two monitoring wells installed under Milestone C, but no sooner than one week after the wells have been developed. The subsequent confirmatory monitoring and sampling event shall be conducted no less than four and no more than six weeks after the initial event, and bidders shall assume that this second confirmatory sampling event will be completed during a quarterly monitoring and sampling event (Milestone A). The monitoring wells shall be purged and sampled as discussed in Milestone A.

Appropriate QA/QC samples shall also be collected during each event and analyzed for the same parameters.¹³ Bidders shall assume that the costs for one duplicate and one trip blank will be included under Milestone D1 for the initial groundwater monitoring and sampling event. Costs associated with mobilization and the QA/QC samples for the second confirmation sampling event of the two wells installed under Milestone C shall not be provided under Milestone D2 since the confirmation sampling event shall be performed concurrent with a routine quarterly groundwater monitoring event for the existing Site monitoring wells (Milestone A).

The conduct and results of these two events (Milestones D1 and D2) shall be documented in a RAPR (Milestone A) and the Supplemental SCR (Milestone G) and shall at least include a description of the following: narrative description of the sampling procedures and results; tabulated data collected from the monitored wells documenting the depth to groundwater and thickness of any free product encountered; groundwater elevation contour maps depicting groundwater flow direction in the bedrock; tabulated historical quantitative groundwater analytical results; laboratory analytical report(s); iso-concentration contour maps for each compound detected in any one well above the SHS during the quarter (if needed); and treatment and disposal documentation for waste generated.

Milestone E – Update Contaminant Fate-and-Transport Modeling. After completing the groundwater monitoring well installation and sampling under Milestones A, C and D, and any

¹² If the additional monitoring well near boring 24-SB10 is installed, the sampling of this monitoring well will be handled under Optional Cost Adder Milestone CA-D1 and CA-D2.

¹³ Each bidder's approach to implementing Milestones D shall clearly identify the number of sampling events, identify the monitoring well and samples per event, well purging and sampling method(s), purge water disposal methods, QA/QC measures, analytes, and other key assumptions affecting the bid price.

optional cost adder milestones, the fate-and-transport model shall be updated. Bidders shall assume use of the PADEP Quick Domenico model may be appropriate for the modeling effort. Each bidder shall describe in detail the specific proposed approach to completing the fate-and-transport modeling for this site. The fixed-price cost shall include documenting the modeling effort in the Supplemental SCR. This documentation shall describe all model input/output, provide a thorough explanation of model construction, justify all input parameters, and include a detailed discussion of the modeling results and conclusions regarding current and predicted future plume stability (or lack thereof).

Milestone F – Remedial Alternatives Analysis. Upon completing the additional site characterization activities (Milestones A through E), a thorough remedial alternatives analysis shall be completed for the Site to evaluate and compare various cleanup options and identify which remedial option is expected to be the most appropriate and will result in an efficient and cost-effective site cleanup. The evaluation of each potentially applicable remedial technology should take into consideration cost considerations, proven performance and effectiveness, regulatory compliance, reliability, practical implementation, and effects on public health and the environment.

The remedial alternatives analysis shall take into consideration all available information and data from the previous site characterization activities in the historical documents, provide a detailed evaluation for each of the identified potentially applicable remedial technologies considered and provide recommendations of potential remedial technologies for pilot testing. Once complete, a draft Remedial Alternatives Report shall be prepared and submitted to the Solicitor and PAUSTIF for their review before including it as an attachment to the Supplemental SCR (Milestone G).

Milestone G – Preparation, Submittal, and PADEP Approval of a Supplemental SCR. Upon completing Milestones A through F described above, the selected consultant shall prepare a Supplemental SCR in draft form for review and comment by the Solicitor and PAUSTIF. The report will specify site closure to PADEP's non-residential SHS for both soil and groundwater.

The Supplemental SCR shall contain all necessary information required under 25 PA Code §245.309 and 245.310, and be of sufficient quality and content to reasonably expect PADEP approval. Each bidder's project schedule shall provide two (2) weeks for Solicitor and PAUSTIF review of the draft document. The final report shall address comments received from the Solicitor and PAUSTIF on the draft report before it is submitted to the PADEP for its review.

The report shall document, describe, and evaluate all findings provided from Milestones A through F above (and any necessary optional cost adder milestones), including the Remedial Alternatives Report (Milestone F), incorporate information and relevant findings from the previous site documentation (as necessary), and contain all necessary and appropriate figures, tabulated data, and appendices to comply with the regulatory requirements for and to obtain PADEP approval of these documents.¹⁴

¹⁴ Should additional site characterization prove to be necessary, this additional characterization shall be considered a New Condition as per the Remediation Agreement.

The Supplemental SCR shall include a conceptual site model (CSM) for the Site and its vicinity based on evaluating the results of the site characterization tasks outlined above and including all other previous site characterization work. Information considered in developing the CSM shall consist of, but should not necessarily be limited to, a discussion of the type and characteristics of the released substances and location(s); stratigraphic and lithologic characteristics/ relationships, including direction and characteristics of any bedding planes, joints, and fractures; groundwater elevations and flow direction; hydrogeologic controls on groundwater movement and contaminant transport; geologic cross-sections to assess vertical migration of contamination; intrinsic aquifer parameters; the distribution of hydrocarbon contaminants in soil and groundwater; evaluation of potential sensitive receptors, and consideration of the contaminant fate-and-transport modeling results.

