

COMPETITIVE FIXED-PRICE BID SOLICITATION

SUPPLEMENTAL SITE CHARACTERIZATION / REVISED REMEDIAL ACTION PLAN PREPARATION FOR STATEWIDE HEALTH STANDARDS CLOSURE

KEHM OIL (FORMER TJ'S DELI NO. 3) SITE
1ST STREET & CLINTON AVENUE, ALLEGHENY COUNTY, OAKDALE, PA 16001

PADEP FACILITY ID #02-05274 PAUSTIF CLAIM #2004-264

February 25, 2011

This Request for Bid (RFB) Solicitation has been issued by the Pennsylvania Underground Storage Tank Indemnification Fund (PAUSTIF or "Fund") on behalf of the Claimant, Mr. George Kehm, who hereafter is referred to as the Client or Solicitor. In general, this RFB references a scope of work (SOW) for the performance of site characterization activities and the preparation / submittal of a combined Supplemental Site Characterization / Revised Remedial Action Plan (SSCR / RRAP) at this retail gasoline sales and convenience store facility. The facility is known as the Kehm Oil Site (former TJ's Deli No. 3) and is located at the intersections of 1st Street and Clinton Avenue in Oakdale, Pennsylvania. Currently, the subject site operates as a retail gasoline facility.

At this time, the Solicitor is electing to pursue an Act 2 closure based on demonstrating attainment in site soil and groundwater with the Statewide Health Standards (SHS) for a used aquifer in a non-residential setting. The purpose of this solicitation is to identify a service provider who will cost effectively collect sufficient data for identifying and subsequently implementing an effective solution that will lead to a timely & cost-effective site closure consistent with the Solicitor's selected cleanup goals and to obtain a release of liability pursuant to Pennsylvania Department of Environmental Protection (PADEP) Act 2 regulations. The final product of this RFB will be the SSCR / RRAP report incorporating all new information and updating the site conceptual model which will be submitted to PADEP for final approval. The Solicitor requests a written approach, schedule, and firm fixed-price bid to complete the tasks specified below, which are to be completed in accordance with all applicable PADEP rules and regulations.

The SOW (Tasks 1 through 5) will be embodied in a Fixed-Price Agreement (see Attachment 2) executed by the Solicitor and the selected consultant. Although not a party to the Agreement, the Fund will reimburse 100 percent of the reasonable, necessary, and appropriate costs associated with the Milestone Payment Schedule specified in Section 4 below and as incorporated into the signed Agreement. The SOW tasks consist of the following:

- Task 1. Property Boundary Point of Compliance Well Installations
- Task 2. Groundwater Monitoring and Reporting
- Task 3. Professional Site and Utility Survey / Map Preparation
- Task 4. Soil Attainment Demonstration
- Task 5. Prepare a Draft and Final SSCR / RRAP

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

Should your company elect to respond to this RFB Solicitation, one copy of the signed bid package must be provided directly to the Funds' third-party administrator, ICF International (ICFI),

at the address and to the attention of the person identified in Section 1 below. In addition to this one hard copy submittal, the complete bid response must be submitted to ICFI electronically (Adobe PDF format) on a compact disk (CD) to be included with the hard copy bid response. **The outside of the bid response package must be clearly marked and labeled with "Bid – Claim #2004-264."**

Please note that **the bid response (hard copy and digital version) is to be sent only to ICFI** who will be responsible for opening the bids and providing copies to the Technical Contact and the Solicitor. No bid responses will be opened for review until the due date and time elapses.

The signed bid package (hard copy and electronic copy) sent to ICFI must arrive no later than close of business (5 p.m.) on April 1, 2011. Please note that if your bid response is not received by ICFI by this due date and time, it will not be considered, i.e., only those bid responses received by the specified due date and time from those bidders who also attended the mandatory pre-bid site visit (see Section 6) will be considered.

