

# **COMPETITIVE FIXED-PRICE BID SOLICITATION**

## **LIMITED SOIL EXCAVATION, GROUNDWATER MONITORING, ATTAINMENT DEMONSTRATIONS, REMEDIAL ACTION COMPLETION REPORT, AND SITE CLOSURE ACTIVITIES**

**PRIESTAS COUNTRY MARKET  
OLD ROUTE 85  
NuMINE, ARMSTRONG COUNTY, PENNSYLVANIA 16244**

**PADEP FACILITY ID #03-81354  
USTIF CLAIM #2005-0060(F)**

*August 23, 2011*

This Request for Bid (RFB) has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (USTIF or "Fund") on behalf of the Claimant, Joseph G. Priestas who hereafter is referred to as "Client" or "Solicitor". In general, this RFB references a scope of work (SOW) for performing soil and groundwater remediation activities, conducting associated attainment demonstration programs, preparing a Remedial Action Completion Report (RACR), and Site closure activities at the subject "Site." The Site, known as Priestas Country Markert is located on Old Route 85 in NuMine, Armstrong County, Pennsylvania.

The Solicitor has elected to pursue Site environmental closure under Pennsylvania's storage tank regulations based on demonstrating attainment of the Pennsylvania Department of Environmental Protection (PADEP) Act 2 used aquifer Statewide Health Standard (SHS) Medium-Specific Concentrations (MSCs) for soil and groundwater in a residential setting. Implementation of the RFB SOW is expected to yield data sufficient to achieve Site closure and a relief of liability under PADEP Act 2 regulations. Tasks 1 through 6, described below, shall be implemented in accordance with a Fixed-Price Agreement to be executed by the Solicitor and the selected consultant. A Fixed-Price Agreement template is provided as RFB Attachment 1.

Solicitor requests a written approach, schedule, and firm fixed-price bid to complete Tasks 1 through 6 in accordance with standard industry practices and all applicable federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations. Although not a party to this Agreement, the Fund will reimburse 100 percent of the reasonable, necessary, and appropriate prices referenced in the Milestone Payment Schedule specified in Section 4 below and as incorporated into the signed Fixed-Price Agreement.

- Task 1. Limited Soil Excavation, Well Replacement, Soil Attainment Demonstration and ORC Introduction
- Task 2. Soil Vapor Study
- Task 3. Quarterly Groundwater Monitoring
- Task 4. Groundwater Attainment Demonstration
- Task 5. Prepare a Draft and Final RACR
- Task 6. Site Closure and Restoration Activities

**By submitting a bid in response to this RFB, a firm (consultant or contractor) indicates their acceptance of the contractual terms (Attachment 1) and Milestone requirements of this project, including scheduled deadlines, unless explicitly stated to the contrary in their bid.**

**Should your firm elect to submit a bid in response to this RFB, signed bids (hardcopy and PDF file) shall be sent to ICFI for delivery no later than close of business (5 p.m.) on October 21, 2011. The outside of the hardcopy bid package must be clearly marked and labeled with "Bid – Claim #2005-0060(F)."** The electronic copy shall be submitted in one PDF file (not multiple files for attachments, etc.). Please note that if your bid is not received by ICFI by this due date and time, it will not be considered. Only those bids received by the specified due date and time, and from those bidders who also attended the mandatory pre-bid Site meeting (see Section 6), will be considered.

Fixed-prices and unit prices quoted by bidders in response to this RFB shall be all-inclusive of, but not limited to the following: the associated specified or implied work; associated planning and preparation activities; associated project management activities; procurement and adherence to associated permits; associated direct and indirect costs; associated transportation and disposal costs; costs associated with specified or implied documentation of the work conducted; costs associated with adherence to federal, state, and local laws and regulations, PADEP guidance, PADEP directives, and PADEP regulations; direct and indirect labor costs, taxes and fees, and associated profit.

Once the bid submission deadline has passed, ICFI will open the bids received and provide appropriate copies to the Solicitor, USTIF and the Technical Contact, but will not distribute any portion or element of a bid to any other party. No bids will be opened and released for review until the bid submission deadline has passed.

Bids will be considered individually, consistent with the evaluation process described in the USTIF Competitive Bidding Fact Sheet, which can be downloaded from the USTIF website ([www.insurance.pa.gov](http://www.insurance.pa.gov)). While the Technical Contact will assist ICFI, USTIF, and the Solicitor in evaluating the bids, it is up to the Solicitor to select the bidder from those bids deemed acceptable to USTIF as reasonable, necessary, and appropriate. The Technical Contact will also assist the Solicitor in communicating its choice of the successful bidder. Notification of bid award will likely occur within six weeks after receiving the bids.

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

<b>ICF International</b>	<b>Solicitor</b>	<b>Technical Contact</b>
Mr. Gerald Hawk ICF International 4000 Vine Street Middletown, PA 17057	Mr. Joseph G. Priestas R.R. #2, Box 186 Dayton, PA 16222	Mr. Lawrence Martin Excalibur Group, LLC 225 Wylie Road Saxonburg, PA <a href="mailto:lmartin@excaliburgrpllc.com">lmartin@excaliburgrpllc.com</a>

Please note that **there is a single point of contact regarding this RFB.** All questions regarding this RFB and the Site conditions must be directed in **written form only** to the **Technical Contact** and must be received no later than seven (7) calendar days prior to the due date for the bid response. To help ensure that all bidders are basing their bids on the same information, bidders must neither contact nor discuss this RFB with the Solicitor, USTIF, or ICFI unless agreed to in writing by the Technical Contact. This RFB 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 shall 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 to all bidders.

