

NOTICE:
REQUEST FOR PROPOSALS FOR
SITE CHARACTERIZATION AND
ENVIRONMENTAL ASSESSMENT WORK
REDEVELOPMENT AUTHORITY OF THE CITY OF COATESVILLE

Notice is hereby given that the Redevelopment Authority of the City of Coatesville (RDA) is requesting Proposals for professional and technical services necessary to perform Site Characterization and Environmental Assessment Work consistent with the requirements of Pennsylvania's Land Recycling and Environmental Remediation Standards Act ("Act 2"), at the properties located at 101-117, 119, 123, 127, 131, East Lincoln Highway, and 105-107 East Diamond Street, in the City of Coatesville, Chester County, Pennsylvania (the "Site"). The Request for Proposal, Scope of Work, and Proposal forms may be obtained at the RDA Offices located at Coatesville City Hall, One City Hall Place, Coatesville, PA 19320 or at www.coatesville.org (use the link for "Bids, RFPs, RFQs").

A **mandatory site meeting** for prospective consultants intending to submit Proposals which will provide an opportunity to view the subject properties will take place at **12:00 p.m. on Wednesday, November 4, 2015**, at **101 E. Lincoln Highway**. Proposals must be sealed, clearly marked "Site Characterization Proposal for Redevelopment Authority - DEPG Redevelopment Project" and contain accurate and complete information from the party submitting the Proposal. Nine (9) copies of the Proposal must be received by the Redevelopment Authority by **12:00 p.m. on Tuesday, November 10, 2015**. All Proposals must be received by the RDA at its office in Coatesville City Hall, One City Hall Place, Coatesville, PA 19320. All Proposals will be opened promptly at 2:00 p.m. on November 10, 2015 at Coatesville City Hall. The RDA Board reserves the right to waive any irregularities and to reject any and all Proposals.

Those submitting Proposals will be required to comply with the RDA's documentation, payment processes, and auditing of project records required for such projects, satisfy the RDA's insurance requirements, provide Indemnification of the RDA, and submit Affidavits relating to the Proposal, Non-Collusion, and Affirmative Action requirements.

Joseph DiSciullo, Chairman

Redevelopment Authority of the City of Coatesville

REQUEST FOR PROPOSALS
ENVIRONMENTAL ENGINEERING SERVICES
SITE ASSESSMENT
REDEVELOPMENT AUTHORITY OF THE CITY OF COATESVILLE

Notice is hereby given that the Redevelopment Authority of the City of Coatesville (“Redevelopment Authority”) will retain an environmental engineering firm to provide professional and technical services necessary to perform Site Assessment Work consistent with the requirements of Pennsylvania’s Land Recycling and Environmental Remediation Standards Act (“Act 2”), at the properties located at 101-117, 119, 123, 127, 131, East Lincoln Highway, and 105-107 East Diamond Street, located in the City of Coatesville, Chester County, Pennsylvania (the “Site”).

PROJECT DESCRIPTION

The Redevelopment Authority is soliciting proposals from qualified firms to provide environmental engineering services. The purpose of these services is to perform a Site Assessment that will enable the Authority and/or any reuser of the Site to obtain liability protection from the Pennsylvania Department of Environmental Protection (“DEP”) under Act 2.

SCOPE OF SERVICES

Task 1 – Review of Site Assessment Work Plan

The consultant shall be responsible to review the Site Assessment Scope of Work and Exhibits prepared for the Redevelopment Authority dated October 19, 2015, copies of which are available from the Redevelopment Authority.

Task 2 – Implementing the Site Assessment Scope of Work

The consultant shall be responsible for the implementation of all elements of the Site Assessment Scope of Work.

Task 3 – Reporting

The consultant shall use the results of the Site Assessment to prepare a Site Characterization Report or a Remedial Investigation Report for soils and groundwater that meets the requirements of Act 2.

GENERAL REQUIREMENTS AND INFORMATION

Firms interested in performing the above services are invited to submit a Proposal to:

Mr. Joseph DiSciullo, Chairman
Redevelopment Authority of the City of Coatesville
One City Hall Place
Coatesville, Pennsylvania 19320

All firms are encouraged to carefully review the Scope of Work and all documents made available at the Redevelopment Authority prior to submitting a Proposal.