Each bid response will be considered individually and consistent with the evaluation process described in the PAUSTIF Competitive Bidding Fact Sheet, which can be downloaded from the PAUSTIF web site (see www.ins.state.pa.us). While the Technical Contact will assist ICFI, PAUSTIF, and the Solicitor in evaluating the bid responses, it is up to the Solicitor to select the bidder from those bid responses deemed acceptable to PAUSTIF as reasonable, necessary, and appropriate. The Technical Contact will assist the Solicitor in communicating its choice of the successful bidder, which is anticipated to occur within six (6) weeks after receiving the bid responses.

1. ICFI, SOLICITOR, AND TECHNICAL CONTACT INFORMATION

ICF International	Solicitor	Technical Contact
Mr. Gerald Hawk ICF International 4000 Vine Street Middletown, PA 17057	Mr. George Kehm PO Box 130 Oakdale, PA 15071	Mr. Frank Markert, PE, PG Excalibur Group, LLC 120 Wesport Drive, Pittsburgh, PA 15238 fmarkert@excaliburgrpllc.com

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

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

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

2. GENERAL SITE BACKGROUND AND DESCRIPTION

The site is currently an operating gasoline retail facility using four 8,000 gallon USTs, one of which was initially placed in temporary closure for many months following a 2004 spill / release. The site is bound to the northeast by the North Branch of Robinson Run; to the northwest by 1st street and a former pizza shop; to the southwest by Clinton Avenue and a grotto; and to the southeast by the Oakdale Masonic Lodge #669. To the south also lies the South Branch of Robinson Run, approximately ¼ mile from the site. The station consists of a single story concrete block and brick structure used for convenience store sales. The ground surface is overlain with concrete. The region surrounding the site consists of light industrial / commercial businesses with residential areas to the north and west. Historically, several businesses in the area dispensed gasoline products but are currently closed.

A total of four (4) underground storage tanks (USTs) are located in the northern corner of the property. These are 8,000 gallon steel tanks which were installed in 1976. Products stored in the USTs consist of various grades of unleaded gasoline. The plus unleaded tank that was initially placed in temporary closure status for many months following the discovery of tank leaks in September 2004 was closed in place in February 2006. The tank has been drained and capped, but remains in-place. The site dispensers are located south of the convenience store parallel to Clinton Avenue.

The site has experienced two separate documented releases of petroleum hydrocarbons:

- A May 1993 release of gasoline which resulted from a leaking conveyance line located between the dispensers and the UST tankfield, in which free product was found. According to PADEP, there were vapor odor issues reported by multiple individuals at the time. This leaking piping was removed, the area over-excavated, and the piping replaced. After the lines were repaired PADEP indicated the vapor odor issues went away. No closure of the 1993 release was ever received from PADEP. This release was ineligible for USTIF coverage because it predated USTIF's February 1, 1994 inception date.
- A September 2004 release of unleaded gasoline from the unleaded plus UST, which was found to be leaking after the site was flooded during Hurricane Ivan. This is the release that is the subject of USTIF Claim #2004-264. The unleaded gasoline UST was initially pumped dry and tightness tested by PADEP representatives following the flooding of the site. After determining the tank was compromised, it was left drained and the station re-opened while potential repairs were evaluated. Eventually, the leaking UST was closed-in-place in February 2006, and an interceptor trench installed between the UST tank field and the backfill of a downgradient off-site utility manhole where free product was found. The trench installed in the southwestern corner of the site is also downgradient of the dispensers. There is no piping connection between the interceptor trench and any other site features (other than standpipes labeled "MW-9" and "MW-10"). Trench riser pipes MW-9 and MW-10 and several of the site's monitoring wells (MW-1 and MW-2) were used as extraction points for weekly enhanced fluid recovery (EFR) events, which first began at the site in January 2005 and ended in August 2010. Although MW9 and MW10 are not monitoring wells providing representative of groundwater samples, PADEP believes it important to periodically sample these locations as an indicator of potential vapor issues at off-site residences due to the hydraulic connection between the water in these risers and the water in the off-site sewer backfill. According to PADEP off-site intermittent vapor issues were being investigated leading up to the 2004 release with an outstanding concern that the UST field is hydraulically connected to the storm sewer.