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

## 2. SITE INFORMATION<sup>1</sup>

The Priestas Country Market Site was used as a private service station prior to 1950, and was operated as a service station and general store by Mr. Joseph Priestas from 1995 to 2000. Four USTs were used on-Site: an 8,000-gallon UST installed in 1979 (Tank #001), a 2,000-gallon UST installed in 1979 (Tank #002), and two other UST with unknown installation dates. Tanks 001 and 002 were installed adjacent to the southwest corner of the Site building; tanks 003 and 004 were installed north of USTs 001 and 002. A geophysical investigation conducted during Site characterization activities did not identify any on-Site USTs. The Site is reportedly "inactive" and "vacant."

Via a March 2, 2011 letter, PADEP approved the following Site-related documents (see Attachment 2):

- *Site Characterization Report*, Priestas Country Market Site, dated August 2010, by Cardinal Resources, Inc. This report is referenced hereinafter as the "August 2010 SCR."
- *Site Characterization Report Addendum and Remedial Action Plan*, Priestas Country Market, dated January 2011, by Cardinal Resources. This report is referenced hereinafter as the "January 2010 SCR/RAP" or the "RAP."

### Location

Located in NuMine, Armstrong County, Pennsylvania, 15244 along State Road 1041 (SR 1042 – formerly Route 85, Clearfield Pike), the Site is bounded to the north by an alley and a vacant field, to the south by SR 1042, to east by a parcel and private residence owned by Eron and Melissa Zahradnik, and to the west by a parcel and private residence owned by Jeanne and Herbert Reefer.

### Petroleum Release Related to the USTIF Claim

In April 2005, UST closure activities were performed at the Priestas Country Market Site. During closure, 50 tons of impacted soil and 1,300 gallons of water were removed and disposed of at an off-Site location. No free product was recovered or observed, but the results of closure sampling indicated that soil and groundwater samples exceeded the Act 2 SHS. Based on this information, a release notification was submitted to PADEP.

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<sup>1</sup> The Site information herein has been excerpted and/or summarized from the Site-related documents listed in Attachment 2 of this RFB. If there is any conflict between the information provided in this RFB and the source documents, bidders shall defer to the source documents.

## **Contaminants of Concern (COCs)**

Based on analysis results 28 soil samples from 14 Site-related borings, benzene, ethylbenzene, and naphthalene are present on-Site at concentrations above SHS. Groundwater samples from eight Site-related monitoring wells document that benzene, methyl tert-butyl ether (MTBE), and naphthalene are currently above SHS within Site-related groundwater.<sup>2</sup>

## **Subsurface Conditions**

On-Site Geoprobe<sup>®</sup> borings reportedly encountered unconsolidated materials within the first few feet of the ground surface that consisted generally of yellowish to orange-brown and grey clay (silty and mottled) within the first few feet, that gradually graded to a decomposed/highly weathered clayey shale and claystone. At some locations, saturated sandy interbeds (containing free water) were observed throughout. At several soil borings elevated PID readings were observed in soil material beginning from between 0 to 8 feet below ground surface (ft-bgs) and extending down to the apparent saturated zone. Moderate to strong hydrocarbon odors and some visual evidence of dark to black staining were typically observed along with the elevated PID readings. Competent bedrock was not encountered in any of the borings, which ranged in depth from 16 to 20 feet bgs.

Groundwater was reportedly encountered at depths as shallow as two ft-bgs and frequently occurred intermittently throughout, possibly as perched water. "True saturated conditions" were reported to be within the range of 8 ft-bgs to 14 ft-bgs, and usually "rose up within the borehole to stabilize at much shallower levels." Depth to groundwater in Site monitoring wells in the impacted southwest corner of the property is located 4 to 7 feet below grade. At locations where elevated PID readings and hydrocarbon odors were detected in the unsaturated soils, hydrocarbon odors were also observed in the groundwater. No elevated PID readings, odors, or visual evidence of contamination was observed in the soil cuttings from the upgradient location of monitoring well MW-1.

The direction of groundwater movement appears to have been disrupted near the former UST excavation, which appears to be moving to both the southwest and to the north away from the UST excavation area. This is reportedly due to a mounding effect caused by the great permeability of the material in the UST excavation. Based on the topography and nearby stream, it is reported that the most likely "normal direction of groundwater movement" is to the south and southwest. The horizontal groundwater flow gradient for the Site was calculated to be between 0.036 ft/ft and 0.048 ft/ft. The average hydraulic conductivity observed on-Site, using monitoring wells located outside of the former UST excavation area, calculated to be 13 ft/day.

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<sup>2</sup> Based on groundwater samples collected in November 2010.

## **Vapor Intrusion into Buildings**

Soil and groundwater results were reviewed during site characterization activities to assess the possibility of vapor intrusion into the Site building. Although the Site is reportedly unoccupied, vapor intrusion may be of concern for future Site use and for neighboring property owners. Soil samples reportedly contained three exceedances of the Pennsylvania Defaults Residential Volatilization to Indoor Air Screen for benzene, and five soil samples exceeded the screening associated value for ethylbenzene. None of the groundwater samples exceeded the screening values for residential or nonresidential properties. To date, no soil gas samples have been collected to further evaluate the vapor intrusion potential exposure pathway.

## **Groundwater to Surface Water**

Cowanshannock Creek is located approximately 650 feet south of the Site. Based on groundwater modeling conducted during Site characterization activities, Site-related COC concentrations should be below SHS prior to discharge to the creek even without further site remediation. Groundwater fate and transport modeling reportedly shows that untreated groundwater contaminants would be expected to attenuate to meet SHS within 225 feet of the property boundary.

