

COMPETITIVE FIXED-PRICE BID SOLICITATION RISK-BASED CLOSURE

SITE CLOSURE VIA COMBINATION STATEWIDE HEALTH & SITE SPECIFIC STANDARDS

515-517 CONCHESTER LLC
(FORMER JOHN F. GUYER AUTO SERVICE)
515 CONCHESTER HIGHWAY
BOOTHWYN, UPPER CHICHESTER TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA 19061

PADEP FACILITY ID #23-40351
USTIF CLAIM #2002-0049(M)

August 7, 2012

This Request for Bid (RFB) has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (USTIF or "Fund") for USTIF Claim #2002-0049(M) on behalf of the Claimant, Mr. Gilbert Pagnoni, Jr. (Owner – 515-517 Conchester LLC), who hereafter is referred to as the Solicitor. This RFB seeks fixed-price competitive bids from qualified contractors (consultants) to perform necessary environmental activities to attain site closure under The Pennsylvania Land Recycling and Environmental Remediation Standards Act of 1995 (Act 2) and securing an associated relief of liability from the Pennsylvania Department of Environmental Protection (PADEP). The work described in this RFB addresses unleaded gasoline releases, at the 515-517 Conchester LLC (Former John F. Guyer Auto Service) facility located at 515 Conchester Highway in Upper Chichester Township near the town of Boothwyn, Pennsylvania (Site). The Solicitor seeks bids and written approaches to achieve the project goal in accordance with the work milestones presented in this RFB, which will be incorporated into an associated Fixed-Price Agreement (Attachment 1).

Although not a party to the agreement, USTIF will, subject to the claim limit cap, 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 associated Fixed-Price Agreement.

The RFB Milestones listed below shall be the basis of bid responses in order to maintain consistency among the bids for bid evaluation:

Task / Milestone A.	Soil Attainment Demonstration
Task / Milestone B.	Post Interim Remedial Activity Quarterly Groundwater Monitoring, Sampling, & Reporting
Task / Milestone C.	Plume Stability Assessment
Task / Milestone D.	Vapor Intrusion Assessment
Task / Milestone E.	Ecological Benthic Survey (Contingent)
Task / Milestone F.	Risk Assessment
Task / Milestone G.	Preparation, Submission, and PADEP Approval of a Combined Site Characterization Report Addendum / Revised Remedial Action Plan
Task / Milestone H.	Preparation, Submission, and PADEP Approval of Remedial Action Completion Report
Task / Milestone I.	Site Closure / Restoration Activities

Please note that **by submitting a bid in response to this RFB Solicitation Package, the bidder has accepted the contractual terms (Attachment 1) and Milestone requirements of this project,**

including schedule deadlines, unless explicitly stated to the contrary in the bid response.

To be considered for selection, **one hard copy of the signed bid package and one electronic copy (one PDF file on a compact disk [CD] included with the hard copy) must be provided directly to the Fund's third party administrator, ICF International (ICF), to the attention of Deb Cassel, Contracts Administrator.** She will be responsible for opening the bids and providing copies to the Technical Contact and the Solicitor. Bid responses will only be accepted from those firms who attended the mandatory pre-bid site meeting. **The ground address for overnight/next-day deliveries is ICF International, 4000 Vine Street, Middletown, PA 17057, Attention: Deb Cassel. The outside of the shipping package containing the bid response must be clearly marked and labeled with "Bid – Claim #2002-0049(M)".** Please note that the use of U.S. Mail, FedEx, UPS, or other delivery method does not guarantee delivery to this address by the due date and time listed below for submission. Firms mailing bid responses should allow adequate delivery time to ensure timely receipt of their bid package.

The bid response must be received by 3:00 PM, on Monday, September 10, 2012. Bids will be opened immediately after the 3:00 PM deadline on the due date. Any bid packages received after this due date and time will be time-stamped and returned. If, due to inclement weather, natural disaster, or any other cause, the Fund's third party administrator, ICF's office is closed on the bid response due date, the deadline for submission will automatically be extended to the next business day on which the office is open. The Fund's third party administrator, ICF, may notify all firms who attended the mandatory site meeting of an extended due date. The hour for submission of bid responses shall remain the same. Submitted bid responses are subject to Pennsylvania Right-to-Know Law.

Each bid response will be considered individually and consistent with the evaluation process described in the USTIF Competitive Bidding Fact Sheet, which can be downloaded from the PAUSTIF web site (see www.insurance.pa.gov). While the Technical Contact will assist ICF, USTIF, and the Solicitor in evaluating the bid responses, the Solicitor will select his consultant from those bid responses deemed acceptable to USTIF 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. ICF, SOLICITOR, AND TECHNICAL CONTACT INFORMATION

ICF International	Solicitor	Technical Contact
Ms. Linda Crabb Claim Investigator ICF International 4000 Vine Street Middletown, PA 17057	Mr. Gilbert J. Pagnoni, Jr. 515-517 Conchester, LLC 455 Park Way Broomall, PA 19008	Mr. Joseph Ozog, Jr., P.G. Excalibur Group, LLC 91 Park Avenue Windber, PA 15963 joeozog@excaliburgprllc.com

Please note that **the Technical Contact is the single point of contact regarding this RFB Solicitation.** All questions regarding this RFB Solicitation and the associated site conditions must only be directed in **written form only to the Technical Contact**, not to the Solicitor or USTIF. Bidder questions must be received no later than seven (7) calendar days prior to the due date for the bid response. Bidders shall not contact nor discuss this RFB Solicitation with the Solicitor, USTIF, ICF, or the PADEP unless agreed to in writing by the Technical Contact. This RFB Solicitation may be discussed with subcontractors and vendors to the extent required for preparing the bid response. If a bidder has specific questions it wishes to discuss with the PADEP, these questions should be provided to the Technical Contact who will forward them to the PADEP recognizing that the PADEP is not under any obligation and may elect not to reply to any questions it receives.