A total of 12 monitoring wells have been installed at the site to assess and monitor site contamination, although two of the “wells” (MW-9 and MW-10) are actually not properly constructed monitoring wells but instead are riser pipes installed into the interceptor trench gravels rather than in native soils. Note: the meaning of any reference to monitoring wells in the balance of this solicitation does NOT include trench riser pipes MW-9 and MW-10. A total of 3 wells are located off-site, 4 are located in or directly adjacent to the tank field, and the remainder are distributed across the site. Site groundwater generally flows in a radial pattern from a localized hydraulic mound in the tank field area, although on a larger scale, groundwater appears to flow to the southwest as it moves off-site. The site history indicates the groundwater flow pattern can shift from season to season, with the predominant flow patterns at the site are to the east, south, and southwest.

The primary groundwater contaminants of concern are benzene and MTBE. Of the all the site groundwater monitoring wells, only three are consistently contaminated above PADEP SHS levels (MW-3, and MW-4). None of the off-site wells contain the petroleum compounds above PADEP SHS levels. Point of compliance (POC) wells have not been established with PADEP for this site.

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

3. SCOPE OF WORK OBJECTIVES

The Solicitor seeks competitive, fixed-price bids to complete the 5 tasks outlined below. To be deemed responsive, each bid must respond in detail to each of the SOW tasks as well as describe and apply the bidder’s conceptual site model interpretation as it pertains to conduct of the proposed SOW. In other words, bidders shall respond to the SOW as stated herein to enable as much of an “*apples-to-apples*” comparison of the bids as possible. Recommendations for changes to the SOW should be discussed and quantified separately. **Failure to bid the SOW as is may result in a bid not being considered.**

Any modification to the selected consultant’s SOW for Tasks 1 through 5 will require prior written approval by the Solicitor **and PAUSTIF** through its third-party administrator, and may require PADEP pre-approval. Bidders should also note that this SOW was provided to and reviewed by the PADEP-NWRO case manager.

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

Per the Solicitor’s request, the SOW covered by Tasks 1 through 5, including submittal of the SSCR / RRAP to the PADEP, must be completed within **18 months** following contract award. **Each bidder’s proposed project schedule for Tasks 1 through 5 must meet this requirement clearly and unambiguously.** The project schedule must also specify no less than two (2) weeks for the Solicitor and **PAUSTIF** to review and comment on the draft SSCR / RRAP before it is submitted for PADEP review and comment.

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

¹ The best scanned-in version of each document available to the Technical Contact has been provided.

- Complete necessary, reasonable, and appropriate project planning and management activities until the SOW specified in the executed contract has been completed. Such activities would be expected to include client communications/updates, meetings, record keeping, subcontracting, personnel and subcontractor management, quality assurance/quality control, scheduling, and other activities (e.g., utility location, etc.). Project planning and management activities will also include preparing and implementing plans for Health and Safety, Waste Management, Field Sampling/Analysis, and/or other plans that may be required by regulations or that may be necessary and appropriate to complete the SOW, and shall also include activities related to establishing any necessary access agreements. Project management costs shall be included in the fixed-price quoted for Tasks 1 through 5, as appropriate.
- Be responsible for coordinating, managing and completing the proper management, characterization, handling, treatment, and/or disposal of all impacted soils, water, and derivative wastes generated during the implementation of this SOW in accordance with standard industry practices and applicable laws, regulations, guidance, and PADEP directives. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to the Solicitor upon request. Waste disposal costs shall be included in the fixed-price quoted for Tasks 1 through 5, as appropriate.
- Be responsible for providing the Solicitor, and site operator, with adequate advance notice prior to each visit to the property. The purpose of this notification is to coordinate with the Solicitor and site operator to ensure that appropriate areas of the property are accessible. Return visits to the site prompted by a failure to make the necessary logistical arrangements in advance will **not** constitute a change in the selected consultant's SOW or total project cost for Tasks 1 through 5.
- Be responsible for keeping all wells in good condition, with each well properly sealed and locked in-between each monitoring/sampling event. The selected consultant is responsible for repairing any seals or locks that become defective during the period of this contract at its expense; however, should a well become damaged or destroyed through no fault of the contractor, the Solicitor may request that the selected consultant repair or replace the well as an amendment to this SOW subject to the rate schedule provided in the selected consultant's bid response. Any request for Fund reimbursement of the reasonable costs to repair or replace a well will be considered on a case-by-case basis.

