

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES**

**STATEMENT OF WORK
PHASE TWO LIMITED SITE INVESTIGATION**

18 Emery Avenue
Houtzdale, PA, 16651, Clearfield County

CONTACT PERSON:

**ANDREW L. LICK
REAL ESTATE COORDINATOR
DEPARTMENT OF GENERAL SERVICES
BUREAU OF REAL ESTATE
ATTN: ANDREW LICK
401 NORTH STREET, RM. 503
HARRISBURG, PA 17120
alick@pa.gov**

**STATEMENT OF WORK
PHASE TWO LIMITED SITE INVESTIGATION
18 Emery Avenue Houtzdale, PA, Clearfield County**

GENERAL:

The Department of General Services, through this Invitation for Bids (IFB), is seeking bids for a Phase Two Limited Site Investigation of a 21,575 +/- square foot warehouse on 4.00 +/- acres located at 18 Emery Avenue, Houtzdale, PA 16651.

PROFESSIONAL LICENSURE REQUIREMENTS:

The Environmental Assessment must be conducted by a qualified, professional environmental inspector who can produce a Phase Two Limited Site Investigation.

INTENDED USE:

The intended use of the Environmental Report is in accordance with due diligence for the proposed acquisition of the property by the Commonwealth of Pennsylvania. The Department of General Services will ultimately be purchasing this property for future use as a storage facility for the Department of Corrections at SCI Houtzdale.

SCOPE OF WORK:

The successful bidder ("Contractor") shall be required to develop, prepare and provide two (2) complete original hard copies and file on disk of the Phase Two Limited Site Investigation within forty-five (45) calendar days of Execution of Contract following Award of Bid. This Phase Two Site Investigation must include a summary report, a focused geophysical survey, soil borings and soil sample investigation *as recommended below per the Statement of Work for a Phase Two Limited Site Investigation* which was completed by B.L. Companies following a Phase One Environmental Site Assessment (ESA) they had completed and submitted on February 9, 2015. The purpose of this Phase Two is to perform additional investigation activities to further address a recognized environmental condition (REC) identified by the recent Phase One Environmental Site Assessment (ESA) submitted by B. L. Companies on February 9, 2015.

The Vendor will perform additional investigation activities to further address a recognized environmental condition (REC) identified at the above-referenced Site during a recent Phase I Environmental Site Assessment (ESA) completed by BL Companies. The REC to be investigated at the Site consists of the following:

"The historic use of the Site for manufacturing purposes from approximately 1956 to 1982, including reported uses as a light bulb factory, a crib factory, and a clothing factory, along with the reported use of an in-ground septic system for sanitary wastewater discharge since construction in 1956. Although the more recent Site uses appear to have been relatively benign and no obvious surficial indications of impact were observed at the time of this assessment, the overall housekeeping practices and the use/storage of hazardous substances and/or petroleum products at the Site in association with these former uses are unknown, and thus, the potential for the release of hazardous substances and/or petroleum products to the subsurface cannot be precluded."

The professional services to be provided, which include a focused geophysical survey and a soil boring and sampling program, are more specifically described in the Scope of Services below.

The specific tasks the Vendor (and/or their Subcontractors) will perform are as follows:

1. Focused Geophysical Survey. The Vendor will coordinate the completion of a focused geophysical survey in and around the reported/suspected area of the in-ground septic system at the Site (i.e., the southeastern corner of the Site building). The geophysical survey should utilize a combination of ground penetrating radar (GPR), electromagnetics (EM), and line tracers/cameras. The purpose of the survey is to attempt to locate the septic tank(s) and other associated septic system components, to aid in the placement of borings. The locations of any subsurface

anomalies or features identified during the geophysical survey should be marked/flagged to assist the Vendor during subsequent soil sampling.

2. Soil Boring and Sampling Program. Following the completion of Task 1 above, the Vendor will mobilize a Geoprobe™ or comparable sampling vehicle to install a minimum of eight (8) soil borings and to allow the collection of depth-discrete soil samples from strategic locations at the Site. A minimum of four (4) soil borings should be advanced in the area of the in-ground septic system to properly characterize the above-referenced REC. The remainder of the borings should be advanced around the perimeter of the Site building, within approximately 10 feet of the exterior wall. It should be noted that the boring locations will be largely dependent on the findings of Task 1, and therefore, the Vendor will have to use their professional judgement in selecting boring locations to ensure adequate coverage of the area(s) of concern.