Please note that unless a question can be successfully demonstrated to be proprietary in nature, all submitted questions and responses submitted during and after the pre-bid site visit will be shared with all

bidders on a non-attributable basis. A bidder shall specify any questions it regards as proprietary upon submitting these questions to the Technical Contact. If said question(s) is (are) determined to be non-proprietary by the Solicitor and the Technical Contact, the bidder will be given the option of withdrawing its question(s) before it is answered and a response distributed.

2. GENERAL SITE BACKGROUND AND DESCRIPTION

The 515-517 Conchester LLC (former John F. Guyer Auto Service) facility ("subject property" or "Site") is located at 515 Conchester Highway (PA Route 322) in Upper Chichester Township near the town of Boothwyn, Pennsylvania. The irregularly-shaped, ~1.5-acre Site is bounded by Conchester Highway on the south and Bethel Avenue on the north/northeast, a car wash facility to the west, and an unnamed stream tributary to the east. There are a mixture of residential and commercial land uses in the Site vicinity (see Figure 1 – Site Location in Attachment 2). The Site is currently developed with a single slab-on-grade building situated in the western portion of the property, with the remaining portion of the property either covered with gravel and asphalt or undeveloped with light to moderate vegetation. Below-grade utilities on-site and in the area of the subject property consist of water, sanitary sewer, and storm sewer service, but the locations of these utilities are not known with certainty and will need to be evaluated by the successful bidder.

Currently, there are no commercial operations occurring on Site. However, the file indicates that the Site has historically been used for gasoline retail and automobile service / repair operations dating back to the 1960s. Site operations ceased sometime in 2005 after the Site was purchased by the current owner (Solicitor). The UST system, which was removed in June 2008, consisted of three 6,000-gallon and one 2,000-gallon unleaded gasoline tanks, product distribution piping, and dispensers.

In October 2001, a Notice of Contamination was filed with PADEP, due to a suspected release associated with failed tank tightness tests performed on the USTs. PADEP requested that a subsurface investigation be performed on the Site. The release of unleaded gasoline was confirmed during a subsurface soil investigation performed by Environmental Consulting, Inc. (ECI) in January 2002. This investigation included the advancement of nine soil borings (B1 through B9) in the vicinity of the UST field and dispenser island and sampling/analysis of soil samples. Soil sample results contained concentrations of benzene and MTBE exceeding standards. In April through July 2002, ECI advanced 11 additional soil borings (B10 through B-20) and installed nine groundwater monitoring wells (MW-1 through MW-9). Soil and groundwater samples contained concentrations of the unleaded gasoline constituents in exceedence of standards. Location for the soil borings and monitoring wells are shown on Figures 1 and 2 in the February 2008 Supplemental Site Investigation Report and RAP (Attachment 2).

The UST closure activities occurred in June 2008 and included the removal of Tanks 001 through 004 (three 6,000-gallon and one 2,000-gallon unleaded gasoline tanks), product distribution piping, dispensers, and canopy. The UST closure activities were performed by Kelcon Group, LLC (Kelcon), and according to Kelcon, the unleaded gasoline release is believed to be the result of tank, piping, and overfills, with tank 004 (2,000-gallon) having a faulty gasket.¹

The Site has been investigated for more than 10 years. During this time, there have also been periodic interim remedial actions (IRAs). Several In-Situ Chemical Oxidation (ISCO) injection events were completed by ECI from October 2003 through to 2005. In June – July 2008, **~3,350 tons** of impacted soils were excavated, removed, and disposed off-Site. And, in November 2011, Marathon Engineering and Environmental Services, Inc (Marathon) completed additional soil excavation / off-site disposal (**~1,250 tons**), installed ISCO trenches, and injected chemical oxidants.

¹ UST Closure Report, prepared by Kelcon Group, LLC, dated September 2, 2008.

Site Characterization & Site Remediation

Site characterization was initiated by ECI in January through July 2002. In August 2002, a SCR was prepared and submitted by ECI, and in January 2003, ECI submitted a Remedial Action Plan (RAP) proposing remediation via ISCO. PADEP approved the January 2003 RAP in letter dated May 3, 2003. Two ISCO injection events were completed in October 2003 and October 2004. Additional site characterization was subsequently performed by ECI. This work included a groundwater usage search/survey, and quarterly groundwater monitoring/sampling.

Keating Environmental Management Inc. (Keating) continued with quarterly groundwater monitoring/sampling and reporting in July 2005 through December 2006. In July 2007, Kelcon continued with site characterization activities to further delineate the extent of contamination, which included advancing an additional 12 soil borings (KB-1 through KB-6 and KB-10 through KB-16); and the collection and analysis of soil and groundwater samples along with two surface water samples from the unnamed stream. Borings locations are shown on Figure 3 of the February 2008 Supplemental Site Investigation Report and RAP (Attachment 2).

Following the removal of the UST system in 2008, Kelcon completed a significant IRA in June – July 2008, which consisted primarily of the excavation, removal, and off-property disposal of **~3,350 tons** of impacted soils. A total of ~500 tons of excavated soils were deemed to be “clean” and were re-used as backfill. The floor of the excavation was reportedly within the zone of permanent saturation. A total of 20 confirmation soil samples were collected from the floor of the excavation (depth of ~23 feet) in the permanently saturated zone beneath the former UST cavity, former dispenser island, and one from the center of the IRA excavation,² with the sample results containing exceedences of standards for benzene, 1,3,5-trimethylbenzene, and 1,2,4-trimethylbenzene (1,3,5-TMB & 1,2,4-TMB).³ Soil sampling locations are depicted on the figure provided in the September 2008 Soil Excavation & Remediation Report (Attachment 2).