Task 1 – Property Boundary Point of Compliance Well Installations. Supplemental site characterization work to be completed under this task shall consist of installing four (4) new monitoring wells, which can be utilized as groundwater point of compliance (POC) wells along the southeastern and southwestern boundaries of the site. Currently, the site has no on-site wells located along these boundaries which can be considered POC wells as the only wells located in this region are off-site. Two wells shall be placed along the property line between MW-3/MW-4 and MW-6, and two property line wells shall be placed on either side of trench riser pipe MW-10. The bidder's fixed-price cost for this task shall also account for: (i) securing necessary off-site access agreements (if necessary); (ii) identifying subsurface utilities and other buried features of concern; (iii) well development activities; (iv) management of investigation-derived wastes; and (v) professional surveying of the new / replacement well locations and top-of-casing elevations.

For cost estimating purposes, it should be assumed that each 2-inch diameter new / replacement well is to be completed at an average depth of 10 feet below ground surface and constructed with 5 feet of well screen from the bedrock interface to above the seasonal water table and 5 feet of Schedule 40 PVC casing. Actual well construction shall be determined by the field geologist overseeing the installation of the well, so as to maximize the chances of obtaining representative groundwater contaminant information from the site. Each new / replacement well shall also be constructed to appropriately screen out the native aquifer matrix. Each constructed new / replacement well shall be developed no sooner than 72 hours after completion using a combination of pumping and surging and until free silt and well installation residues have been removed and geochemical parameters (pH, temperature, specific conductance) have stabilized in the well. The new / replacement wells will then be purged and sampled according to the protocols referenced under Task 2. Results of the well sampling shall be presented during Task 4, Preparation of the SSCR / RRAP.

Waste Management & Disposal - The successful bidder shall be responsible for coordinating, managing and completing the proper disposal of all impacted soils, waters, and derivative wastes generated during the implementation of this work. The successful bidder shall be responsible for segregating and containerizing wastes in a manner consistent with PADEP and Solicitor requirements and sampling and analyzing these wastes to characterize and determine appropriate means of disposal. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to Solicitor upon request.

Task 2 – Groundwater Monitoring and Reporting. Under this task, bidders shall provide a firm fixed-price to complete four quarters of groundwater monitoring and sampling events following the completion of Task 1. Each groundwater monitoring and sampling event shall include all pre-existing monitoring wells and the new wells installed during Task 1 (a total of 14 monitoring wells and 2 trench wells). Quarterly monitoring / sampling shall include trench riser wells MW-9 and MW-10. The conduct and results of each event shall be documented in quarterly Groundwater Monitoring Reports (GMRs). The analytical data for MW-9 and MW-10 shall be segregated from and presented separately in the GMRs.

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

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

Groundwater and trench water samples collected during the sampling event shall be analyzed for the **pre-March 2008** PADEP short-list of unleaded gasoline parameters by a PADEP-accredited laboratory using appropriate analytical methods and detection levels. Appropriate QA/QC samples shall also be collected during each event and analyzed for the same parameters.²

² Each bidder's approach to implementing Task 2 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.

The GMRs describing the sampling methods and results shall be provided to the PADEP on a quarterly basis and within 30 days of the receipt of analytical results for each quarter. At a minimum, each GMR shall contain the following: a) A narrative description of the sampling procedures and results; b) tabulated data from current quarterly and all historical data (with MW-9 and MW-10 data segregated); c) maps depicting groundwater flow directions and groundwater analytical data; d) discussion of the data to offer an updated assessment as to whether these data are consistent with a stable, shrinking, or expanding plume; and e) shall be sealed by a Professional Geologist or Professional Engineer registered in the Commonwealth of Pennsylvania.