It is the Vendor's responsibility to place a call to the Pennsylvania One-Call System in a timely manner prior to any on-site intrusive investigation. Due to the presence of an active in-ground septic system component, along with other private utilities at the Site that would not be marked by PA One-Call, and potentially not identified by the geophysical survey, the Vendor will preclear each boring location using a soil-vacuum extraction system and/or hand tools prior to any subsurface drilling operations. Each boring location should be precleared to approximately five (5) feet below ground surface (bgs) prior to advancement of each corresponding boring. The Vendor will be responsible for any damage to underground utilities located within the five-foot preclear zone of each boring.

Depth-discrete soil samples should be collected from each boring for examination by the Vendor. A photoionization detector (PID) or comparable device should be used to screen samples for volatile organic compounds (VOCs), which can be indicative of the presence of petroleum constituents and/or other volatile compounds. Each of the soil borings should be advanced to bedrock refusal, until water saturated conditions are encountered, or until the vertical extent of the impairment is defined (via PID readings and olfactory evidence) whichever occurs first.

A total of eight (8) soil samples should be selected and submitted to a Pennsylvania-certified laboratory for analyses. The samples should be analyzed for the target compound list of VOCs, as well as the eight RCRA metals via appropriate EPA methodology to meet detection limits that are below the applicable PADEP Medium-Specific Concentrations. These analyses were selected to include chemical components typically associated with petroleum products, chlorinated solvents, and other common industrial-type contaminants. Following completion of each of the soil borings, the respective boreholes should be backfilled using drill spoils encountered during the boring and capped with bentonite hole plug, and the surface patched with concrete, asphalt, or soil as appropriate based on the surrounding area.

3. Project Reporting. The Vendor will prepare a report detailing the methodologies and the results of the Phase II LSI. The report should include a Site plan, a narrative of the on-site activities, soil boring logs, analytical summary tables, laboratory analytical results, and interpretation of the results in light of the applicable State and/or Federal standards. If necessary, the report should also include recommendations for additional investigation and/or remediation to bring the Site into compliance with these standards or to further evaluate risk.

4. Schedule. The Contractor shall mail or deliver two hard copies and a file on disc of the Phase Two Limited Site Investigation in a sealed envelope to the attention of Andrew L. Lick, Department of General Services, Bureau of Real Estate, 401 North Street, North Office Building Room 503, Harrisburg, Pennsylvania 17125; Contractor shall deliver the completed Phase Two Report to DGS within forty-five (45) calendar days after the Contract is fully executed and delivered to Contractor.

Included and made a part of the IFB is a copy of the Phase One Environmental Site Assessment completed by B.L. Companies on February 9, 2015, marked as Appendix "A". Included and made a part of the IFB is a Fact Sheet of the property marked as Appendix "B". *Any questions regarding the project **must be emailed to allick@pa.gov by 5:00 pm on Friday, May 22, 2015. Answers will be posted as an Addendum to the Solicitation on Emarketplace (<http://www.emarketplace.state.pa.us/Search.aspx>). There will be **no vendor site visits conducted during the bidding period.** Upon award of bid the successful vendor will have access to the property to conduct necessary work for completion of the project.***

PROPERTY DETAILS:

The site is located at 18 Emery Avenue in Houtzdale, Woodward Township, Clearfield County, Pennsylvania. The Site contains a vacant, warehouse structure in the northwest portion of the tract that is currently used for storage by the owner, St. Barbara's Parish. The Site is situated in an area of primarily residential and institutional land usage. The northwestern portion of the Site building consists of largely open space, some of which is used for miscellaneous storage, while the southeastern portion of the Site building includes smaller rooms that are also used for the storage of miscellaneous items, along with restrooms, a boiler room, and a loading dock. The Site building is surrounded by macadam-paved and gravel-covered parking lots/driveways and landscaped areas. Vehicular access to the Site is provided via Emery Avenue to the northwest. The Site building consists of a steel-framed structure on a slab-on-grade concrete foundation, a painted masonry and wood siding veneer, and a flat roof. The southeast side of the Site building contains a loading dock area, and the northeast side of the structure contains the main entrance covered by a pitched metal awning. The interior of the building consists primarily of bare concrete, resilient floor tile, and carpeted floors, with interior walls primarily comprised of concrete block, and open ceilings with steel trusses and corrugated metal roof decking.

DELIVERY OF FINAL REPORT:

The Contractor shall mail or deliver two hard copies and a file on disc of the Phase Two Limited Site Investigation in a sealed envelope to the attention of Andrew L. Lick, Department of General Services, Bureau of Real Estate, 401 North Street, North Office Building-Room 503, Harrisburg, Pennsylvania 17120; Contractor shall deliver the completed Phase Two Report to DGS within forty-five (45) calendar days after the Contract is fully executed and delivered to Contractor.

CONTRACT FEE and PAYMENT:

The Contractor shall be paid on a fixed fee basis. Contractor shall not be allowed or paid travel, per diem or other expenses.