During 2008 IRA all of the site monitoring wells (MW-1 through MW-9) were removed. In March through May 2009, Brookside Environmental Consulting, LLC (BEC) continued with additional site characterization activities, which consisted the installation of seven monitoring wells (MW-10 through MW-16); advancement of 10 soil borings (SB-1 through SB-10); soil sampling/analysis; and groundwater sampling/analysis. Locations for the wells and borings are shown on the drawings provided in the June 2010 SCR.

Marathon continued with site characterization and additional remedial activities from October 2009 through to the present. These activities included quarterly groundwater monitoring, sampling, and reporting; installation of five stream sampling points (SP-1 through SP-5) within the sediments of the unnamed stream tributary; installation of one on-property monitoring well (MW-17) and two off-property wells (MW-18 and MW-19); aquifer slug testing; advancement of 13 additional soil borings (GP-1 through GP-13) in February 2011; soil sampling/analysis; base stream and surface water sampling/analysis; and soil vapor point installation and sampling/analysis⁴. Marathon prepared and submitted a June 2010 SCR and an October 2010 RAP, with PADEP disapproving the June 2010 SCR in letter dated September 2010. The October 2010 RAP recommended a combined remedial action consisting of additional excavation of source soils and ISCO injections. Marathon completed the additional soil excavations to a depth of approximately 22 feet below grade (into the zone of permanent saturation), installed three (3) ISCO trenches (T-1, T-2, and T-3), and injected a batch of chemical oxidants (calcium and sodium peroxide) in November 2011. During this significant supplemental IRA work, **1,250 additional tons** of contaminated soil were transported and disposed off-site. Marathon added calcium peroxide in these trenches in November 2011 as follows: 1,250 kilograms in T-1, 600 kilograms in T-2 and 1,050 kilograms in T-3. Marathon also reportedly added

² The completed boundaries of the IRA excavation included the former UST cavity and dispenser island.

³ Soil Excavation & Remediation Report, prepared by Kelcon Group, LLC, dated September 25, 2008.

⁴ The existing soil gas points have only been sampled once; therefore, an indoor air vapor intrusion assessment is included as part of this RFB SOW.

sodium percarbonate in these trenches at the same time as follows: 600 pounds in T-1; 0 (none) pounds in T-2 and 250 pounds in T-3. See Figures 2 and 3 in Attachment 2 for the locations of the existing monitoring wells, stream sampling points, February 2011 soil borings, ISCO trenches, and limits of the IRA soil excavations.

Contaminants of Concern (COCs)

The COC for soils, groundwater, and vapors are the post-March 2008 short list for unleaded gasoline, which consist of benzene, toluene, ethylbenzene, xylenes (BTEX); cumene, naphthalene, 1,3,5-TMB, and 1,2,4-TMB. BTEX, MTBE, naphthalene, 1,3,5-TMB, and 1,2,4-TMB have been detected at concentrations above PADEP Statewide Health Standards (SHS) in the soil samples collected from the Site. Concentrations of BTEX, MTBE, naphthalene, 1,3,5-TMB, and 1,2,4-TMB have exceeded SHS in groundwater.

Subsurface Conditions

The unconsolidated materials underlying the site and surrounding area consist of micaceous silts and clayey silts with varying amounts of sand to depths of 12 to 14 feet below grade underlain by a thoroughly decomposed, clay-rich gneiss saprolite. No competent bedrock was encountered in any of the boreholes advanced on- and off-property. Groundwater is reportedly first encountering within the gneiss saprolite at a depth of ~17 feet below grade.

The current Site monitoring well network consists of on-property wells MW-10, replacement well for MW-11⁵, MW-12 through MW-17; and off-property wells MW-18 and MW-19 located on properties downgradient of the Site. Two temporary well points (TWP-2 and TWP-3) also exist; however, there is no information available on the design and construction of these wells relevant to PADEP requirements for groundwater monitoring. Therefore, it is uncertain how reliable and representative groundwater analytical data based on samples from these temporary well points. Static groundwater levels within on-property wells (MW-10 through MW-13 and MW-17) has ranged from ~13 to 18 feet below top of casing, and within on-property (MW-14 through MW-16) and off-property (MW-18 and MW-19) wells, the water levels have ranged from ~4 to 9 feet below top of casing. Groundwater flow is predominantly in an east/northeasterly direction towards the unnamed stream tributary.

Separate phase hydrocarbons (SPH) was only observed in former well MW-2 (0.3 feet) in 2002 and in former well MW-4 (2.67 feet) in 2003. No SPH returned to these former wells after the SPH was removed. No SPH has been observed since 2003.

Bidders should refer to the accompanying electronic files for additional background information on this site (see Attachment 2 for a list of these documents).⁶ To the extent there is any discrepancy between the summary of site conditions provided above and the source documents, bidders shall rely on the source document information. Bidders should carefully consider what information, analyses, and interpretations contained in Attachment 2 can be used in developing their scope of work (SOW) for their bid in response to this RFB.

