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ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., 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 services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 53
Comm #: 53186-1877-00-A
BRRTS #: 03-68-004009
Site Name: Brookfield Bakery Thrift Shop
Site Address: 21200 Doral Rd, Waukesha, 53186
Site Manager: Brenda Boyce
Address: 141 NW Barstow St, Rm 180
City, State Zip: Waukesha, WI 53188-3789
Phone: 262-574-2140
e-mail: brenda.boyce@wisconsin.gov
Bid Manager: Shawn A. Wenzel
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-5401
e-mail: Shawn.Wenzel@Wisconsin.Gov

Bid-Start Date:	February 04, 2008
Questions must be received by (See Section 2 (B)):	February 18, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	March 07, 2008
Bid-End Date and Time:	March 21, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Milwaukee, 757 N Broadway, Ste 200, Milwaukee, WI 53202
Phone: (414) 276-2679 Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Brookfield Bakery Thrift Shop (aka: Interstate Brands Corporation) identified a release of petroleum to the environment during a UST system closure assessment in 1994. A 4,000-gallon gasoline UST and a 10,000-gallon diesel UST were removed. A subsequent subsurface investigation delineated a groundwater contaminant plume that extended underneath the building to the east. Free product has been observed migrating across the site in monitoring wells MW-8, MW-11, MW-12, MW-17, MW-18 and MW-20, but was not observed at the most recent sampling events in 2007. Depth to groundwater is from 6-13 feet below grade. A mobile multi-phase extraction unit was used at the site to recover free product, impacted groundwater and vapors from 2004 to 2006. Over 6,000 gallons of free product were recovered. In addition, oxygenated water and nutrients have been applied via application points on a bimonthly basis during 2004 to 2006 to accelerate the rate of biological degradation. The treatment water consisted of nitrate and phosphate in a 1% hydrogen peroxide solution. Based on the most recent groundwater analytical data, the plume may extend beyond the property boundary across Watertown Plank Road.

Minimum Remedial Requirements

Four direct push soil borings are to be advanced in the location of the former UST system to determine extent and degree of contamination at the source. The borings should extend to 15 feet below grade. Soil samples shall be collected continuously and field screened with a PID. Two laboratory soil samples should be collected per boring, one in the shallow zone (0-4 feet) and a second in the interval with the highest PID reading. Laboratory soil samples should be analyzed for GRO, DRO, PVOC and PAH. The boring with the highest PID response shall be converted to a temporary well and a groundwater sample collected. The temporary well shall be abandoned after collecting the groundwater sample. The water sample should be analyzed for PVOC + naphthalene. An updated figure showing the extent of soil contamination, including the location of all new borings and wells should be submitted.

To further delineate the downgradient extent of the groundwater plume, two monitoring wells shall be installed. One well shall be located equal-distant between the building and MW-24. The second well shall be located across the Watertown Plank Road from MW-23. Off-site access will be needed for the second well. The well may be located either on the right-of-way or the residential property. The wells shall comply with NR 141 and the well screen should intersect the water table. Soil samples should be collected for soil description on the boring logs and field PID screening, but no samples are required to be submitted for lab analysis.

Groundwater monitoring shall be conducted on a quarterly basis for two quarters. Eleven wells will be included in the sampling plan: MW-8, MW-12, MW-14, MW-15, MW-17, MW-21, MW-22, MW-23, MW-24 and the two new wells. Depth to groundwater measurements shall be collected at every monitoring well point (including wells that are not being sampled) and each well checked for free product. If present, free product thicknesses are to be recorded, the well should be purged and sampled. A plume extent and groundwater contour map must be

provided based on groundwater elevation and analytical data. New wells are to be surveyed into the existing well network, groundwater elevation data collected from all wells, and a groundwater contour map produced for each monitoring event. Groundwater samples from the new wells shall be analyzed for VOC's during the initial round, and for PVOC + Naphthalene during the second round. Groundwater samples from the existing wells listed above should be analyzed for PVOC + naphthalene during both rounds. RNA geochemical data should be collected (DO, ORP, pH, nitrate, sulfate, and phosphate) during one of the monitoring events and evaluated to determine if RNA will be an appropriate final remedy. The collection and analysis for phosphate is a PECFA ineligible activity. Therefore, the cost for the activity should not be included in your bid response for the bid amount. All petroleum waste should be properly disposed of and disposal documentation provided.

Potential receptors should be evaluated in the area. Provide information on the location of any private wells within 100 feet of the edge of the plume, and the depth of utilities in relation to the plume.

After completion of the activities outlined above, prepare and submit a comprehensive report to the WDNR and Commerce, documenting the work completed, and including all required forms for soil boring and monitoring well construction and abandonment, waste disposal, laboratory analytical results, updated figures and tables, etc. Recommendations for what, if any, additional work will be required to meet regulatory closure criteria should also be included.

To save costs, only portions of the file reports are at the copy shop. The entire file should be reviewed at the WDNR Waukesha office.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce 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 End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. 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 bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and 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 agency with jurisdiction (Natural Resources or Commerce).

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

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this

bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.

9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid 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 bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Brookfield Bakery Thrift Shop

COMMERCE #: 53186-1877-00

BRRTS #: 03-68-004009

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

- | | | |
|--------------------------|------------------------|-----------------|
| <input type="checkbox"/> | Professional Engineer | License # _____ |
| <input type="checkbox"/> | Professional Geologist | License # _____ |
| <input type="checkbox"/> | Hydrologist | License # _____ |
| <input type="checkbox"/> | Soil Scientist | License # _____ |



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

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

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Brookfield Bakery Thrift Shop

COMMERCE #: 53186-1877-00

BRRTS #: 03-68-004009

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

Activity Description	Cost Per Well/Sample Per Event (\$)	Total Cost Per Activity (\$)
1. Install four (4) direct push soil borings, continuous field analysis with PID, collect two soil samples per boring and laboratory analyze for GRO, DRO, PVOC, and PAH	\$	\$
2. Collect one GW sample from direct push boring with highest PID and analyze for PVOC + Naphthalene	\$	\$
3. Install two (2) monitoring wells, continuous soil sampling and logging with field analysis using PID	\$	\$
4. 1st round of samples from existing wells for PVOC + Naph (9 wells, 1 field and 1 trip blank)	\$	\$
5. 1st round of samples from new wells for VOC (2 wells)	\$	\$
6. 2nd round of samples from wells for PVOC + Naph (11 wells, 1 field and 1 trip blank)	\$	\$
7. RNA analysis (DO, ORP, pH, nitrate, sulfate) during one of the GW sampling events (same event as number 8 below)	\$	\$
8. RNA analysis (Phosphate) during one of the GW sampling events (same event as number 7 above)	\$ 0.00	\$ 0.00
9. Water Level measurements (all wells including those not being sampled – 18 wells)	\$	\$
10. Survey elevation and location of new wells. Tie into existing well network survey elevations	\$	\$
11. Evaluation of potential receptors		\$
12. Waste disposal for all wastes generated on-site		\$
13. Final Report Preparation and Submittal		\$
14. PECFA Claim Preparation		\$
15. Other (list)		\$
16. Total Bid Amount		\$