Task 3 – Site and Buried Utility Survey / Base Map. Under this task, bidders shall provide a firm, fixed-price quote for developing a new site plan based on surveyed measurements of surface and below grade features (including fuel dispensing lines, and buried utilities). Work under this task should include, but is not necessarily limited to including the following:

- Mapping property boundaries, roadway right-of-ways, site features (e.g. buildings, fueling islands, etc.), and above and below grade utilities on and adjacent to the site;
- Mapping / surveying locations and ground surface elevations for the existing on- and off-property groundwater monitoring wells trench wells, and new monitoring wells and soil borings to be completed under the contracted work scope; and
- Surveying top-of-casing (PVC riser pipe) elevations for the existing and new monitoring wells.

Surveyed monitoring well locations should include northing and easting coordinates. All elevations should be based on the nearest USGS benchmark and recorded to the nearest 0.01 foot. Results of the mapping and professional survey should be displayed on an appropriately scaled site plan to be included in the SSCR/RRAP.

Task 4 – Soil Attainment Demonstration. The 2005 RAP concluded that weekly interim enhanced fluidized recovery (EFR) events had been effective in remediating the site and prescribed a continuation of the prescribed EFR program. This program continued until recently. Since completing years of EFR, no evaluation has been completed to determine if the soils have successfully been remediated to the selected standard. Under this task, bidders shall develop and implement a soil boring program for systematic random soil sampling to establish attainment of the soil SHS.

PADEP indicated that the systematic random soil sampling would likely need to be conducted over a large portion of the property. For the purposes of this RFB, bidders shall assume the area over which the attainment sampling shall be conducted shall roughly a 50-foot by 50-foot area as measured from the western corner of the property. This area is defined on two sides by 1st Street and Clinton and encompasses MW-2, MW4 and the two dispensers. Bidders shall assume that 12 systematic random soil samples will need to be collected and analyzed over this area to the zone of permanent saturation (e.g., ~8 feet below grade). Before implementing the systematic random sampling program, the successful bidder shall gain PADEP's concurrence with the size and position of the grid and randomly selected locations and adjust as necessary to obtain PADEP concurrence.

Soil samples from each boring shall be collected from the unsaturated and periodically saturated soils. Bidders shall assume some borings may need to be completed up to the zone of permanent saturation but others will be much shallower depending on the randomly selected locations on the grid.

In addition to contacting PA One Call and completing the below grade utility survey, bidders shall assume clearing and sampling each boring location using a hand auger. Once cleared, each soil boring shall be advanced using direct-push drilling and sampling methods.

The location / depth of the soil samples shall be determined using PADEP's systematic random sampling procedures, assuming one soil sample per boring shall be submitted for laboratory analysis (12 total). Soil samples shall be analyzed for the pre-March 2008 PADEP short list of leaded and unleaded gasoline parameters (excluding 1,2,4- and 1,3,5-trimethylbenzenes). 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.

Activities under Task 4 shall also include: (i) contacting the PA One Call System, Inc.; (ii) professional surveying of the soil boring locations and elevations for inclusion on the site plan; (iii) sealing each boring with bentonite and an asphalt or concrete surface patch after completion; and (iv) managing the drilling and personal protective equipment wastes in accordance with applicable regulations, guidance, and directives. The soil boring program methods and results shall be detailed in the SSCR / RRAP.

Waste Management & Disposal - The successful bidder shall be responsible for coordinating, managing and completing the proper disposal of all impacted soils, waters, and derivative wastes generated during the implementation of this work. The successful bidder shall be responsible for segregating and containerizing wastes in a manner consistent with PADEP and Solicitor requirements and sampling and analyzing these wastes to characterize and determine appropriate means of disposal. Waste characterization and disposal documentation (e.g., manifests) shall be maintained and provided to Solicitor upon request.

Results of the attainment demonstration shall be provided in the SSCR / RRAP. Alternatively, should the results of Task 4 indicate that soil attainment cannot be demonstrated, proposals for addressing the residual soil impacts shall be presented in the SSCR / RRAP for review by PADEP.