## **Selected Remedial Actions**

The PADEP-approved RAP<sup>3</sup> specifies the following remedial actions to mitigate Site-related COCs within subsurface soils and groundwater:

- Excavation of residually impacted soils in the southwestern corner of the Site.
- In-situ enhanced bioremediation of the COCs present within Site-related groundwater combined with monitored natural attenuation. In-situ enhanced bioremediation of groundwater COCs is to be facilitated through the introduction of ORC into saturated soils below the floor of the completed soil excavation pit (following successful confirmatory sampling and analyses).

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<sup>3</sup> PADEP approved the August 2010 SCR and the January 2011 SCR Addendum/RAP in a letter dated March 2, 2011. PADEP's approval specified that for the approval to be final that they must first receive documentation showing the basis for the mass of oxygen releasing compound (ORC) specified with the RAP to be used to enhance the monitored natural attenuation (MNA) remedy selected via the RAP. This information was subsequently provided by Cardinal Resources to PADEP in a March 8, 2011 letter, and the final RAP approval was confirmed by Amy Kemerer of PADEP in a June 8, 2011 voice mail message to Excalibur.

### 3. SCOPE OF WORK OBJECTIVES

This Solicitor seeks competitive, fixed-price bids to complete the six tasks specified below. **To be deemed responsive, each bid must respond in detail to each of the SOW tasks, including describing the bidder's understanding of the conceptual site model and how that model relates to the bidder's proposed approach to executing the SOW.** In other words, bidders shall respond to the Tasks specified herein to enable as much of an "apples-to-apples" comparison of the bids as possible. Recommendations for changes to the SOW shall be discussed, quantified, and priced separately. **Failure to bid the SOW "as is" may result in a bid not being considered.**

Once the Fixed-Price Agreement is signed, any modification to the selected consultant's SOW for Tasks 1 through 6 will require prior written approval by the Solicitor **and USTIF** through its third-party administrator, and may require PADEP pre-approval.

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

Per the Solicitor's request, the SOW covered by Tasks 1 and 2, must be completed within **four months** following award of the Fixed-Price Agreement. **Each bidder's proposed project schedule for Tasks 1 through 4 (including all Task 1 milestones) shall meet this requirement clearly and unambiguously.** The project schedule must also specify no less than two weeks for the Solicitor and USTIF to review and comment on the draft RACR before it is finalized and submitted to the PADEP for its review and comment. Task 6 would be performed following PADEP review and approval of the RACR (Task 5). Therefore, the bid shall also include time to address any PADEP comments received on the RACR.

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

- Complete necessary, reasonable, and appropriate project planning and management activities until the SOW specified in the executed Fixed-Price Agreement has been completed. Such activities would be expected to include client communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location, etc.). Project planning and management activities will also include preparing and implementing plans for Health and Safety, Waste Management, Field Sampling/Analysis, and/or other plans that may be required or that may be necessary and appropriate to complete Tasks 1 through 6. Project planning and management shall include identifying and taking appropriate safety precautions to not disturb Site utilities, including, but not limited to, contacting Pennsylvania One Call (dial 811) as required prior to any ground-

invasive work.<sup>4</sup> Project management and planning costs shall be included in the fixed-prices quoted for Tasks 1 through 6, as appropriate.

- Be responsible for coordinating, managing and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and investigation derivative wastes (IDW) generated during the implementation of this SOW in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. IDW waste and purge water should be disposed of per the DEP SWRO guidance; check with the SWRO for current requirements. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor upon request. Waste disposal costs, as applicable and appropriate, shall be included in the fixed-prices quoted for Tasks 1 through 6, as appropriate.
- 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 price for Tasks 1 through 6.
- Be responsible for keeping all wells in good condition, with each well properly sealed and locked in-between each monitoring/sampling event. The selected consultant is responsible for repairing any seals or locks that become defective during the period of this Fixed-Price Agreement at its expense. Any request for Fund reimbursement of the reasonable price to repair or replace a well will be considered on a case-by-case basis.
- Be responsible for securing necessary access agreements with neighboring properties to the Site prior to beginning any of the Tasks specified herein. At a minimum, access to the off-Site monitoring wells MW-7 and MW-8, shall be secured for the purpose of groundwater monitoring and sampling and well abandonment activities. In addition access agreements shall be secured as necessary to facilitate the excavation and management of soils (Task 1). Bids shall anticipate and include the level of effort / costs involved with all elements of securing access to all necessary properties. Costs

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<sup>4</sup> Pennsylvania's Underground Utility Line Protection Law, Act 287 of 1974, as amended by Act 121 of 2008 (the "Act"); OSHA Standard 1926.651 (revised 1990); the Federal Pipeline Safety Act of 1968, as amended, protecting underground liquid (CFR 49 Part 195) and natural gas (CFR 49 Part 192.614) pipelines; and the National Electric Safety Code, ANSI C-2 (revised 1997); require anyone who engages in any type of excavation or demolition, (see the Act for definition of excavation), to provide advance notice. In Pennsylvania, the Act requires "*notice in the design or planning phase of every work operation that involves the movement of earth with powered equipment. This notice is not less than 10 nor more than 90 business days before final design approval. In the Construction phase of a work operation involving movement of earth with powered equipment or explosives the notice required is at least 3 business days but not more than 10 business days prior to actual excavation.*" The Pennsylvania One Call website is [www.paonecall.org](http://www.paonecall.org).

associated with securing any necessary Site access agreement(s) shall be included in the fixed-price bid for Task 1.

### **Task 1 – Limited Soil Excavation, Well Replacement, Soil Attainment Demonstration & ORC Introduction**

Under this task, bidders shall provide a fixed price bid inclusive of excavation planning / preparation work (e.g., buried utility location / mark-out, surveying excavation locations, etc.), excavation, backfilling and soil attainment sampling for three contiguous defined "hot spot" areas / volumes of the site as defined on RFB Figure 1 (Attachment 3). Soil from the surface extending to the Figure 1 specified depth for each of the three contiguous excavation areas shall be excavated, screened and segregated for either re-use on-site as backfill or removed from site for off-site disposal. The fixed price for Task 1 should not include transportation and disposal of excessively contaminated soil or imported clean fill costs as the precise amount of these are currently unknown. Fixed price and unit cost bids for this work task shall be based upon assumptions provided in this section of the RFB.