The document shall be signed and sealed by a Professional Geologist licensed in the Commonwealth of Pennsylvania and may also require the signature and seal of a Professional Engineer registered in the Commonwealth of Pennsylvania (bidders shall refer to state licensing laws to determine if the Professional Engineer seal is required based on the work performed for and documented in the report). The fixed-price cost shall also include addressing any PADEP comments on the report.

The successful bidder will be eligible to receive payment for 75% of the bid amount for Milestone G when there is proof the document has been completed and submitted to PADEP. The 25% balance will be due for reimbursement once proof has been provided that PADEP has approved the Milestone G deliverable document.

Optional Cost Adder Milestones

A number of optional cost adders may come into play at this site. Therefore, bidders shall provide unit pricing for these contingencies outside the base RFB scope. Note that before any work associated with these unit cost adders is conducted, the selected consultant shall provide a written request and detailed technical explanation for PAUSTIF/ its technical agent for review and consideration ahead of any written authorization to proceed.

Optional Cost Adder Milestone CA-A – Continue Quarterly Groundwater Monitoring, Sampling & Reporting. Under this milestone, bidders shall provide the Solicitor and PAUSTIF with a firm quarterly fixed-price unit cost that would include the quarterly groundwater monitoring, sampling/ analysis of the existing on-property monitoring wells and reporting beyond the three quarters specified in Milestone A. The SOW for this unit cost adder milestone should follow Milestone A guidelines. Each bidder must include their rationale specifying the need to implement this optional cost adder milestone.

Optional Cost Adder Milestone CA-B – Additional Soil Characterization. Under this optional milestone, bidders shall provide the following fixed-price unit costs for advancement/ sampling of one additional soil boring during the same mobilization as the Milestone B activities. The scope

of work for this cost adder shall follow Milestone B guidelines including the sampling/ analysis of three soil samples from the one additional soil boring. The unit prices under Milestone B for additional soil sampling and analyses shall also apply to this cost adder milestone. The fixed cost shall be inclusive of all labor, equipment, materials, utility clearance, subcontractors, waste handling / disposal, creating boring log, abandonment/ surface restoration, surveying, and reporting. Each bidder must include their rationale for needing to implement this optional cost adder milestone.

Optional Cost Adder Milestone CA-C – Installation of Additional Monitoring Well. Under this optional milestone, bidders shall provide the following fixed-price unit costs for the installation of one additional monitoring well at the soil boring advanced near boring 24-SB10 (Milestone B). The scope of work for this cost adder shall follow Milestone C guidelines and bidders shall assume this monitoring well will be installed during the same mobilization as the two monitoring wells in Milestone C. The fixed cost shall be inclusive of all labor, equipment, materials, utility clearance, subcontractors, waste handling / disposal, creating boring log/well construction details, well development, surveying, and reporting. Each bidder must include their rationale for needing to implement this optional cost adder milestone.

Optional Cost Adder Milestone CA-D1 – Groundwater Monitoring and Sampling. Under this optional milestone, bidders shall provide a unit cost to complete the initial groundwater monitoring and sampling event for the additional monitoring well installed under Optional Cost Adder Milestone CA-C. Bidders shall assume this monitoring well will be sampled at the same time as the two wells under Milestone D1. The scope of work for this cost adder should follow Milestone D. The unit cost shall be inclusive of all labor, equipment, subcontractors, materials, laboratory analysis, waste handling/disposal, and reporting.

Optional Cost Adder Milestone CA-D2 – Groundwater Monitoring and Sampling. Under this optional milestone, bidders shall provide a unit cost to complete the confirmation groundwater monitoring and sampling event for the additional monitoring well installed under Optional Cost Adder Milestone CA-C. The scope of work for this cost adder should follow Milestone D. The unit cost shall be inclusive of all labor, equipment, subcontractors, materials, laboratory analysis, waste handling/disposal, and reporting.

Optional Cost Reducer CR – Groundwater Monitoring and Sampling. Bidders shall provide a unit cost for the collection and analysis of one groundwater sample. This unit costs will be deducted from the groundwater monitoring and sampling milestones (Milestones A and D) for a monitoring well where no sample is collected. The unit cost shall be inclusive of all labor, equipment, subcontractors, materials, laboratory analysis, waste handling/ disposal, and reporting.

Additional Information

To facilitate PAUSTIF's review and reimbursement of invoices submitted under this claim, the Solicitor requires that costs are invoiced by the milestone identified in the executed Remediation

Agreement. Actual milestone payments will occur only after successful and documented completion of the work defined for each milestone. The selected consultant will perform only those tasks/milestones that are necessary to reach the objective identified in this RFB. Selected consultant will not perform, invoice, or be reimbursed for any unnecessary work completed under a milestone.

Any "new conditions", as defined in Attachment 1, arising during the execution of the SOW for any of the milestones may result in termination of or amendments to the Remediation Agreement. Modifications to the executed Remediation Agreement will require the written approval of the Solicitor and the PAUSTIF (for funding consideration).

List of Attachments

1. Remediation Agreement
2. Bid Submission Coversheet
3. Required Responses Submission Form
4. Bid Cost Submission Form
5. Site Information/Historic Documents
 - a. Figures 1 through 3
 - b. UST Closure Report dated 3/19/24
 - c. SCR dated June 2025
 - d. RAP dated July 2025 w/ PADEP SCR & RAP Approval letter dated 9/25/25
 - e. Soil boring logs
 - f. RACR dated 10/30/19 w/ PADEP Approval Letter dated 5/21/20