



ENVIRONMENTAL & REGULATORY SERVICES
PECFA
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Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. The site upon which bids are being solicited is:

Bid Round Number: 09
Comm Number: 54839-0096-00
BRRTS Number: 02-04-000107
Site Owner: Howard Sibbald, Wallin Bros & Habelt Inc
Site Name: Wallin Bros & Habelt Bulk Facility
Site Address: Corner of Raymond & Old Railroad, Grand View WI

Project Manager: Chris Saari
Project Manager address: 6250 S Ranger Rd, Brule WI 54820
Project Manager phone: 715-372-8539
Project Manager e-mail address: saaric@dnr.state.wi.us

Bid Announcement Date	Friday 07/14/00
Questions or requests for information must be submitted in writing and received by:	Friday 07/28/00 by 16:00
Responses to the questions will be posted (and if requested, sent in writing) by:	Friday 08/18/00
Bid End Date and Time:	Monday 08/28/00 by Noon

The site investigation report, upon which bids are being sought, and the successful bid, when determined, are available for inspection at:

Department of Natural Resources, 6250 S Ranger Rd Brule WI

Please contact the project manager listed above for an appointment.

Copies of the site investigation report can be purchased for the cost of reproduction and handling at the following address:

The Copy Shop 310 Stuntz Ave Ashland WI 54806

Phone: 715-682-6567

Fax: 715-682-6551

SECTION 2 - Site Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The site is a former bulk petroleum facility that began operations in the mid-1930s. The site is situated near the boundary of two distinct glacial landforms; the bulk plant property is located on the edge of an area of hummocky glacial morainic deposits, while the area to the north (downgradient) is a relatively flat outwash/proglacial lake plain landform (Bibon Marsh). Site soil is generally sandy, and the water table is located approximately 23 to 32 feet below the ground surface. Approximately 500 to 700 feet north of the site there is a 70-foot drop in elevation to the Bibon Marsh. Coincident with this change in elevation is a change from sandy to clayey soil, resulting in springs and seeps on the hillside. These springs and seeps ultimately discharge to the Bibon Marsh.

The lateral extent of soil contamination covers an area of approximately 7000 square feet, and extends from the surface to the water table. Some of the investigation soil sample results are indicative of residual petroleum product in the soil. The groundwater contamination plume extends approximately 900 feet to the north, with the highest detected concentrations being located approximately 250 feet downgradient from the source area, an indication that the plume may be expanding.

Local residents utilize private wells for drinking water, and there are several private wells downgradient of the site. Samples collected from four of these wells during the investigation did not detect any of the compounds for which they were analyzed. There are also indications that at least some of the previously mentioned seeps have been used as a source of "artesian" spring water for drinking purposes. Benzene was detected in samples collected from two of the seeps during the site investigation at concentrations exceeding the ch. NR 140, Wis. Adm. Code, preventive action limit and/or enforcement standard.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- Documented expansion of the plume margin.
- Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- Contamination within bedrock or within 1 meter of bedrock.
- Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

A source control action is needed for at least a portion of the impacted soil in order to address the groundwater leaching and potential direct contact pathways. If excavation is

chosen for the source control, then a sufficient number of post-excavation soil samples must be collected to document residual soil contaminant concentrations. Post-excavation soil samples must be analyzed for GRO, DRO, PVOC, PAH and lead. The successful bidder shall contact the DNR project manager to discuss the need to replace any monitoring well(s) removed during a proposed source control excavation.

Demonstration of compliance with the requirements of ch. NR 720, Wis. Adm. Code (generic RCLs, site specific RCLs and/or a performance standard) must be completed prior to closure. In addition, an evaluation of the direct contact threat of remaining (non-excavated) soil needs to be performed to determine whether institutional and/or engineering controls will be required at closure.

An active remedial effort must be implemented to halt the migration of groundwater contamination off-site to the seeps. The groundwater remediation shall be operated at least until the plume has stabilized. Natural attenuation monitoring would then be acceptable to complete the demonstration that the groundwater quality standards in ch. NR 140, Wis. Adm. Code, will be met in a reasonable period of time.

The following private wells identified in the site investigation will need to be sampled for VOC to demonstrate that the contaminants have not impacted the water supply: Britton, Sabin and Scanlon semi-annually, and Meierhofer annually. Seeps 1, 2, 3, 4 and 5 must also be sampled on a semi-annual basis for PVOC + naphthalene and PAH, and Seep 6 must be sampled annually for PVOC + naphthalene. In addition, the successful bidder shall work with the DNR project manager and DNR Drinking Water and Groundwater staff to assess the exposure risks posed by contamination in the seeps, and take any necessary corrective actions using appropriate institutional and/or engineering controls (e.g., posting signs).

Monitoring well sampling shall be conducted according to the following table:

MW -1	MW -2	MW -3	MW -4	MW -5	MW -6	MW -8	MW -9	MW -10	MW -11	MW -12	MW -13	MW -14	PZ- 1
S	A	S	S	A	A	S	S	S	S	S	S	A	S
1,2	1,2	1	1	1,2	1	1,2	1,2	1	1	1,2	1,2	1	1

S = semi-annual sampling
 A = annual sampling
 1 = PVOC + naphthalene
 2 = PAH

Semi-annual groundwater sampling shall be conducted in the spring and fall of each year; annual sampling shall be conducted during the spring sampling event. Appropriate field and laboratory analyses for natural attenuation parameters must be collected from each monitoring well sampled for contaminant parameters during each sampling event. Water level elevations shall be collected from each monitoring well during each sampling event, whether that well will be sampled or not. Also, if monitoring well MW-7 continues to be a dry well, and it will serve no purpose as part of the future remedial action, that well shall be properly abandoned in accordance with ch. NR 141, Wis. Adm. Code.

Progress reporting shall be performed in accordance with s. NR 724.13(3), Wis. Adm. Code, using Form 4400-194. During the period of active remediation, progress reporting should occur semi-annually at a minimum, but reporting can be reduced to an annual basis if/when the remediation becomes passive. Information concerning natural attenuation monitoring shall be reported as described in the most current DNR guidance document on natural attenuation.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for obtaining a closed remedial action status.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving the closed remedial action status identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/# of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost to a defined site closure or no further action required decision. The closure or no further action decision will be made by either the Department of Commerce or the Department of Natural Resources, depending on statutory site assignment. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to Comm 46, Comm 47, and NR 700.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to bring the site to a closed remedial action or no further action status will be determined.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory’s bid is determined to be the successful, the signatory must, within 15 days of the Department’s notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department’s notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the PECFA program contact identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

- Unrestricted Closure**
- Closure with a NR 140 exemption**
- Closure with groundwater use restriction***
- Closure with deed notice***
- Closure with deed restriction***
- Closure with NR 720.19 soil standards**
- Performance based NR 720.19 closure**
- Closure with site specific conditions**
- Closure under NR 726.07**
- Mass reduction**

* **Note:** *PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be; **Not Applicable** . The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the program contact specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve the closed or no further remedial action status or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the program contact. If the program contact is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. The closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding interest and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the program contact. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

**BID RESPONSE
(2nd Page)**

Department of Commerce PECFA Program

COMMERCE NUMBER:

BRRTS NUMBER:

Consulting Firm phone number () ____-_____

This response must address all of the site specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*