3. PROJECT MILESTONES AND OBJECTIVES

This solicitation requests a fixed price bid (a) for several specific tasks defined in this RFB and (b) for successfully attaining PADEP's SHS for soil and Site Specific Standards (SSS) for groundwater. Each bidder shall identify its proposed SOW to "close" the 515-517 Conchester LLC site under Chapter 245 via PADEP Act 2 standards, and obtain an associated release of liability from PADEP. The successful bidder will be expected to demonstrate attainment of non-residential used-aquifer SHS for soils. Because this

⁵ On-property well MW-11 was removed in November 2011 during installation of the ISCO trenches and additional soil removal activities. Marathon has installed a replacement well as requested by PADEP.

⁶ The best scanned-in version of each document available to the Technical Contact has been provided.

RFB is a results-oriented remediation bid solicitation, bids must contain a higher level of project-specific details, which will allow the Solicitor and USTIF to accurately assess each bid and differentiate among them.

The Solicitor and USTIF recognize that each bidder may provide a unique path forward at the 515-517 Conchester LLC site. Bids, therefore, **must be well reasoned, well organized, and detailed as they describe how the interested bidder plans to address each of the nine (9) tasks / milestones, and move the Site from its existing conditions (both from a technical prospective and a regulatory prospective) to the conditions required by PADEP to close the Site under Act 2 and provide the Solicitor with an associated release of liability.** Each bid shall describe the bidder's understanding of the conceptual site model and how that model relates to the bidder's proposed approach to executing each of the tasks / milestones. Also, each bidder should carefully review the existing Site information provided in the attachments to this RFB and seek out other appropriate sources of information to develop their response to this RFB. Nothing stated or implied within this RFB shall be construed as an endorsement by the Solicitor or by USTIF of a particular remedial technology or remedial solution.

Once the contract is signed, any modification to the selected consultant's SOW for Tasks A through I will require prior written approval by the Solicitor **and USTIF** through its third-party administrator, and may require PADEP pre-approval. Bidders should note that the SOW herein was provided to the PADEP Southeast Regional Office (SERO) case manager whose input has been incorporated in the RFB Solicitation package.

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

The project schedule must also specify no less than two (2) weeks for the Solicitor and USTIF to review and comment on the Site Characterization Report Addendum / Revised Remedial Action Plan (SCRA / RRAP) and Remedial Action Closure Report (RACR), identified as Tasks G and H, before being finalized and submitted to the PADEP for its review and comment. The bids shall also include time to address any PADEP comments received on the SCRA / RRAP and RACR.

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

- Complete necessary, reasonable, and appropriate project planning and management activities until the SOW specified in the executed contract has been completed. Such activities would be expected to include client communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location, etc.). Project planning and management activities will also include preparing and implementing plans for Health and Safety, Waste Management, Field Sampling/Analysis, and/or other plans that may be required by regulations or that may be necessary and appropriate to complete the SOW. **Project management costs shall be included in the fixed-price quoted for all tasks.**
- 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. The investigation-derived wastes (IDW), including purge water, should be disposed of per the PADEP SERO guidance; check with the SERO for current requirements. Waste characterization and disposal documentation (e.g., manifests) shall

be maintained and provided to the Solicitor upon request. Waste disposal costs shall be included in the fixed-price quoted for all tasks.

- Be responsible for providing the Solicitor with adequate advance notice prior to each visit to the property. The purpose of this notification is to coordinate with the Solicitor to ensure that appropriate areas of the property are accessible. Return visits to the site prompted by a failure to make the necessary logistical arrangements in advance will **not** constitute a change in the selected consultant's SOW or total project cost for any task.
- Be responsible for keeping all Site monitoring 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 Fixed-Price Agreement at its expense. Any request for Fund reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.
- Be responsible for securing access agreements with the off-site property owners to access off-site monitoring wells MW-18 and MW-19, and the stream sampling points prior to beginning any of the SOW tasks described below. Access to the off-site wells and stream sampling points is to be acquired for the purpose of routine groundwater monitoring and sampling and abandonment activities. It is our understanding that the property owners have been cooperative with allowing access to these wells and stream sampling points with the previous consultants. Bids shall anticipate and include the level of effort / costs involved with all elements of securing access to the off-site properties. The costs associated with site access shall be included in the fixed-price quoted for Task / Milestone B below.

Task / Milestone A – Soil Attainment Demonstration. Although multiple soil excavations were completed through and into the zone of permanent saturation to address soil impacts found in and around the former UST system, there does not appear to have been an adequate soil attainment demonstration above the zone of permanent saturation. Under this task, bidders shall develop and implement a soil boring program for systematic random soil sampling to demonstrate attainment of the soil SHS. The location and area to demonstrate soil attainment is shown on Figure 3. The two dimensional attainment sampling shall be completed along the perimeter of the prior excavations where there had been unsaturated / smear zone soil impacts exceeding SHS. Each bid shall describe in detail their approach at addressing soil attainment, and include the depth interval for the attainment grid (shallowest depth and permanent saturation depth) and a drawing showing the location to demonstrate soil attainment.

The location / depth of the soil samples shall be determined using PADEP's systematic random sampling (SRSS) procedures, assuming one soil sample per boring shall be submitted for laboratory analysis. Alternate SRSS points shall be selected for any primary SRSS sample locations positioned within the former UST excavation and any existing below grade utilities (i.e. public water, sanitary sewer, and natural gas). Soil samples shall be analyzed for the PADEP short list for unleaded gasoline parameters (BTEX, MTBE, cumene, naphthalene, 1,3,5-TMB, and 1,2,4-TMB) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate quality assurance/quality control (QA/QC) samples shall also be obtained for laboratory analysis. The soil sampling results shall be analyzed using PADEP's 75%/10x Ad Hoc Rule, which shall be documented in detail in the SCRA / RAP (Task G)⁷.

