



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
 PECFA BUREAU
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<http://www.commerce.state.wi.us>
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Jim Doyle, Governor
 Cory L. Nettles, 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. This bid is through a specified work scope. The site upon which bids are being solicited is:

Bid Round Number: 35
Comm Number: 54639-9999-57-A
BRRTS Number: 03-63-000368
Site Name: La Farge Coop Oil Co
Site Address: Main St La Farge WI

Project Manager: Mae Willkom
Project Manager address: PO Box 4001 Eau Claire WI 54702-4001
Project Manager phone: 715-839-3748
Project Manager e-mail address mae.willkom@dnr.state.wi.us

Bid Announcement Date	12/27/2004
Questions or requests for information must be submitted in writing and received by:	1/10/2005 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	1/28/2005
Bid End Date and Time:	2/11/2005 by Noon

The case file including report(s) and other pertinent information upon which bids are being sought, and the qualified bid response, when determined, are available for inspection at:

Department of Natural Resources, 1300 W Clairemont, Eau Claire

Please contact the project manager listed above for an appointment.

Copies of report(s) and other pertinent information may be available for purchase at the location listed below. If pertinent information is not available, please contact the project manager.

Quality Quick Print, 1213 Menomonie St, Eau Claire WI 54703
Phone: 715-836-0049 Fax: 715-836-7704

SECTION 2 – Site-Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The LaFarge Co-op site was used as a gas station since approximately 1938. Three gasoline USTs and one diesel UST were removed on 6/12/90 from two tank basins, and contamination was confirmed in both areas. The soils encountered at the site range from gravel to a clay, silt, sand mixture to all clay. Bedrock was encountered at a depth of 17 feet in three boreholes converted to monitoring wells. Depth to groundwater is 4 to 6.5 feet, and direction of flow is to the southwest. Approximately one foot of free product was present in MW-3, and a product recovery system was installed, removing approximately 45 gallons of product. Information on the extent of downgradient soil and groundwater contamination was obtained through the installation of a test pit and temporary well, and a soil gas survey consisting of 16 points.

In early 1992, a limited soil excavation was conducted and a remedial system was installed, consisting of a combination groundwater recovery well (sump) and horizontal soil vapor extraction system installed in a gravel-filled trench. Based on the December 1991 Remedial Design report, the top of the gravel trench is approximately 5-7 feet below the ground surface. The system had limited operation due to numerous mechanical malfunctions and appearance of free product in the recovery sump. Approximately 144,802 gallons of groundwater were treated, removing approximately 7 pounds of VOCs. The remediation building and equipment currently left on-site will be removed by the responsible party prior to remedial activities.

The three original monitoring wells were eventually lost or destroyed by snowplow damage, after only one round in MW-3, three rounds in MW-1, and four rounds in MW-2. Two replacement wells and two new wells were installed in 2001, and four rounds of limited groundwater sampling (PVOCs and PAHs only) show PAL and ES exceedances for benzene, MTBE, and some PAHs. Two additional soil borings and 15 Geoprobe borings in the upper four feet of soil show NR 746 Table 1 exceedances throughout the southeast portion of the site, and direct contact exceedances for PAHs throughout the western portion of the site.

To reduce copy costs, DNR has provided to the listed copy center only a portion of the most recent information materials. Additional and useful site information is contained in the case file at the regional office. Contact Mae Willkom to set up a time to be reserved for a file review.

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:

Remedial activities at this site will include removal and abandonment of any accessible vertical portions of the remedial system; excavation, field screening and confirmation soil sampling; post-excavation groundwater monitoring; and report preparation.

Monitoring wells MW-3R and MW-4 shall be properly abandoned without replacement, per NR 141 requirements, prior to excavation. The well cover for the vapor monitoring probes located immediately north of MW-2R shall be removed and the probes abandoned. Vertical risers encountered during excavation and associated with the vadose vapor removal system or groundwater extraction system shall be removed or properly abandoned, as appropriate. The remediation building and equipment will be removed by the responsible party prior to excavation activities; however, the winning bidder will be responsible for capping off the connection between the remedial equipment and the sanitary sewer.

Depth to groundwater has been measured from 4 to 6.5 feet bgs. Water-table measurements shall be taken prior to excavation, to characterize groundwater elevations and to ensure that excavation activities are conducted when groundwater elevations are relatively low. Bidders shall include the cost to measure water levels in MW-3R for up to three times to confirm sufficiently low water levels. Excavation activities should not be conducted if water levels in MW-3R are above 5 feet below ground surface (bgs) unless prior approval from the WDNR is granted.