Task 5 – Prepare a Draft and Final Supplemental SCR / Revised RAP. Upon completing Tasks 1 through 4 described above, the selected consultant will prepare a SSCR / RRAP documenting, describing, and evaluating all findings provided from Tasks 1 through 4 and incorporating information and data from the previous site documents and up-to-date groundwater monitoring data as the selected consultant deems appropriate. This SSCR / RRAP shall contain all necessary information required under 25 PA Code §245.311 and 312 and be of sufficient quality and content to reasonably expect PADEP approval. The document shall also:

- Contain all necessary figures, tabulated data, and appendices;
- Reference the selected remedial goal for soil and groundwater ();
- Discuss the recommended site closure strategy and its viability for achieving the remedial goal within a reasonable time frame;
- Designate site POC wells to be monitored in the future; and
- Present a detailed schedule for implementing the recommended remedial approach,

Under this task, bidders shall develop and describe the site conceptual site model (CSM) based on evaluating the results of the pre-existing and new site characterization data. Information from and interpretations based upon developing the CSM shall be used in preparing the SSCR / RRAP.

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

Should attainment of the selected standards for soil and groundwater appear infeasible within a reasonable timeframe without further active remediation, the successful bidders shall present an evaluation of remedial alternatives (RAA) in the SSCR/RRAP. This information shall be used to develop and compare several alternative conceptual remedial strategies on technical and total present value cost basis in a RAA included in the SSCR /RRAP in order to define the site closure approach.

The responsive bidder will ensure its proposed SOW will include:

- Key Site Assessment Findings – A description of relevant site assessment findings of key importance to the development of alternative environmental solutions for the site should be provided. These key findings would be expected to form the primary basis for screening remedial technologies for their potential applicability and for developing several viable alternative remedial approaches for the site.
- Remediation Objectives – A review of the site-specific remedial objectives in support of and rationalizing the cleanup options under consideration.
- Alternatives Development – An evaluation of various remedial technologies and several viable alternatives suitable for applicability and appropriateness to the site.
- Interim Remedial Measures / Relict Engineered Features – A discussion of any interim remedial features and / or relict engineering features present at the site should be provided, with particular emphasis on describing any perceived impact(s) on the potential remedial alternatives proposed and the screening process.
- Initial Remedial Technology Screening – A detailed remediation technologies analysis that systematically considers the objectives presented, the physiochemical properties of the chemical constituents of concern, and other site-specific characteristics such as hydrology, land use assumptions, potential exposure pathways and appropriate remediation goals. Consideration of these and other appropriate factors when weighing the technical effectiveness, implementation viability, and relative cost of considered site remediation technologies and cleanup options for the site.
- Description of Remedial Alternatives – Formulating one or more of the alternative site closure strategies for the site based on remedial technologies emerged from screening with site conditions and project goals in mind. Noting commonalities between the alternative strategies that may be viewed as presumptive remedies such as source removal, monitored natural attenuation (MNA), long-term monitoring and/or institutional controls (i.e., a non use aquifer determination).
- Evaluation of Each Remedial Alternative – Evaluating each remedial alternative according to its short-term and long-term effectiveness, ease of implementability at the site, regulatory compliance, and relative cost.
- Identification of Preferred Alternative(s) – Identifying the optimal remedial alternative and site closure approach based the many technical, cost, regulatory and other factors.

Contrasting the relative merits and disadvantages of equally feasible and cost effective optimal alternatives.

A Professional Geologist **and** a Professional Engineer registered in the Commonwealth of Pennsylvania shall sign and seal the SSCR / RRAP.

Initially, the draft SSCR / RRAP shall be submitted to the Solicitor and PAUSTIF for review and comment. Each bidder's project schedule shall provide two (2) weeks for Solicitor and PAUSTIF review of the draft document. The final SSCR / 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 bidder's cost to complete this task shall also include time to address any PADEP comments on the SSCR / RRAP.

4. TYPE OF CONTRACT / PRICING

The Solicitor wishes to execute a mutually agreeable, firm, fixed-price, not-to-exceed contract for the SOW addressed by Tasks 1 through 5. A sample Fixed-Price Agreement is included as Attachment 2,³ and, although the Fund will not be a party to this Agreement, the Fund will facilitate the process of getting the Fixed-Price Agreement in place.