Figure 1 depicts the lateral limits for the three contiguous areas of the soil excavation, identified as "1", "2", and "3". The bidders fixed cost shall include the costs to perform all work necessary to safely excavate, screen, segregate / manage soil, from the areas shown / specified on Figure 1 including contacting / obtaining the required permits that may be needed before initiating this task. The specified depth of each of the three contiguous areas is set at or below the depth of permanent saturation, estimated at less than seven feet below grade. Each of the three target remediation areas were defined by the RAP and using historical soil and groundwater data obtained from soil borings and the existing monitoring wells. Groundwater level data (approximately four to seven feet below grade) from the existing monitoring wells in the area of the excavation, suggests that there may be groundwater accumulation in the excavations, which may require the removal, sampling, loading, transportation and disposal of impacted groundwater. However, the volume of impacted groundwater that would require managed for disposal cannot be determined at this time and shall not be included in the bidder's fixed price. Instead, unit costs shall be provided by the bidders for the management, sampling, loading, transportation and disposal of impacted groundwater removed from the soil excavations.

Although the Site is reportedly unoccupied and inactive, the fixed price cost for this task should include costs for the management and / or replacement of utilities if they are encountered in any of the three excavation areas. Costs should also include any temporary repairs made prior to permanent replacements.

Fixed price bids for this remedial component shall include concurrent PID<sup>5</sup> screening of excavated soil for head space for volatile organic compounds (VOCs). Excavated soils shall be screened, segregated and managed<sup>6</sup> based on PID head space readings. Only excavated soils

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<sup>5</sup> PID with 10.6 eV bulb calibrated to 100 ppm isobutylene.

<sup>6</sup> While staged on-Site, soils shall be placed on and covered with tarps and otherwise managed to minimize the infiltration of water into staged soils.

with PID headspace readings greater than 50 ppm shall be loaded, transported and disposed off-site<sup>7</sup>. Excavated soils with PID headspace readings at or below 50 ppm shall be staged, managed and reused to backfill the excavations after appropriate testing. Bidders shall detail their approach for the PID screening / frequency. Fixed price bids for the excavation work shall include any waste profiling (including any sampling & laboratory work) and securing waste facility acceptance prior to beginning the soil excavation.

Additionally, fixed price bids shall describe the approach or the actual grid to be used for side wall attainment soil sampling from the completed excavations consistent with PADEP guidance using the Systematic Random Sampling procedures and analysis using the PADEP's 75%/10x Ad Hoc Rule. Bidders shall assume twelve systematic random soil samples will need to be collected along the excavation perimeter. Bidders shall assume that the grid will extend from the surface to seven feet below grade where the zone of permanent saturation is believed to begin. Attainment soil samples shall be analyzed for the **pre**-March 2008 PADEP short-list of unleaded gasoline parameters by a PADEP-accredited laboratory using appropriate analytical methods and detection levels.

The details of the source soil removal activities and soil attainment shall be documented in the RACR and at a minimum include the following: scaled drawings depicting the lateral and vertical dimensions of the completed excavations superimposed on the site plan with locations of systematic random side-wall soil samples collected for attainment; all field observations and PID readings; identify the quantity of soil excavated, disposed off-site, used as backfill, and imported for backfill; waste profiling documentation; soil waste disposal manifests and disposal facility; source and amount of imported fill; impacted groundwater management, sampling / analysis, and disposal (if needed); include dated photographs taken before breaking ground, after restoration and throughout the excavation; and documentation (boring logs / well construction diagram and survey information) for any replacement monitoring wells.

Fixed price bids shall also include backfilling and mechanically compacting in lifts the three contiguous areas of the excavation with a combination of reused site soil and imported clean fill to within five inches of grade. Excavated material stockpiled on site for re-use should be sampled prior to backfilling, and the fixed price bids should include costs for the sampling and laboratory work in accordance with PADEP guidance documents. Bids shall also include surface completion / restoration finished with a minimum 3-inch base and 2-inch finishing course of asphalt or in-kind surface (e.g., grass turf, concrete, asphalt) of equal thickness based on observations from the pre-bid Site meeting.

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<sup>7</sup> In lieu of the 100 PPM PID soil screening differentiator presented in Section 3.1.2 of the January 2011SCR/RAP to segregate "impacted" soils from "Un-Impacted" soils, excavated soils with an associated PID screening level of less than 50 PPM shall be designated as "un-impacted," and excavated soils with an associated PID screening level of 50 PPM or more shall be designated as "impacted."

Three existing groundwater monitoring wells (MW-2, MW-4 and MW-5) are within the excavation footprint. These wells shall be decommissioned in accordance with PADEP guidance as part of this task prior to initiating the excavation. Once the excavation and restoration is complete these wells shall be replaced with wells of identical construction under this task, except that in all cases well screens will be extended to 3 feet below grade to help ensure that the new screens span the water table during all seasons. Each of these monitoring wells shall be replaced at their pre-excavation location. Replacement wells shall be designated with an "R" (i.e., MW-2R, MW-4R, and MW-5R). If the "hot-spot" remedial excavation through consultation / concurrence with Solicitor and USTIF needs to extend beyond the limits indicated on Figure 1, additional wells that are within the expanded excavations may need to be closed in accordance with PADEP guidance. Since excavation expansion is not currently expected given Liberty's detailed soil investigation, the additional well closures and replacements is not part of Task 1. To the extent they are necessary, reimbursement of cost for these supplemental well closures and replacements due to an expanded excavation would be handled on a unit cost basis.