Task / Milestone B – Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting. Under this task, bidders shall provide a firm fixed-price to complete 12 quarters of groundwater monitoring and sampling events in order to evaluate post-IRA groundwater contaminant levels, plume stability and groundwater contaminant trends. Four of the quarterly events shall occur prior to completing the SCRA /

⁷ If the sampling data does not allow for attainment of the selected standard, bidders are to use this soil data in the risk assessment to obtain a site specific closure approach for soils.

RRAP (Task G) with resulting data to be included in the SCRA / RRAP, and the remaining eight quarters shall occur during PADEP review and following approval of the SCRA / RRAP⁸.

The groundwater monitoring and sampling events will include all existing on- and off-property wells MW-10, replacement well for MW-11, MW-12 through MW-19, temporary well points TWP-2 and TWP-3 (as specifically requested by PADEP), the five stream bed sampling points (SP-1 through SP-5), and surface water sampling of the unnamed stream tributary. Each bidder shall provide the anticipated surface water sampling locations on a site drawing.

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

The purged groundwater and other derived IDW shall be disposed of per the PADEP SERO guidance; check with the SERO for current requirements. Any well exhibiting more than a sheen of SPH shall not be purged and sampled.⁹

Groundwater samples shall be analyzed for the PADEP short-list of unleaded gasoline parameters (BTEX, MTBE, cumene, naphthalene, 1,3,5-TMB, and 1,2,4-TMB) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate QA/QC samples shall also be collected during each event and analyzed for the same parameters.¹⁰ In addition, each event shall include field measurements for these water quality parameters: pH, temperature, specific conductance, dissolved oxygen (measured in-situ), and oxidation/reduction potential.

Under this task, the winning bidder shall evaluate the construction of TWP-2, TWP-3 and the five SP-sampling points and assess whether these sampling points are constructed in a manner that is consistent with PADEP Groundwater Monitoring Manual to provide representative groundwater samples. The winning bidder shall characterize its findings in RAPRs whenever presenting data from this sampling points.

The RAPRs describing the sampling methods and results will be provided to the PADEP on a quarterly basis and within 30 days of the receipt of analytical results for each quarter. At a minimum, each RAPR shall contain the following:

- A summary of site operations and remedial progress made during the reporting period;
- 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;
- 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

⁸ Although PADEP specifically has requested 8 quarters of post-SCRA / RRAP attainment demonstration monitoring, bidders shall include language in their bid that if groundwater data continues to be stable or decreasing during the quarterly events following SCRA / RRAP approval, that PADEP will be petitioned to approve a reduction in the number of quarterly groundwater sampling events.

⁹ SPH has not been observed in any of the monitoring wells since 2003.

¹⁰ Each bidder's approach to implementing Task B shall clearly identify the number of sampling events; number of wells & stream sampling locations, samples per event; well purging and sampling method(s); stream sampling methods; QA/QC measures; analytes; purge water management methods; and other key assumptions affecting the bid price.

- well above the SHS during the quarter;¹¹
- 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.

USTIF will only reimburse for necessary quarterly groundwater sampling / reporting events actually completed under this task (e.g., this task shall be considered completed upon completion of the eight quarterly events following PADEP approval of the SCRA / RRAP [Task G]). For example, if only a total of eight (8) quarterly groundwater sampling / reporting events are completed (four before and four after SCRA/RRAP approval), then the winning bidder would only be reimbursed for the eight (8) quarterly groundwater sampling / reporting events actually completed. Each quarterly RAPR shall be signed and 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 for and documented in the RAPR).

Task / Milestone C – Plume Stability Assessment. Under this task, bidders shall provide a fixed-price cost and describe their approach in detail for evaluating the groundwater data and demonstrating contaminant plume stability. This work is anticipated to include evaluating contaminant trends in individual wells and performing a quantitative contaminant fate-and-transport model to address all dissolved-phase constituents whose concentrations exceed the non-residential used aquifer SHS.

Use of the PADEP New Quick Domenico model may be appropriate for this site because groundwater appears to be present in the unconsolidated natural soils; however, prior to implementing this task, the selected consultant shall contact the PADEP project officer for his/her input on the type of modeling to be performed.¹² Environmental data currently available for the site suggests that surface water modeling applications such as SWLOAD5B and PENTOXSD might be necessary in assessing potential future impacts to downgradient surface waters of the unnamed stream tributary. Bidders shall include under this task costs to contact and communicate with PADEP to determine if an Ecological Benthic Survey (Task / Milestone E) is specifically being *required* by PADEP. If PADEP is requiring the survey, it should be documented in writing before proceeding with Task / Milestone E.

The fixed-price cost shall include documenting the modeling effort in the SCRA / RRAP (Task G), 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.

Task / Milestone D – Vapor Intrusion Assessment. Bidders shall provide a firm fixed-price and SOW to conduct an assessment of the indoor air exposure pathway, which shall be consistent with the requirements, guidance, and decision matrices in the *Land Recycling Program Technical Guidance Manual – Section IV.A.4, Vapor Intrusion into Buildings from Soil and Groundwater*. Each bid shall include the sampling of the two existing soil vapor sampling points (“LR” a sub slab vapor sampling point inside the building and soil gas sampling point “SG-1” [depth 5 feet] located exterior to the building). Although both

¹¹ 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.