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

Each bid is to identify unit cost rates for labor, other direct costs, and equipment, as well as proposed mark-ups on other direct costs and subcontracted services for all SOW Tasks 1 through 5. The by-task and by-subtask quotes are to be entered into the Cost Tabulation Spreadsheet / Standardized Bid Format included as Table 2 in Attachment 3 to this RFB (Table 2 is also included among the accompanying electronic files). Please note that **the total fixed-price bid must include all costs, including those cost items that the bidder may regard as "variable," i.e., these variable cost items will not be handled outside of the Total Fixed Price quoted for the SOW.** Finally, please also note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions may make the bid response too difficult to evaluate and may result in the bid response being deemed "unresponsive."

Payment Milestones: Table 3 below illustrates the approximate timing expected for completion of respective milestone tasks and milestone payouts. Actual milestone payments will occur only after successful and documented completion of the work defined for each milestone. Payment milestones under the Fixed-Price Agreement shall be broken out as follows:

- Milestone A – POC Well Installations (Task 1).
- Milestone B1 to B4 – Groundwater Monitoring (Task 2).
- Milestone C – Professional Site and Utility Survey / Survey Map (Task 3).
- Milestone D – Soil Attainment Sampling (Task 4)

³ The selected consultant will be provided an electronic copy of the sample contract in Word format to allow contract-specific information to be added.

- Milestone E - Prepare a Draft and Final SSCR / RRAP (Task 5).

TABLE 3 – SAMPLE MILESTONE COMPLETION / PAYMENT SCHEDULE

Estimated Milestone Timing (Month After Contract Award)	SOW Activities Anticipated / Completed for that Month	Milestone(s) ¹
1	POC Well Installation	A
2	Groundwater Monitoring	B1
5	Groundwater Monitoring	B2
8	Groundwater Monitoring	B3
11	Groundwater Monitoring	B4
12	Professional Site / Utility Survey / Map	C
12-13	Soil Attainment Sampling and Analysis	D
14-16	Prepare a Draft and Final SSCR / RRAP	E
<p>1. Each bidder should modify this sample Milestone Completion / Payment Schedule for Tasks 1 through 5 to reflect its proposed task schedule, as long as the proposed schedule meets the deliverable deadlines specified in Section 3 of this RFB.</p> <p>2. The final SSCR / RRAP must be submitted to the PADEP within eighteen (18) months of contract award.</p>		

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

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

5. ADDITIONAL BID PACKAGE REQUIREMENTS

Each submitted bid response must include the following:

- A reasonable demonstration that the bidder: (i) understands the objectives of the project, (ii) offers a reasonable approach for achieving those objectives efficiently, and (iii) has reviewed the existing site information provided in or attached to this RFB Solicitation Package.
- Provide an answer to the following questions regarding the bidder's qualifications and experience:
 - How many Chapter 245/250 sites has your company closed (i.e., obtained a Release of Liability under Act 2) in Pennsylvania?
 - How many Chapter 245/250 sites has your company or the proposed PA-