Task 1 shall also include all costs associated with the introduction and mixing of 250 pounds of ORC into subsurface soils as specified in Section 3.2.1 of the January 2011 SCR/RAP. PADEP's approval of the RAP was based on the use of ORC provided by Regenesis, and therefore, bidders shall assume the use of either Regenesis ORC or an equivalent ORC product that has been pre-approved in writing by PADEP. Bidder requests to PADEP for approval to use an equivalent ORC product shall be made through the Technical Contact.

ORC shall not be introduced into in-situ Site soils until attainment of SHS for soils has been successfully demonstrated. ORC shall be mechanically mixed as described in the RAP to a depth of five feet beneath and evenly throughout the post-attainment soil excavation floor.

In addition to providing a fixed price bid for excavating, backfilling, restoring the defined hot-spot soil volumes, and attainment sampling, bidders shall also provide excavation-related unit costs for:

- A.1 Management, loading, transportation and proper off-site disposal of excessively contaminated soils (cost per ton);
- A.2 Management, sampling / analysis, loading, transportation and disposal of impacted groundwater removed from the soil excavations (cost per gallon);
- A.3 Purchase, transportation and on-site management of clean imported fill (cost per ton);
- A.4 Surface completion for paved areas beyond identified target excavation area limits (cost per square foot);

- A.5 Additional excavation, soil screening, backfilling (excluding clean fill costs) and compaction beyond identified lateral boundaries of the hot-spot limits (cost per in place cu yard)<sup>8</sup>; and
- A.6 Additional well closures and re-installations if excavation is expanded (cost per well).

In addition to the requirements of this RFB, work required under this task shall be conducted in accordance with following sections of the January 2011 SCR/RAP (as amended and modified by this RFB):

- Section 3.1.2 – Methodology of Soil Removal,
- Section 3.2.1 – Delivery of ORC to Groundwater,
- Section 3.2.2 – Disposal of Soil and Ancillary Water, and
- Section 4.0 – Required Permits or Approvals Required for Remedial Action.

The RFB SOW has been developed to meet (at a minimum) the RAP specifications while helping to ensure a cost effective closure. As such, the following sections of the January 2011 SCR/RAP are fully superseded by these protocols specified within this RFB:

- Section 3.1.1 – Excavation Location and Calculated Soil Volume to be Removed; this RAP section is replaced by the excavation areas (footprint and depths) and volumes described herein and on RFB Figure 1 (Attachment 3).
- Section 3.2.3 – Groundwater Monitoring; this RAP section is replaced by the protocols specified in Tasks 3 and 4.

All Task 1 activities shall be documented by representative photographs; the cost associated therewith shall be included in Milestone A1.

Details of all soil excavation and related activities shall be documented in the RACR and at a minimum shall include the following:

- Scaled drawings depicting the lateral and vertical dimensions of the completed excavation superimposed on a site plan.
- All field observations and PID readings.
- The in-situ volume and weight of (i) Excavated soils, (ii) Soils transported and disposed of off-Site, (iii) Excavated soils that were re-used as excavation backfill, and (iv) Soils that were and imported from off-Site locations and used as excavation backfill.

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<sup>8</sup> The successful bidder cannot count on reimbursement of excavation beyond the limits depicted in Figure 5 without having obtained prior written approval of the supplemental work by Solicitor and USTIF or its agents before completing the supplemental excavation work.

- The volume of ancillary water, if any, transported and disposed of off-Site.
- All associated waste profiles and associated documentation.
- All associated waste disposal manifests and disposal facility acceptance documentation.
- All names and address of all off-site backfill sources, including the weight and in-situ volume of such soils by individual source.
- ORC introduction and mixing activities, including the mass of ORC introduced into saturated subsurface soils.
- Monitoring well abandonment activities and associated documentation required by PADEP.
- The protocols used to abandon the monitoring wells located within the footprint of the soil excavation area (see Milestone A9, below), including all associated documentation.
- The protocols used to replace the previously abandoned monitoring wells that were once located within the anticipated footprint of the soil excavation area (see Milestone A9, below), including but not limited to soil boring logs, PID readings, borehole advancement procedures, monitoring well construction procedures, monitoring well construction diagrams, and monitoring well development procedures.
- Dated photographs with associated activity descriptions taken before breaking ground, after restoration, and throughout all Task 1 activities.

Costs associated with RACR documentation of all Task 1 activities shall be included in the bid for Task 1.

## **Task 2 – Soil Vapor Study**

Under this task, bidders shall provide two fixed-prices (one for the Initial Event and one for the Confirmation Event) for conducting a soil vapor study *if* warranted after applying the decision matrices in the *Land Recycling Program Technical Guidance Manual – Section IV.A.4, Vapor Intrusion into Buildings from Soil and Groundwater*, and as dictated by factors such as the presence of SPH and/or the location / depth of any identified preferential pathways. Consequently, should a soil vapor study prove unnecessary at this Site, the fixed-price quotes for this task will be deducted from the Total Fixed Price referenced in the Fixed-Price Agreement; however, evaluation of the application of the decision matrices shall be included in an associated Remedial Action Progress Report (RAPR) and the RACR (Task 5).

For the purpose of comparing bids, bidders shall assume installing and sampling a total of two soil vapor monitoring points; and each bid shall provide the anticipated locations and constructed depth of the soil vapor sample points. In addition, bidders shall quote a unit price (installation and sampling) per soil vapor monitoring point should more or fewer monitoring points be needed. The installed soil vapor monitoring points shall be sampled twice (total of 4 samples) with each sampling event separated by a period of at least four (4) weeks.