The following areas, as shown on the site layout map included in a METCO letter report dated May 22, 2003, shall be excavated to the water table or to the extent practical:

- The entire area south of the La Farge Co-op building, extending to the south property boundary; extending east to include the location of MW3-R and soil boring B-East; and extending west to include the former pump island.
- The area west of the La Farge Co-op building, delineated by and including borings B-West and G-11.

All necessary steps will be taken during the excavation to retain RW-1 as a monitoring point. The well cover for RW-1 is currently covered by gravel.

The excavation shall not extend below the top of gravel-filled remediation trench where encountered.

Field screening shall be conducted to allow a representative number of appropriately spaced confirmation bottom and sidewall samples to be taken in all areas of excavation and analyzed for PVOCs, PAHs, 1,2-DCA and lead.

A sufficient volume of soil shall be removed to assure that the petroleum-saturated soil above the water table is removed from these areas to the extent practical. Analytical results from confirmation sampling must show that residual concentrations are below NR 746 screening levels indicative of residual petroleum product in soil pores. Field instruments or acceptable alternative methods should be used to determine the extent of soil to be removed during excavation.

For purposes of this bid, bidders shall assume the excavation and disposal of a total of 1,100 tons of soil. The contractor conducting the work will make every effort to segregate clean surface gravel from soils being removed for disposal. Bidders must include on page three of their bid response a per ton unit excavation and disposal cost (commodity cost only) to be used to adjust the cap in the event there is significantly more or less tonnage actually removed and disposed. The unit cost should include all commodity-related costs including additional soil sampling costs. In the event more soil is removed than anticipated by the bid amount, no additional consultant costs will be provided. Failure to provide a contingency unit cost will result in a non-compliant bid.

Any waste generated as a result of this phase of work shall be disposed of appropriately. Waste disposal costs for each activity must be included in the cost for each activity.

The La Farge Co-op building represents a structural impediment, making complete investigation and/or remediation of the soil contamination on this property impracticable. The former car wash area to the east of the La Farge Co-op building also forms a barrier that must be maintained in order to prevent direct contact with residual soil contamination and/or infiltration.

In addition, results from soil sampling in the areas of G-8, G-9, G-10, G-12, G-13, G-14, G-15, and MW-2R on the west side of the property show exceedances of suggested generic residual contaminant levels for PAH compounds with respect to the direct contact pathway. An asphalt cap will be installed here, as well as along the portion of the site to be excavated, by the responsible party as an engineered performance standard to address these concerns. Do not include any costs for this cap in your bid amount for this site, as such costs are not PECFA eligible.

Monitoring well MW2-R and the sump at RW-1 in the area of the asphalt cap shall be retained for sampling. The well covers for these two wells will need to be re-set (an eligible activity) during the installation of the asphalt cap and the wells re-surveyed, as necessary.

Note: A deed restriction will be required at closure for maintenance of the asphalt cap, concrete cap and building foundation, and for additional investigation and/or remediation of soil contamination, in the event the building and/or concrete cap are removed.

Four quarterly rounds of post-excavation groundwater monitoring shall be conducted in monitoring wells MW-2R, MW-5 and RW-1. Sampling parameters for the first round of groundwater sampling shall include VOCs and PAHs. Subsequent rounds may be limited to PVOCs and any other eligible parameters historically detected in previous rounds. The DNR would be willing to approve changes to the monitoring program (e.g. analytes) as early as after the first round for PAHs, if post-remediation groundwater monitoring indicates that the changes would be appropriate. If free product is observed, the product thickness should be measured and recorded, and the product collected, stored and disposed of appropriately. Quarterly sampling must begin within 30 calendar days of re-setting the well covers for MW-2R and RW-1.

No later than 30 days after receipt of the laboratory analytical reports for the first groundwater monitoring, submit a brief letter report detailing all site activities to date (i.e. excavation activities, abandonment activities, and groundwater sampling results, including but not limited to summary groundwater result tables, etc.) No later than 30 days after receiving the laboratory results for the final round of groundwater monitoring, submit a final letter report, with updated maps, tables, narratives and other information not previously submitted shall be provided to both the DNR and Commerce.