¹² Should the PADEP subsequently disagree, this new requirement will constitute a “new condition” under the Fixed-Price Agreement.

these points were previously sampled on August 18, 2011 and only acetone was detected (at single digit ppb levels), both soil vapor sampling points shall be sampled twice more and each bid shall describe the approach for the purging and sampling and sample analysis of the soil vapor sampling points¹³. Soil vapor samples shall be analyzed for the PADEP short-list of unleaded gasoline parameters (BTEX, MTBE, cumene, naphthalene, 1,3,5-TMB, and 1,2,4-TMB) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. **The selected consultant of the competitive bid will be expected to consult with PADEP case manager before and during the activities of this task.**

In the event that either one or both of the soil vapor sampling points installed by the previous consultant no longer exist, are inaccessible or inadequate, a unit price bid shall be included for the installation of a new soil vapor sampling point. The unit cost per soil vapor sampling point shall be included on the bid cost spreadsheet (Attachment 3).

Task / Milestone E – Ecological Benthic Survey (Contingent). Under this task, bidders shall provide a fixed-price cost for performing an ecological benthic macroinvertebrate survey of the unnamed stream tributary bordering the east side of the Site if required by PADEP (see Task / Milestone C). **The selected consultant of the competitive bid will be expected to consult with PADEP case manager before and during the activities of this task.**

The work scope shall be consistent with PADEP's Instream Comprehensive Evaluation (ICE) macroinvertebrate survey Rapid Bioassessment Protocol¹⁴. In addition, the fixed-price cost shall also include acquiring the proper permits to perform this survey.

Each bid shall include a detailed description of the activities to be performed in completing this task; along with a site drawing showing the area to be included in the survey, and the proposed number of samples to be collected and analyzed. Samples are to be collected upstream and downstream of the subject property to characterize the benthic macroinvertebrate community within the unnamed stream tributary, and the sampling methods shall follow PADEP ICE protocols. The survey shall also include water chemistry (pH, temperature, specific conductance, dissolved oxygen [measured in-situ], and oxidation/reduction potential) and an in-stream habitat assessment to determine its effects on the aquatic community. The work performed and findings/results shall be detailed in the Risk Assessment (Task F).

Task / Milestone F – Risk Assessment. Under this task, bidders shall provide a fixed-price cost for performing an exposure evaluation / risk assessment. This task shall include conducting an exposure pathway analysis to determine potentially complete and 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. **The selected consultant of the competitive bid will be expected to consult with PADEP case manager before and during the activities of this task.**

Bidders shall assume that the risk assessment will need to consider soil contamination exposure pathways and risks. However, should soil attainment of SHS be successfully demonstrated under Task / Milestone A, consideration of soil in the risk assessment may not be necessary. The successful bidder will be responsible for producing a risk assessment that is approved by PADEP.

The risk assessment may assume that the groundwater ingestion pathway on-site and in the roadway is eliminated via environmental covenants (EC) and EC waivers, respectively. Furthermore, the risk

¹³ Each bidder's approach to implementing Task / Milestone D shall clearly identify the number of sampling events, number of sampling points / samples per event, purging and sampling method(s), QA/QC measures, analytes, analytical method, and other key assumptions affecting the bid price.

¹⁴ Steve Unger at PADEP may be contacted for questions regarding the ICE protocol.

assessment may assume non-residential exposure scenarios as Solicitor is amenable to restricting future property use to non-residential purposes through ECs. Other ECs may or may not need to be assumed by the risk assessment in order to ensure safe conditions into the future. While the Solicitor is willing to accept appropriate environmental covenants to eliminate complete or potentially complete exposure pathways on the Subject Property, the risk assessment will need to evaluate off-site exposures that cannot be controlled via ECs or EC waivers (e.g., creek and along Conchester Highway (PA Route 322) and Bethel Avenue right-of-ways).

The risk assessment shall encompass an exposure assessment, toxicity assessment, and risk characterization. The identification of exposure pathways for the site shall be based upon guidance from the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency (USEPA), as required by Act 2, Section 250.404. The exposure pathway analysis shall consider these four pathway elements:¹⁵

- 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 maximum contaminant concentrations are compared to the USEPA's Regional Screening Levels (RSLs), i.e., if maximum constituent concentrations are less than the RSLs, it is not a COPC.¹⁶ Exposure point concentrations (EPCs) shall be derived for COPCs by statistical analysis (maximum concentrations shall not be used for EPCs).

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.

In addition, 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.

¹⁵ All four elements are necessary for an exposure pathway to be deemed complete; otherwise, the pathway is not complete and there is no risk.

¹⁶ 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.

After completing the exposure analysis / risk assessment, the selected consultant will present its draft findings to the Solicitor and PAUSTIF for review and comment as a separate deliverable. The project schedule should allow two (2) weeks for Solicitor and USTIF to review the draft Risk Assessment before being finalized and incorporated into the SCRA / RRAP (Task G).

Task / Milestone G – Preparation, Submission, and PADEP Approval of Combined SCRA / RRAP.

Upon completing Tasks A through F described above, the selected consultant will prepare the combined SCRA / RRAP for review and comment by the Solicitor and PAUSTIF. This SCRA / RRAP shall contain all necessary information required under 25 PA Code §§245.309, 245.310, and 245.311 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 SCRA / RRAP shall address comments received from the Solicitor and PAUSTIF on the draft report before it is submitted to the PADEP for its review.

The combined SCRA / RRAP shall document, describe, and evaluate all findings provided from Tasks A through F above and incorporate information and data from the previous site documentation as the selected consultant deems appropriate. For the RAP portion of the document, bidders may assume that the risk assessment will find that no further remediation is required and the RAP, therefore, will state that no further remediation will be required.¹⁷ The document shall also: (a) contain all necessary figures, tabulated data, and appendices; (b) reference the selected remedial goal for soil and groundwater; (c) discuss the recommended site closure strategy and its viability for achieving the remedial goal within a reasonable time frame; (d) identify the proposed point-of-compliance (POC) monitoring wells; and (e) present a detailed schedule for implementing the recommended remedial approach (if applicable). In addition, the PADEP prefers that the draft environmental covenant (EC) language be included in the SCRA / RRAP when it is submitted for review.¹⁸ The SCRA / RRAP 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 for and documented in the SCRA / RRAP). The fixed-price cost shall also include addressing any PADEP comments on the SCRA / RRAP.