Each soil vapor sample shall be collected in pre-certified Summa canisters supplied by the analytical laboratory. The Summa canisters must be fitted with a properly calibrated regulator to allow an approximate 8-hour draw so that each sample represents an 8-hour time-weighted composite. All soil vapor samples shall be submitted to a PADEP-accredited laboratory for analysis of the PADEP pre-March 2008 unleaded gasoline parameters using appropriate

analytical methods and detection levels. Soil vapor samples shall be analyzed by Method TO-15. Appropriate QA/QC samples shall also be collected and analyzed for the same unleaded gasoline compounds. The soil vapor study shall be described in the associated RAPR and the RACR (Task 5), along with any recommendations regarding the necessity for an expanded vapor intrusion assessment inclusive of indoor air quality sampling, if appropriate.

### **Task 3 – Quarterly Groundwater Monitoring**

Under this task, bidders shall provide a unit price (per quarterly event) to complete four quarters of post-remediation groundwater monitoring, sampling and reporting events.<sup>9</sup> Each event shall utilize all existing monitoring wells, MW-1 through MW-8 (replacement wells, as applicable), and shall commence following the completion of all Task 1 milestones, but not later than within 90 days of entering into the fixed-price agreement with the Solicitor. The results of each quarterly groundwater monitoring event shall be documented in separate quarterly RAPRs (see below).

Each event shall include gauging the depth to groundwater (and separate-phase hydrocarbons if unexpectedly present)<sup>10</sup> in all available monitoring wells prior to purging any of the wells for sampling. Groundwater-level measurements obtained from the monitoring wells shall be converted to groundwater elevations consistent with the current (most recent) vertical land survey datum used at the Site to assess groundwater flow direction and hydraulic gradient.

Each monitoring well designated for sample collection shall be purged and sampled in accordance with the PADEP Groundwater Monitoring Guidance Manual, other applicable PADEP guidance and directives, and standard industry practices. Any well with a numerically quantifiable thickness of separate-phase hydrocarbons shall not be purged and sampled. Bidders shall manage equipment decontamination fluids and groundwater generated by the well purging and sampling activities in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. IDW waste and purge water should be disposed of per the DEP SWRO guidance; check with the SWRO for current requirements.

Groundwater samples shall be analyzed for total dissolved solids (TDS) and the PADEP short-list of unleaded petroleum products, unleaded gasoline category (pre-March 2008) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate

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<sup>9</sup> Bidders shall include language in their bid that if groundwater data indicate that the COC concentrations observed within Site monitoring wells meet the conditions for Site closure for two consecutive quarterly events, this task (Quarterly Groundwater Monitoring) shall be terminated and Groundwater Attainment Demonstration will be considered to have begun starting with the first quarterly groundwater monitoring event that indicates the COC concentrations observed within Site monitoring wells meet the conditions for Site closure.

<sup>10</sup> If separate-phase hydrocarbons (SPH) are detected at this site, SPH recovery and the need to demonstrate free-phase product has been removed to the maximum extent practicable will constitute a changed condition under the executed Fixed-Price Agreement.

quality assurance/quality control (QA/QC) samples shall also be collected and analyzed for the same parameters as part of each event.<sup>11</sup>

Each quarterly event shall also include the collection of groundwater samples from each Site monitoring well for analysis and documentation of monitored natural attenuation (MNA) parameters. Temperature, pH, specific conductance, dissolved oxygen (DO), and oxidation/reduction potential (ORP) shall be measured and documented in the field at the time of sample collection. MNA (e.g., DO, ORP, contaminant trends) monitoring activities, analysis results, and interpretation shall be documented in separate quarterly RAPRs.

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

- A summary of Site operations and remedial progress made during the reporting period that addresses whether or not the degree of remedial progress is reasonably "on track" to achieve a timely and cost-effective Site closure.
- Data collected from the monitored wells, including the depth to groundwater and thickness of any free product encountered.
- At least one groundwater elevation contour map, which also depicts a licensed professional's interpretation of groundwater flow direction.
- Tabulated historical quantitative groundwater analytical results, including results from the current quarter.
- The laboratory analytical report(s) for the samples collected during the current quarter.
- One Site-wide iso-concentration contour map for each compound detected in groundwater at a concentration exceeding the applicable SHS-MSD during the quarter.<sup>12</sup>
- For each well that has exhibited an SHS-MSD exceedance during the reporting period and/or during the previous year, a graphical depiction of historical key

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<sup>11</sup> Each bidder's approach to implementing this task shall clearly identify the number of sampling events, number of wells / samples per event, well purging and sampling method(s), QA/QC measures, analytes, and other key assumptions affecting the bid price.

<sup>12</sup> All figures included in each quarterly report (e.g., site plan, groundwater elevation maps, dissolved plume maps, etc.) shall be available in electronic format to the Solicitor upon request.

contaminant concentrations and groundwater elevations to provide an assessment of correlations between fluctuating water levels/precipitation events and contaminant concentrations. This assessment should specifically address whether observed dissolved-phase constituent concentration fluctuations may be related to changing hydrogeologic conditions or whether these fluctuations may be potentially indicative of changed conditions requiring further investigation and/or a possible change in the Site closure strategy.

- For each well that has exhibited an SHS-MSD exceedance during the reporting period or previously, a graphical depiction of recent key contaminant concentration trends. Each quarter, contaminant concentration trend lines shall be calculated using the previous two-years of analytical data (or data collected after the active remediation has been initiated, if applicable) to be plotted on an x-y scatter plot with a logarithmic scale. The exponential trend lines shall be projected forward in time to assess the pace of or projected timeframe for remediation to achieve attainment of the selected remediation standard(s).
- Discussion and analysis of the data to offer an updated assessment whether these data are consistent with a stable, shrinking, or expanding plume and, therefore, whether or not the plume appears to be responding to the remedial action in a manner suggestive of a timely and cost-effective Site closure.
- Discussion and analysis of the MNA data to assess the continued viability of this remedial technology (MNA enhance by in-situ enhanced bioremediation, as applicable).
- Treatment and disposal documentation for waste generated during the reporting period.

