

CON 12-15
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From: "Porter, Brian" <brporter@terracon.com>
To: "Tami Rice" <Tami.Rice@dnr.state.ia.us>
Date: 1/12/2007 7:53:48 AM
Subject: Olsen

Not for review. More an FYI than anything else.

Here's a pdf copy of the invitation for bids that was sent to contractors. You can see that we attached the work plan that you looked at yesterday, and added some other requirements for the contractors.

We'll keep in touch as things start to coalesce.

Have a great weekend! Doing anything fun over your vacation?

Brian Porter, PE
Senior Project Manager | Environmental
Terracon
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January 11, 2007

«CONTRACTOR»

«ADDRESS»

«CITY», «STATE» «ZIP»

Attention: «CONTACT_TITLE» «CONTACT_FIRST» «CONTACT_LAST»

Telephone: «PHONE»

Re: Invitation to Bid

Environmental Remediation Project

Olsen Engineering

1100 East LeClaire Road

Eldridge, Iowa

Terracon Project No. 07067047

Dear «CONTACT_TITLE» «CONTACT_LAST»:

In 2006, Welsh Companies, LLC (Welsh) acquired the property referenced above, which is currently occupied by Olsen Engineering (Olsen). Terracon and another environmental consultant conducted environmental due diligence prior to the acquisition. This due diligence included a Phase I Environmental Site Assessment (ESA), which is a non-intrusive activity consisting of a site visit, interviews, historical research, etc. to identify recognized environmental conditions (RECs), or conditions that could result in environmental impact to the property. Subsequent to the Phase I ESA, limited soil and groundwater sampling was conducted to identify whether environmental impact had occurred as a result of potential releases of machining oils.

The sampling activities identified groundwater impact near "Building 2" on the Olsen facility. Building 2 is located on the northern part of the property. It is slab-on-grade, and has a concrete pad along its east side. Used machining oils are stored on the pad until they can be picked up for disposal. Welsh and Terracon suspect that releases of oil from the pad have impacted the subsurface near Building 2.

Welsh purchased the property and reported the environmental conditions to the Iowa Department of Natural Resources (IDNR). The IDNR has reviewed the information pertinent to the Olsen facility and has agreed with Welsh's plans to conduct soil remediation near Building 2. See the attached Remediation Work Plan, which was reviewed and approved by the IDNR. The Remediation Work Plan provides a more detailed description of site conditions and the excavation that Welsh intends to conduct.

Welsh has contracted with Terracon to solicit bids for the excavation, transportation, off-site disposal, and backfilling of the impacted area. Terracon will review the bids received for completeness and consistency with the Remediation Work Plan, and will forward the bids to Welsh. The successful bidder will be responsible for negotiating a contract with Welsh

directly. Although contractor selection will be at the discretion of Welsh, Terracon anticipates that while price is important, other factors such as schedule and the minimization of business disruptions to Olsen will be considered. A Terracon representative will be on-site during the work to document activities, but will not have the authority to direct the contractor. Similarly, Terracon will not be responsible for the health and safety of contractor employees.

Please mail your bid to Mr. Brian Porter at the following address.

Brian Porter
Terracon
870 40th Avenue
Bettendorf, Iowa 52722

Bids can also be faxed to Mr. Porter at (563) 355-4789 or emailed (pdf format only) to brporter@terracon.com; however, please also mail an original for duplication and forwarding to Welsh. Mr. Porter can respond to questions that you may have regarding this information, and can arrange for viewing the site if requested. He can be reached at (563) 355-0702 or brporter@terracon.com. The following is a description of the scope of work and other requirements. Please review the attached Remediation Work Plan and its attachments, as they contain important additional information.

1. The contractor is responsible for complying with all federal, state, and local laws and regulations, and will obtain all necessary permits to conduct the work.
2. The contractor will conduct the work as described in the attached Remediation Work Plan.
3. Contractor personnel engaged in project activity at this site will comply with applicable provisions of the Occupational Safety and Health Act of 1970, the safety and health requirements set forth in Occupational Safety and Health Administration regulation 29 CFR 1910.120, where applicable, and any applicable state, city, or local safety codes. The contractor will be responsible for supplying and utilizing necessary equipment required for safety precautions for the contractor's employees engaged in this project. The contractor will supply Terracon with documentation (training certificates) that its on-site personnel have completed 40-hour Hazardous Waste Operations Training and at least three days of supervised field activity per the requirements of OSHA 29 CFR 1910.120. In addition, a current 8-hour annual refresher training certificate will be required for all personnel.
4. The contractor will comply with the Iowa Underground Utility Facilities Damage Prevention Act (the Iowa One Call law).

5. The contractor will dispose of excavated soil at the Scott County Landfill in Buffalo, Iowa. Terracon has discussed the project with Mr. Keith Krambeck of the Scott County Waste Commission (563-381-1300), and Mr. Krambeck has indicated that the excavated material can be disposed of at the landfill as non-hazardous waste. Mr. Krambeck is available at the preceding telephone number to answer landfill-specific questions.
6. The contractor will be responsible for providing Terracon information regarding the source of the backfill material. This includes documentation of the material's maximum standard Proctor dry density (ASTM D 698). The Terracon representative that will be on-site to document the field activities will conduct field density tests as the backfill is placed, so the bids do not need to include costs for field density tests.
7. At the completion of fieldwork, the contractor will provide Terracon with copies of landfill disposal records (e.g., scale tickets).
8. The contractor will be responsible for lining the trucks used to transport the excavated material to the landfill, and will be responsible for cleaning its equipment to limit the off-site migration of contaminants. Terracon anticipates that equipment can be cleaned with high-pressure water over the last load of excavated material going to the landfill.
9. The attached Remediation Work Plan indicates a maximum volume of soil for remediation of 4,800 cubic yards (approx. 7200 tons); however, this total includes soil beneath Building 2 and the attached concrete pad. Also, the exact dimensions of the final excavation are unknown. The basis of payment will be on a tonnage basis as calculated from the landfill scale tickets. Contractor "per ton" bids should include all anticipated costs, and should assume a minimum of 3,500 tons. The final ground surface will consist of approximately 12 to 24 inches of gravel consistent with the existing drive areas.
10. As indicated in the attached Remediation Work Plan, Welsh may consider removal of the existing concrete pad and underlying soils, and installation of a new pad with "rollover" curbs to reduce the likelihood of future releases to the gravel areas. The base bid should not include pad replacement. A separate option should be provided for the additional costs associated with a new pad. A description of the pad proposed by the contractor should also be included. At a minimum, the replacement pad should include a means of draining rainwater (e.g., a normally closed drain valve that can be opened once the accumulated rainwater is checked for the presence of oil). The top 9 inches of the pad subgrade should be scarified, moisture conditioned, and compacted to at least 98% of the standard Proctor dry density.
11. Contractor bids should include a schedule for completion of the services from the date that the work is authorized, including an estimate of the duration of on-site work. The

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bids should also include a description of any specific procedures designed to minimize disruptions to Olsen's business operations.

12. Bids should include a description of any contractor assumptions or limitations.

13. In order to be considered, bids must be received at Terracon's Bettendorf, Iowa office no later than 12:00 (noon) on January 26, 2007.

If you have any questions regarding this invitation to bid, please contact Brian Porter using the telephone number and/or email address previously provided.

Sincerely,

Terracon

Brian Porter, PE
Senior Project Manager

Matt A. Catlin, PE
Environmental Engineer

Attachments: Remediation Work Plan

Copies to: Addressee
Keith Krambeck, Scott County Waste Commission (via email)
David Johnson, Welsh Companies, LLC (via email)

BRP/MAC/bp2
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