Task / Milestone H – Preparation, Submission, and PADEP Approval of RACR. Under this task, the bidder will prepare a fixed-price cost to prepare a draft and final RACR following the completion of Task G. The RACR shall be prepared in accordance with Section 245.313. At a minimum, the RACR shall provide the details for Tasks A through F. The RACR shall also 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 (ROL). 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 USTIF 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, and 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 for and documented in the RACR). The fixed-price cost shall also include addressing any PADEP comments on the RACR.

Task / Milestone I – Site Closure / Restoration Activities. Under this task, the bidder shall describe and provide a fixed-price bid for properly closing the site, including: proper disposal of any remaining wastes; in-place abandonment of monitoring wells and soil vapor sampling points consistent with PADEP guidelines; well head removals; and re-vegetation, concrete / asphalt repairs, as necessary, for areas that have been disturbed by site characterization or remedial action activities. This task shall also include photo-documenting the site restoration work and completion / submittal of the well abandonment forms.

¹⁷ If the Risk Assessment (Task F) determines that additional remediation is required, this outcome would most likely constitute a "New Condition" as defined under the Fixed-Price Agreement.

¹⁸ The PADEP expects the draft environmental covenant language to employ all of the model language found on PADEP's website.

Copies of these photographs and forms shall be provided for the Solicitor's files.

Each bid shall specify the number of days for initiating Milestone I following approval of the RACR by PADEP, and shall be conducted in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Well, vapor monitoring point abandonment, remedial system removal, and restoration activities will be coordinated with the Solicitor.

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 / Milestones A through I. A sample Fixed-Price Agreement is included as Attachment 1.¹⁹ The Fund will facilitate negotiations between the Solicitor and the selected consultant towards executing this Fixed-Price Agreement.

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

Each bid is to clearly 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 addressing Tasks / Milestones A through I. The by-task and by-subtask quotes are to be entered into the Bid Cost Tabulation Spreadsheet included as Table 1 in Attachment 3 to this RFB (Table 1 is provided with the accompanying electronic files). Please note that the total fixed-price bid must include all costs, including those cost items that the bidder may regard as "variable" -- i.e., these variable cost items will not be handled outside of the Total Fixed Price quoted for the SOW. Any bid response that disregards this requirement will be considered non-responsive to the bid requirements and; as a result, will be rejected and will not be evaluated. Finally, please note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions may make the bid response too difficult to evaluate and may result in the bid response being deemed "unresponsive." Bid costs will be evaluated based **on the cost information as provided on Table 1 in Attachment 3**

Payment Milestones: Table 2 below illustrates a hypothetical sequencing and timing for completion of the respective milestone tasks and 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 – Soil Attainment Demonstration
- Milestone B – Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting
- Milestone C – Plume Stability Assessment
- Milestone D – Vapor Intrusion Assessment
- Milestone E – Ecological Benthic Survey (Contingent)
- Milestone F – Risk Assessment
- Milestone G – Preparation, Submission, and PADEP Approval of Combined SCRA / RRAP
- Milestone H – Preparation, Submission, and PADEP Approval of RACR
- Milestone I – Site Closure / Restoration Activities

¹⁹ The selected consultant will be provided an electronic copy of the sample contract in Word format to allow contract-specific information to be added.

TABLE 2 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE

Estimated Milestone Timing Month After Contract Award	SOW Activities Anticipated / Completed for that Month	Milestone²⁰
1	Soil Attainment Demonstration; Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting	A, B1
4	Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting	B2
7	Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting; Vapor Intrusion Assessment	B3, D1
10	Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting; Vapor Intrusion Assessment; Ecological Benthic Survey (Contingent)	B4, D2, E
12	Plume Stability Assessment; Risk Assessment	C, F
16	Preparation, Submission, and PADEP Approval of Combined SCRA / RRAP; Post IRA Quarterly Groundwater Monitoring, Sampling, & Reporting	G, B5
18	Post IRA Quarterly Groundwater Monitoring	B6
21	Post IRA Quarterly Groundwater Monitoring	B7
24	Post IRA Quarterly Groundwater Monitoring	B8
27	Post IRA Quarterly Groundwater Monitoring	B9
30	Post IRA Quarterly Groundwater Monitoring	B10
33	Post IRA Quarterly Groundwater Monitoring	B11
36	Post IRA Quarterly Groundwater Monitoring	B12
39	Preparation, Submission, and PADEP Approval of RACR	H
43	Site Closure / Restoration Activities	I

Please note that the selected consultant's work may be subject to ongoing review by the USTIF 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 USTIF, project costs shall be invoiced following the task structure specified in the selected bidder's bid response. Tracking incremental and cumulative costs by task will also be required to facilitate invoice review.

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

5. ADDITIONAL BID PACKAGE REQUIREMENTS

Each submitted bid response must include the following:

- A reasonable demonstration that the bidder (i) understands the objectives of the project, (ii) offers a reasonable approach for achieving those objectives efficiently, and (iii) has reviewed the existing site information provided in or attached to this RFB Solicitation Package.
- Provide an answer to the following questions regarding the bidder's qualifications and experience:

²⁰ Each bidder should modify this sample Milestone Completion / Payment Schedule for Milestones A through I to reflect its proposed task schedule, as long as the proposed schedule meets the deliverable deadlines specified in Section 3 of this RFB.