The successful bidder is advised that USTIF will only reimburse for necessary quarterly groundwater sampling / reporting events actually completed under this task.

Each quarterly RAPR shall be signed and sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania.

#### **Task 4 – Groundwater Attainment Demonstration**

Under this task, bidders shall provide a unit price (per quarterly event) to complete eight quarters of groundwater attainment demonstration monitoring, sampling and reporting events.<sup>13</sup> Point-of-compliance (POC) wells were not specifically identified within the January

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<sup>13</sup> Bidders shall include language in their bid that if groundwater data in Site monitoring wells meet the conditions for site closure for four consecutive quarterly events, a petition to approve

2011 SCR/RAP, therefore, all Site monitoring wells shall be considered to be Site-related POC wells. Each event shall utilize all existing monitoring wells, MW-1 through MW-8 (replacement wells, as applicable), and shall commence following the completion of Task 3. The results of each quarterly groundwater monitoring event shall be documented in separate RAPRs (see below).

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

Each monitoring well designated for sample collection shall be purged and sampled in accordance with the PADEP Groundwater Monitoring Guidance Manual, other applicable PADEP guidance and directives, and standard industry practices. Any well with a numerically quantifiable thickness of separate-phase hydrocarbons shall not be purged and sampled. Bidders shall manage equipment decontamination fluids and groundwater generated by the well purging and sampling activities in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. IDW waste and purge water should be disposed of per the DEP SWRO guidance; check with the SWRO for current requirements.

Groundwater samples shall be analyzed for the TDS and the PADEP short-list of unleaded petroleum products, unleaded gasoline category (pre-March 2008) by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate quality assurance/quality control (QA/QC) samples shall also be collected and analyzed for the same parameters as part of each event.<sup>14</sup>

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

- Data collected from the monitored wells, including the depth to groundwater and thickness of any free product encountered.
- At least one groundwater elevation contour map, which also depicts a licensed professional's interpretation of groundwater flow direction.

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a reduction in the total number of groundwater attainment sampling events shall be filed with the PADEP.

<sup>14</sup> Each bidder's approach to implementing this task shall clearly identify the number of sampling events, number of wells / samples per event, well purging and sampling method(s), QA/QC measures, analytes, and other key assumptions affecting the bid price.

- Tabulated historical quantitative groundwater analytical results, including results from the current quarter.
- The laboratory analytical report(s) for the samples collected during the current quarter.
- Discussion of the data to offer an updated assessment whether these data are consistent with achievement of SHS for Site-related groundwater.
- Treatment and disposal documentation for waste generated during the reporting period.

The successful bidder is advised that USTIF will only reimburse for necessary quarterly groundwater sampling / reporting events actually completed under this task.

Each quarterly RAPR shall be signed and sealed by a Professional Geologist registered in the Commonwealth of Pennsylvania.

#### **Task 5 – Prepare Draft and Final RACR**

Under this task, the bidder will prepare a fixed-price to prepare a draft and final RACR following the completion of Tasks 1 through 4. The RACR shall be prepared in accordance with Section 245.313. At a minimum, the RACR shall provide the implementation, analysis, and results details for Tasks 1 through 4. The RACR shall also discuss the selected closure criteria for the Site, provide proof of soil, groundwater, soil gas attainment, and request permanent closure for the Site for the current release under an Act 2 Relief of Liability (ROL). The project schedule shall allow two 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 registered in the Commonwealth of Pennsylvania. The fixed-price shall also include addressing any PADEP comments on the RACR.

#### **Task 6 – Site Closure and Restoration Activities**

Under this task, bidders shall provide a fixed-price for: proper abandonment of all Site-related monitoring wells, removal and proper disposal of any remaining wastes associated with Site remedial or characterization activities, as-needed grading of all ground surface areas that have been disturbed by site characterization or remedial action activities, and in-kind restoration (pavement or vegetation) of all ground surface areas that have been disturbed by site characterization or remedial action activities.

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

abandonment forms to PADEP on behalf of the Solicitor. Copies of these photographs and well abandonment forms shall be provided to the Solicitor and USTIF.

Work under this task shall be completed within 60 days of final RACR approval by the PADEP and shall be conducted in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Monitor well abandonment and Site restoration activities will be coordinated with the Solicitor.

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

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

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

The Solicitor wishes to execute a mutually agreeable, firm, Fixed-Price Agreement for the work addressed by Task 1 through 6. The Fixed-Price Agreement ceiling is increased or decreased only through applying the applicable and appropriate unit prices incorporated into the Fixed-Price Agreement, consistent with the unit prices that are documented by a bidder's submittal of a completed Standardized Bid Form. A sample Fixed-Price Agreement is included as Attachment 1.<sup>15</sup> 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 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 shall be explicitly specified in submitted bids. Please note that these changes will need to be reviewed and agreed upon by both the Solicitor and the USTIF.

Each bid shall clearly identify the basis of all unit prices within the bid (e.g., rates for labor, other direct costs, and equipment, as well as proposed mark-ups on other direct costs and subcontracted services for Tasks 1 through 6). Task (e.g., Milestone E) and subtask (e.g., Milestone A.4) prices shall be entered into the Standardized Bid Form that is included as Table 1 (Attachment 4, provided with the accompanying electronic files) of this RFB. As stated above, all fixed-prices and unit prices shall include all associated direct and indirect costs (etc.), including those costs that the bidder may regard as "variable." Such variable costs will not be handled outside of the Total Fixed Price quoted for the SOW. 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."