- licensed Professional Geologist (P.G.) and Professional Engineer (P.E.) closed (i.e., obtained a Release of Liability from the PADEP) under either the SHS and/or the Site Specific Standard? [NOTE: The Solicitor requires the work described herein to be completed under the responsible care and directly supervised by a P.G. and P.E. consistent with applicable regulations and licensing standards.]
- Whether there were or were not circumstances consistent with the cancellation provision of a signed contractual agreement, and has your firm ever terminated work under a fixed-price or pay-for-performance contract before attaining all of the project objectives and milestones? If yes, please list and explain the circumstances of each such occurrence.
 - A complete firm fixed-price cost bid for Tasks 1 through 5 by completing the bid cost tabulation spreadsheet provided in Attachment 3 (included among the accompanying electronic files) following the SOW task structure specified herein.
 - A description and discussion of all level-of-effort and costing assumptions.
 - Indicate whether the bidder accepts the proposed contract / terms and conditions (see Attachment 2) or has provided a list of requested changes to the Fixed-Price Agreement.
 - Provide a statement of applicable / pertinent qualifications, including the qualifications of any proposed subcontractors (relevant project descriptions are encouraged).
 - Identify the proposed project team and provide resumes for the key project staff, including the proposed Professional Geologist and Professional Engineer of Record who will be responsible for endorsing work products prepared for PADEP review and approval.
 - Provide a task-by-task description of the proposed technical approach. **If this task-by-task description fails to address a specific requirement of this RFB, it will be assumed that the bidder has accepted all the requirements specified herein by task.**
 - Identify and sufficiently describe subcontractor involvement by task (if any).
 - Provide a detailed schedule complete with specific by-month dates for completing the proposed SOW, inclusive of reasonable assumptions regarding the timing and duration of client, PAUSTIF, and PADEP reviews needed to complete the SOW. Details on such items as proposed meetings and work product submittals shall also be reflected in the schedule of activities.
 - Describe your approach to working with the PADEP from project inception to site closure. Describe how the PADEP would be involved proactively in the resolution of technical issues and how the PADEP case team will be kept informed as to project status.
 - Describe how the Solicitor and ICFI / PAUSTIF will be kept informed as to project progress and developments and how the Solicitor will be informed of, and participate in, evaluating potential alternatives / tradeoffs with regard to the SOW addressed by Tasks 1 through 5.

6. MANDATORY PRE-BID SITE VISIT

On **March 16, 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 **10AM**. Please inform the Technical Contact at least three (3) business days in advance of this date as to the number of participants attending from your firm. Again, **any firm that does not attend this mandatory pre-bid site tour will not be eligible to submit a bid response.**

Questions will be entertained as part of the pre-bid site tour and every attempt will be made to answer questions at that time. However, all questions and the responses provided during the site visit will also be distributed in writing to the attendees after the tour, as will the answers to any non-proprietary questions submitted in writing after the pre-bid site tour has been concluded. Consequently, bidders are strongly encouraged to ask clarifying questions sufficient to minimize the number of assumptions, special conditions, and exemptions referenced in the submitted bid response.⁴ Questions will be accepted up to 7 days before the bid response due date. Again, please note that referencing extremely narrow or unreasonable assumptions, special conditions, and exemptions in a bid response may make the bid response too difficult to evaluate and may result in the bid response being deemed “unresponsive.”

⁴ The list of assumptions, special conditions, or exemptions will be discussed with the Solicitor. As part of that discussion, the PAUSTIF may advise the Solicitor that some or all of the assumptions, special conditions, or exemptions that are likely to generate change orders may be the financial responsibility of the Solicitor.

ATTACHMENT 1

Relevant Project Documents

<u>Filename:</u>	<u>Document:</u>
930621_Site Invest.	Site Investigation Report, dated 6/21/93, prepared by United Environmental Group, Inc.
930908_Tank Tightness Testing	Tank Tightness Testing Report, dated 9/8/93, prepared by United Environmental Group, Inc.
940711_SCR Update	Site Characterization Report Update, dated 7/11/94, prepared by United Environmental Group, Inc.
961224_SCR	Site Characterization Report, dated 12/24/96, prepared by Cook Environmental Engineering, Inc
970102_Characterization of Water Samples	Characterization of Water Samples Report, dated 1/2/97, prepared by Cook Environmental Engineering, Inc.
050404_1Q05-IRR, 050707_2Q05-IRR	Interim Remediation Reports, dated March & July 2005, prepared by United Environmental Group, Inc.
Kehm_Oil_SCR-RAP	Site Characterization Report and Remedial Action Plan, dated 9/29/05, prepared by United Environmental Group, Inc.
100202_RAPR-4Q09	Remedial Action Progress Reports, dated June 2006 to January 2010, prepared by United Environmental Group, Inc. (Only last one included)

*Request for Bid
PAUSTIF #2004-264
Kehm Oil Site
Oakdale, PA
February 25, 2011*

ATTACHMENT 2

Fixed-Price Agreement

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

*Request for Bid
PAUSTIF #2004-264
Kehm Oil Site
Oakdale, PA
February 25, 2011*

ATTACHMENT 3

Standardized Bid Format