- How many Chapter 250/245 sites has your company closed (i.e., obtained a Release of Liability under Act 2) in Pennsylvania (*do not include UST removals / closures*)?
 - How many Chapter 250/245 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? (*do not include UST removals / closures*) [NOTE: The Solicitor requires the work described herein to be completed under the responsible care and directly supervised by a P.G. and P.E. consistent with applicable regulations and licensing standards.]
 - Whether there were or were not circumstances consistent with the cancellation provision of a signed contractual agreement, and has your firm ever terminated work under a fixed-price or pay-for-performance contract before attaining all of the project objectives and milestones? If yes, please list and explain the circumstances of each such occurrence.
- A complete firm fixed-price cost bid for Tasks A through I by completing the Bid Cost Tabulation Spreadsheet provided in Attachment 3 (included among the accompanying electronic files) following the task structure specified herein.
 - A description and discussion of all level-of-effort and costing assumptions.
 - Indicate whether the bidder accepts the proposed contract / terms and conditions (see Attachment 1) or has provided a list of requested changes to the Fixed-Price Agreement.
 - Provide a statement of applicable / pertinent qualifications, including the qualifications of any proposed subcontractors (relevant project descriptions are encouraged).
 - Identify the proposed project team and provide resumes for the key project staff, including the proposed Professional Geologist and Professional Engineer of Record who will be responsible for endorsing work products prepared for PADEP review and approval.
 - Provide a task-by-task description of the proposed technical approach. **If this task-by-task description fails to address a specific requirement of this RFB, it will be assumed that the bidder has accepted all the requirements specified herein by task.**
 - Identify and sufficiently describe subcontractor involvement by task (if any).
 - Provide a detailed schedule complete with specific by-month dates for completing the proposed SOW (Tasks A through I), inclusive of reasonable assumptions regarding the timing and duration of client, USTIF, 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 ICF / USTIF will be kept informed as to project progress and developments and how the Solicitors will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW addressed by Tasks A through I.

6. MANDATORY PRE-BID SITE VISIT

On **Tuesday, August 21, 2012**, the Technical Contact will conduct a **mandatory pre-bid site tour** for a limited number of participants per firm at this property starting at **11 AM**. The Technical Contact will be present at the site between **11AM and 12:30PM** to answer general questions and conduct a site tour.

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 will also be distributed in writing to the attendees after the tour, as will the answers to any non-proprietary questions submitted in writing after the pre-bid site tour has been concluded. Again, please note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions in a bid response may make the bid response too difficult to evaluate and may result in the bid response being deemed “unresponsive.” Consequently, bidders are strongly encouraged to ask clarifying questions sufficient to minimize the number of assumptions, special conditions, and exemptions referenced in the submitted bid response.²¹

²¹ The list of assumptions, special conditions, or exemptions will be discussed with the Solicitor. As part of that discussion, the USTIF may advise the Solicitor that certain assumptions, special conditions, or exemptions that are likely to generate change orders may be the financial responsibility of the Solicitor if the change order involves non-reimbursable activities.

ATTACHMENT 1

Fixed-Price Agreement

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

ATTACHMENT 2

Historical / Background Documents

<u>Filename:</u>	<u>Document:</u>
Guyer-Conchester RFB Figures.pdf	Figure 1 – Site Location Figure 2 – Soil Borings, Monitoring Well, Stream Sampling Point, & 2008 IRA Locations Figure 3 – Monitoring Well, Stream Sampling Point, & IRA Locations
Guyer-Conchester_Marathon Additional Information_120628	Additional Information provided by Marathon, letter document dated June 28, 2012
110510_Marathon_Site Characterization Progress Report.pdf	Site Characterization Progress Report, dated May 10, 2010
110210_Marathon_BORING LOGS GP-1 through GP-13.pdf	Marathon Feb. 2011 Boring Logs GP-1 through GP-13
101012_Marathon_RAP.pdf	Remedial Action Plan, dated October 12, 2010
101012_Marathon_Q3 2010 RAPR.pdf	RAPR, dated October 12, 2010
100624_Marathon_SCR_opt.pdf	Site Characterization Report, dated June 24, 2010
100226_Marathon_Q1 2010 RAPR.pdf	RAPR, dated February 26, 2010
091228_Marathon_SCR Addendum.pdf	Site Characterization Addendum, dated December 28, 2009
080925_Kelcon_Soil Excavation & Remediation Report.pdf	Soil Excavation & Remediation Report, dated September 25, 2008
080212_Brookside_Supplemental SCR & RAP_opt.pdf	Supplementary Site Investigation Report and Remedial Action Plan, dated February 12, 2008
060418_Keating_Q1 2006 RAPR.pdf	1 st Quarter 2006 Monitoring/Progress Report, dated April 18, 2006
030411_ECI_RAP Addendum.pdf	RAP Addendum, prepared by ECI, dated April 11, 2003
020809_ECI_SCR.pdf	SCR, prepared by ECI, dated August 9, 2002
020307_ECI_Subsurface Soil Investigation	Subsurface Soil Investigation Report, prepared by ECI, dated March 7, 2002
Guyer-Conchester_PADEP Correspondence	PADEP Correspondence
Guyer-Conchester Misc Drawings & Data	Groundwater Flow, Soil Boring locations, Groundwater & Soil Analytical Data

*Request for Bid
PAUSTIF #2002-0049(M)
515-517 Conchester LLC
Boothwyn, PA
August 7, 2012*

ATTACHMENT 3

Bid Cost Tabulation Spreadsheet