While this bid is not a bid to closure, there is a possibility of attaining closure during the work scope conducted under this bid. Contaminant trends should be reviewed for closure during each reporting event and free product measurement and abatement results reviewed with respect to the December 2002 RE NEWS (Case Closure with Residual Free Product). If closure is appropriate, a recommendation for closure should be provided in the final letter report.

If DNR agrees with this recommendation, a separate closure request (consistent with the requirements of ch. NR 726, Wis. Adm. Code) should be submitted. Consequently, bidders should include all closure-related costs (including final well abandonment costs) in their bid total. On page three of the bid response, provide a separate line item that provides the amount of the total bid cost that is associated with the closure-related costs. If closure is not available following the four rounds of monitoring, then the cost cap established by this bid will be modified downward by the amount of the closure-related costs.

Bidders shall provide line item costs for all the activities listed above in the table provided on the 3rd Page of the Bid Response. If a completed 3rd page is not included with the Bid Response, the Bid Response will be determined to be non-responsive. The winning bidder will not be allowed to move costs between the scope of work items without prior Commerce approval.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for a specified work scope.
- 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 a specified work scope 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/number 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, excluding interest and claim preparation costs, for the site-specific bid specification requirements described in Section 2. 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 control and notices as required under §NR 726 Wis. Admin. Code. 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 Wis. Admin. Codes.

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 a specified work scope will be determined. Claim preparation costs will not be a part of the cost cap established by this bid. These costs (\$500 maximum per claim submittal) are still eligible for PECFA reimbursement and Commerce encourages timely claim submittals at appropriate milestones. Therefore, bidding consultants should not include claim preparation costs in their bid responses.

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 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 Program Manager 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 – If Applicable:

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	Performance based NR 720.19 closure
Closure with a NR 140 exemption	Closure with site-specific conditions
Closure with GIS Registry*	Closure under NR 726.07
Closure with deed notice*	Closure under Comm 46/NR 746
Closure with deed restriction*	Mass reduction
Closure with NR 720.19 soil standards	

* **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 Project Manager 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 a specified work scope, 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 Project Manager. If the Project Manager 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. If applicable, 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 claim preparation costs, 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 Project Manager. 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
(1st Page)

Department of Commerce PECFA Program

SITE NAME: La Farge Coop Oil Co
COMMERCE NUMBER: 54639-9999-57
BRRTS NUMBER: 03-63-000368

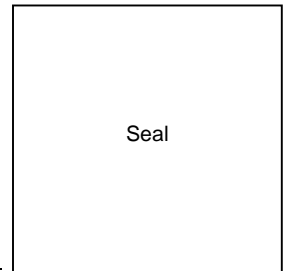
Submit Bid To: Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone: () - _____
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____ Professional Engineer _____ License #
_____ Professional Geologist _____ License #
_____ Hydrologist _____ License #
_____ Soil Scientist _____ License #



Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: La Farge Coop Oil Co
COMMERCE NUMBER: 54639-9999-57
BRRTS NUMBER: 03-63-000368

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.* The pages of each Bid Response must be **stapled** together. No paper clips or spiral bindings please.

BID RESPONSE

(3rd Page)

Department of Commerce PECFA Program

SITE NAME: La Farge Co-op
COMMERCE NUMBER: 54639-9999-57A
BRRTS NUMBER: 03-63-000368

Consulting Firm phone number () ___-_____

A bid will be considered to be non-responsive if the bid response does not include separate tabulation of costs as indicated below:

Excavation and disposal of 1,100 tons of contaminated soil, soil confirmation sampling, pre-excavation water-table measurements, abandonment of MW-3R, MW-4 and accessible vapor probes (1 nest), removal or abandonment of vertical risers associated with former active treatment systems, capping sanitary connection to remedial equipment.	\$	
Four rounds of groundwater monitoring, as indicated in the bid specification, free product abatement, waste disposal, re-setting well covers for MW2-R and RW-1, and submitting two letter reports	\$	
All closure-related costs (including, but not limited to well abandonment, closure form and narrative, GIS packet, deed restriction and maintenance plan)	\$	
Total Bid Amount (sum) – also include on Page 1 of bid response	\$	
Contingency unit cost: Commodity cost for excavation and disposal of additional soil (\$/ton)	\$	

Text, Use
 Style *Heading 5*
 Bullets, Use
 Style *List Bullet*
 Numbering, Use
 Style *List Number*