**Payment Milestones:** Table 2 below illustrates the approximate timing expected for completion of respective milestone tasks and milestone payouts. Actual milestone payments will occur only after successful and documented completion of the work defined for each milestone. Payment milestones under the Fixed-Price Agreement shall be broken out as follows:

- Milestones A – Limited Soil Excavation, Well Replacement, Soil Attainment Demonstration and ORC Introduction (Task 1).
- Milestones B1 and B2 – Soil Vapor Study (Task 2). Milestone D has two sub-payments, one associated with each sampling and analysis event.
- Milestones C1 through C4 – Quarterly Groundwater Monitoring (Task 3). Milestone C has four sub-payments, one associated with each of four anticipated quarterly groundwater monitoring events.

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<sup>15</sup> The selected consultant will be provided an electronic copy (template) of the Fixed-Price Agreement in Word format to allow agreement-specific information to be added.

- Milestones D1 through D8 – Groundwater Attainment Demonstration (Task 4). Milestone D has eight sub-payments, one associated with each of eight anticipated groundwater attainment demonstration events.
- Milestone E – Prepare a Draft and Final RACR (Task 5).
- Milestone F – Site Closure and Restoration Activities (Task 6).

**TABLE 2 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE**

<b>Estimated Month After Fixed-Price Agreement Award</b>	<b>SOW Activities Anticipated / Completed for that Month</b>	<b>Milestone<sup>1</sup></b>
3	Limited Soil Excavation, Well Replacement, Soil Attainment Demonstration and ORC Introduction	A
3	Soil Vapor Study (Initial Event); Quarterly Groundwater Monitoring	B1, C1
4	Soil Vapor Study (Confirmation Event)	B2
6	Quarterly Groundwater Monitoring	C2
9	Quarterly Groundwater Monitoring	C3
12	Quarterly Groundwater Monitoring	C4
15, 18	Groundwater Attainment Demonstration (Quarterly Events 1 and 2)	D1, D2
21, 24	Groundwater Attainment Demonstration (Quarterly Events 3 and 4)	D3, D4
27, 30	Groundwater Attainment Demonstration (Quarterly Events 5 and 6)	D5, D6
33, 36	Groundwater Attainment Demonstration (Quarterly Events 7 and 8)	D7, D8
38	Prepare Draft and Final RACR	E
40	Site Closure and Restoration Activities	F

- Each bidder shall modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 6 to reflect its proposed task schedule, as long as the proposed schedule meets the deliverable deadlines specified in Section 3 of this RFB.

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 prices are reasonable, necessary, and appropriate. In order to facilitate review and

reimbursement of submitted invoices by USTIF, project prices shall be invoiced following the task structure specified in the RFB.

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 prices 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.
- Provide an answer to the following questions regarding the bidder's qualifications and experience:
  - How many Chapter 245/250 sites has your company closed (i.e., obtained a Release of Liability under Act 2) in Pennsylvania?
  - How many Chapter 245/250 sites has your company or the proposed PA-licensed Professional Geologist (P.G.) and Professional Engineer (P.E.) closed (i.e., obtained a Release of Liability from the PADEP) under either the SHS and/or the Site Specific Standard? [*NOTE: The Solicitor requires the work described herein to be completed under the responsible care and directly supervised by a P.G. and P.E. consistent with applicable regulations and licensing standards.*]
  - Whether there were or were not circumstances consistent with the cancellation provision of a signed contractual agreement, and has your firm ever terminated work under a fixed-price or pay-for-performance contract before attaining all of the project objectives and milestones? If yes, please list and explain the circumstances of each such occurrence.
- Complete fixed-price bids for Tasks 1 through 6 by completing the Standardized Bid Form provided in Attachment 4 (included among the accompanying electronic files) following the SOW task structure specified herein.
- A description and discussion of all level-of-effort and pricing assumptions.
- Indicate whether the bidder accepts the proposed Fixed-Price Agreement / 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 1 through 6), 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 ICFI / 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 1 through 6.

## 6. MANDATORY PRE-BID SITE VISIT

On **Thursday, September 22, 2011**, the Technical Contact will conduct a **mandatory pre-bid Site tour** for a limited number of participants per firm at this property starting at 10 AM. Please inform the Technical Contact at least three (3) business days in advance of this date as to the number of participants attending from your firm. Again, **any firm that does not attend this mandatory pre-bid Site tour will not be eligible to submit a bid response.**

Questions will be entertained as part of the pre-bid Site tour and every attempt will be made to answer questions at that time. However, all questions and the responses provided 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.<sup>16</sup>

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<sup>16</sup> 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**

**Available Electronic Files**

<b><u>Filename:</u></b>	<b><u>Document:</u></b>
2005-060 August 2010 SCR.pdf	<i>Site Characterization Report</i> , Priestas Country Market Site, dated August 2010, by Cardinal Resources, Inc.
2005-060 January 2011 SCR RAP.pdf	<i>Site Characterization Report Addendum and Remedial Action Plan</i> , Priestas Country Market, dated January 2011, by Cardinal Resources.
2005-060 March 2011 - ORC Information Letter to PADEP.pdf	March 8, 2011 letter from Cardinal Resources to PADEP regarding ORC injection.

*Request for Bid  
USTIF #2005-0060(F)  
Priestas Country Markert  
NuMine, PA  
August 23, 2011*

**ATTACHMENT 3**

**RFB Figure 1**

*Request for Bid  
USTIF #2005-0060(F)  
Priestas Country Markert  
NuMine, PA  
August 23, 2011*

**ATTACHMENT 4**

**Standardized Bid Form (Table 1)**