



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
 PECFA BUREAU
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<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>

Jim Doyle, Governor
 Mary P. Burke, 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: 36
Comm Number: 54660-2647-17-A
BRRTS Number: 03-42-000125
Site Name: Veldey's Mobil Service
Site Address: 1517 Superior Ave Tomah WI

Project Manager: Tom Kendzierski
Project Manager address: PO Box 4001 Eau Claire WI 54702-4001
Project Manager phone: 715-839-1604
Project Manager e-mail address thomas.kendzierski@dnr.state.wi.us

Bid Announcement Date	2/28/2005
Questions or requests for information must be submitted in writing and received by:	3/14/2005 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	4/1/2005
Bid End Date and Time:	4/15/2005 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 WI

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 former Veldey's Mobil is now owned by Tomah Coop.

Prior to 1988, petroleum contamination was found in the City's South Well #3, less than 500 feet south of Tomah Coop/Veldey's. The city hired Layne-Geosciences to do an investigation into the source of the contamination. This investigation consisted of pumping tests, observation wells, groundwater quality monitoring, a vapor survey and limited modeling. The March 1988 Layne report attributed some of the contamination to Veldey's Mobil. Other possible contributing sources have been identified since the Layne report.

The Layne study and other area reports found vertical gradients, a distribution of petroleum contamination at depth and not limited to the vicinity and direction of the water table.

The Layne study recommended remedial action and stated "there would still exist the potential for the contamination to migrate as far as the new (Well 8)." The old South Well #3 was abandoned in 1988. Tomah Well #8, constructed in 1986 is 1/2 mile south of the abandoned Well #3.

Well #8 was taken off-line on May 1, 2002 due to benzene levels of 9.85 ug/l and 8.88 ug/l in samples taken on April 9, 2002 and April 30, 2002. Also detected was 1,2-dibromoethane (EDB) at a level of 0.307 ug/l and unquantified detects of other contaminants.

Besides Tomah Coop/Veldey's, there are at least five other known or suspected petroleum discharge cases within 0.5 miles of Well #8. Some of these are near Veldey's, east and west of the intersection of STH 16 and USH 12 (Superior Street) to the northeast and to the southeast. Most of the known petroleum contamination sources near Wells 3 and 8 have conducted investigations to define the extent of contamination. However, these investigations may not be adequate or complete. Other known petroleum sources exist along Superior Street in the business district to the north, and to the south near I-90.

Because of the multiple potential sources and the complexity due to the well hydraulics, WDNR has hired a consultant to continue the work of the Layne-Western study. This study is currently underway and seeks to inventory known and potential unknown sources of contamination in the area and do computer modeling of steady state and transient pumping conditions to try to understand zones of contribution to the wells. One goal is to try to rehabilitate Well 8 and return it to service.

An active remedial system was installed at Veldey's, but the site has not yet achieved the NR 726 closure criteria. A closure request was denied in May, 2003.

The closure request failed, in part, because Tomah Coop/Veldey's had failed to establish a stable or declining data trend following system shut down in mid-2000, and because the extent of contamination was not defined at depth-

This bid will resume monitoring to continue the trends analysis and install piezometers to evaluate contaminant distribution to the south and at depth. Any

additional remedial work at this site will depend on the results of the WDNR well study and the findings in this bid scope of work.

Note: Drillers in the Tomah area have noted an irregular bedrock surface, and weathered or soft sandstone may be encountered.

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:

Well/Piezometer installation.

Within 60 days of a signed contract, install two NR 141 compliant two-riser well/piezometer nests directly south of the site in the block between Clifton Street and Howard Street. Install a third Piezometer nested with MW-9 west of the site.

The first nest, MW13 and MW-13B shall be placed on the south side of Clifton Street directly south of the Tomah Coop/Veldey's site in the vicinity of the former P-4 well (1988 Layne-Weston report). The second nest, MW-14 and MW14B shall be placed on the north side of Howard street, north of the former location of Municipal Well #3 and east of the former P-2 well (Layne-Western study). Confirm the piezometer nest locations with the WDNR project manager prior to installation. The third piezometer (MW-9B) shall be installed adjacent to the existing well at MW-9.

For the first boring to depth at each piezometer location, collect one soil sample within the vadose zone and analyze for VOCs. Retrieve a soil sample from the boring every 5 feet while drilling (including samples below the water table) and log PID or FID readings and lithology. The second borings to set the shallower risers (water table well) may be blind drilled.

The deepest riser shall have a five-foot screen. Set this screen at about 40 to 50 feet, approximately the same elevation of the screened interval at MW-7B, or optimally placed as determined in the field at the interval with the highest PID/FID readings, in a zone of higher permeability, or above any restrictive peat or clay layers encountered at depth. The second riser in this nest shall have a fifteen-foot screen straddling the water table. Maintain a minimum of a five-foot separation between screened intervals.

The third piezometer MW-9B to be nested with MW-9 shall be installed in a similar manner as above. However, vadose zone soil samples for laboratory analysis are not required.

For the purposes of the bid, bidders shall assume the boring installations for the three additional piezometers to 50 feet below ground surface. Bidders shall account for all necessary off-site access agreements, and any needed street access permits in their bid. Well installation costs also include, but are not limited to, all well development, survey, and waste disposal costs.

Groundwater Sampling.

Attempt to locate wells MW-1 and MW-11. Describe their current status and assess their suitability for sampling. Locate all other site wells and evaluate their suitability for sampling. If repairs are necessary, conduct the sampling required, and submit for Commerce approval a change order to repair or protect well tops and risers as necessary during the next mobilization. Well repair activities in any change order will need to be for activities beyond those considered as normal well maintenance issues that can be addressed by sampling personnel. Check and verify riser top elevations at all wells suitable for water level readings. Collect water elevation readings from all wells during each quarterly sampling event.

Collect an initial round of groundwater samples for VOCs from wells MW-5, MW-6, MW-7A, MW-7B, MW-9, MW-9B, MW-10, MW-12, MW-13, MW-13B, MW-14 and MW-14B. VOC analysis shall utilize EPA Method 8260 or an EPA analytical method capable of measuring concentrations of Ethylene Dibromide (EDB) and 1,2 Dichloroethane (1,2 DCA) at or below the NR 140 Enforcement Standards.

Any well with a detect of EDB or 1,2 DCA in the initial round, or those wells designated by the WDNR Project Manager, will require continued sampling and analysis by EPA Method 8260 or equal at that well in all subsequent rounds.

For the purposes of the bid, bidders shall assume VOC sampling for all wells for all rounds.

Collect three additional quarterly groundwater sampling rounds for VOCs at MW-5, MW-6, MW-7A, MW-7B, MW-9B, MW-12, MW-13, MW-13B, MW-14 and MW-14B

Collect one additional round of groundwater samples for VOCs + Napthalene at MW-9 and MW-10 during the fourth quarterly sampling round at the other wells (annually for MW-9 and MW-10 after the initial round).

Reporting.

Provide to the DNR project manager (and copy to Commerce) a brief hard copy letter report as soon as possible after the results of the initial sampling round are provided by the laboratory. Describe the well inventory, well conditions, and any problems encountered. Document the new well/piezometer installations Provide updated and corrected water elevation tables, and a table of vertical gradient calculations. Provide current water elevation figures or maps. Include the new well/piezometer location on any figures and maps. Provide a piezometer level head elevation map, and two cross section figures with the piezometers shown. Update the well analytical results tables. Include any supporting documentation such as the well logs, well installation reports and any lab slips.

In this initial report, the Consultant will specifically request direction from the WDNR Project Manager as to which wells will continue the low-level EDB and 1,2 DCA monitoring by EPA Method 8260.

At each subsequent quarterly sampling event, provide a brief letter report to the WDNR Project Manager. Include a description of activities, and any problems encountered Include updated water elevation and analytical results tables and any lab slips. This letter report may be sent as an E-mail provided any attachments are readable by Microsoft Office products.

Provide to the DNR project manager (and copy to Commerce) a brief hard copy letter report as soon as possible after the results of the fourth quarterly sampling round are in. The report shall provide the results of all the groundwater sampling, describe activities and any problems encountered. Provide updated and corrected water elevation tables. Provide current water elevation figures or maps. Include the new well/piezometer location on any figures and maps. Update the well analytical result tables. Provide any lab slips.

In the fourth quarterly report, provide a summary discussion of the findings during the new well/piezometer installations, and advance an opinion of the adequacy of a Natural Attenuation remedy as shown at all site wells during the monitoring period after shutdown of the active remedial system (i.e., last ten rounds of groundwater data). Refer to WDNR Natural Attenuation Guidance document RR614 available at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR614.pdf> and RR614.zip. Specifically refer to RR614 Appendix B and the regression analysis spreadsheet in RR614.zip where applicable.

Bidders shall provide costs for the items in the table 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
Closure with a NR 140 exemption
Closure with GIS Registry*
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
Closure under Comm 46/NR 746
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 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: Veldey's Mobil Service
COMMERCE NUMBER: 54660-2647-17
BRRTS NUMBER: 03-42-000125

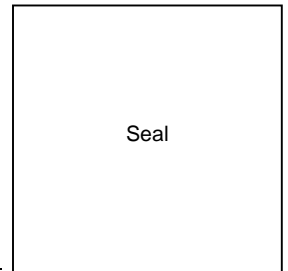
Submit Bid To: Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

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: Veldey's Mobil Service
COMMERCE NUMBER: 54660-2647-17
BRRTS NUMBER: 03-42-000125

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: Veldeys Mobil Service
COMMERCE NUMBER: 54660-2647-17
BRRTS NUMBER: 03-42-000125

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.

Install three piezometers and two water table wells. Includes (but is not limited to) off-site access agreements and permits, development, survey, waste disposal, and soil sampling.

\$ _____

One year of quarterly groundwater monitoring and reporting. Includes (but is not limited to) elevation checks and waste disposal.

\$ _____

Total Bid Amount (sum) -> also include on Page 1 of bid response

\$ _____