EACH PROPOSAL MUST INCLUDE THE FOLLOWING:

1. The firm's Federal Tax Identification Number.
2. A Statement of Qualifications.
3. Firms with out-of-state headquarters or corporations not incorporated in Pennsylvania must include with each Proposal a copy of their registration to do business in the Commonwealth as provided by the Pennsylvania Department of State.
4. The organization of the project team, the roles and responsibilities of individual members.
5. An estimated cost for performing the Site Assessment and preparing the Report broken down by Tasks corresponding to the Tasks in the Site Assessment Scope of Work, **WITH ALL COSTS TO BE IDENTIFIED SEPARATELY FOR EACH INDIVIDUAL PROPERTY.**
6. Itemized costs for comparison purposes showing unit costs for soil sampling, laboratory charges, clean fill to be imported, and any disposal costs for materials to be disposed off-site.
7. A proposed timeline and schedule for the work set forth in the Scope of Work.
8. The completed Cover Sheet, Affidavit for Proposal, Vendor Responsibility Questionnaire.

Nine (9) copies of the proposal must be received by the Redevelopment Authority at the address above by 12:00 p.m. on Tuesday, November 10, 2015.

The following factors will be considered by the Redevelopment Authority during their evaluation of the proposals:

1. Specialized experience and technical competence of the firms in engineering, environmental engineering, and earth moving, and the qualifications, professional and educational, of all members of the project team.
2. Experience on projects requiring knowledge of the applicable provisions of Act 2.
3. Quality of the proposal.
4. Past record of completing projects overseen by DEP under Act 2, with respect to work quality, acceptance by DEP, and ability to meet time schedules.
5. The proposed cost for the professional services.
6. Current workload and capacity of the firm to perform the work in the required time frame.
7. Location of the consultant.
8. Special requirements of the project.
9. Other factors, if any, specific to the project.
10. Familiarity and experience with Commonwealth grant funding contracting, compliance and reporting requirements.
11. Familiarity and experience with working for a Pennsylvania Redevelopment Authority.

All firms submitting a proposal must have an affirmative action plan in effect. The Redevelopment Authority will not be liable for any costs associated with the development or presentation of any proposal or materials submitted in response to the Request for Proposals. The Proposal and all materials submitted by the respondent shall become the property of the Redevelopment Authority, and each respondent agrees that it will have no claim, of any nature, against the Redevelopment Authority for any costs or liabilities incurred in connection with this request or its response to this request. The Redevelopment Authority reserves the right to supplement or modify this request at any time or to terminate or withdraw the request.

A mandatory site meeting for prospective consultants intending to submit Proposals which will provide an opportunity to view the subject properties will take place at 12:00 p.m. on Wednesday, November 4, 2015, at 101 E. Lincoln Highway.

The Redevelopment Authority anticipates selecting a Proposal at its next public meeting on Monday, November 16, 2015. The Redevelopment Authority also reserves the right to accept or reject, at any time prior to the Redevelopment Authority's execution of a contract in connection with this request, any or all Proposals, or any part of any Proposal, submitted in response to this request, and to waive any defect. Any respondent selected to enter into contract negotiations will be expected to enter into a formal contract with the Redevelopment Authority containing terms and conditions acceptable to the Redevelopment Authority, including but not limited to, the Redevelopment Authority's insurance and indemnification requirements. The Redevelopment Authority reserves the right to discontinue negotiations with any selected respondent if the Redevelopment Authority does not reach an agreement acceptable to the Redevelopment Authority, in its sole discretion, within a time period acceptable to the Redevelopment Authority, in its sole discretion.

Redevelopment Authority of the City of Coatesville

One City Hall Place, Coatesville, PA 19320

**Scope of Work for Environmental Assessment Activities
(rev. 10-19-2015)**

Site: 101-117, 119, 123, 127, 131, East Lincoln Highway, and
105-107 East Diamond Street,

City of Coatesville, Chester County, Pennsylvania

This Scope of Work identifies assessment activities which are anticipated to be needed to satisfy the requirements of Pennsylvania's Land Recycling and Environmental Remediation Standards Act (Act 2) concerning the recognized environmental conditions (RECs) identified by the ASTM Phase I Environmental Site Assessment (ESA) and Limited ASTM Phase II ESA conducted by AEI Consultants, Inc. (AEI) on the subject properties in February 2015 and March 2015. These recommendations are being provided to support the application of the Redevelopment Authority of the City of Coatesville (RDA) for a Brownfield assessment grant. **Figure 1** shows the site location, **Figure 2** presents the scope of work area including delineating lots and ownership, and **Figure 3** illustrates the proposed locations of sampling points and monitoring wells, and prior Phase II ESA sampling locations. **Table 1** presents further details on the proposed work plan elements and associated costs.

E Lincoln Hwy Block:

101-111 (Tax Map 172): a 1-Story building, now vacant, that formerly was occupied by retail tenants, including a Dry Cleaner's and a Meat market

117 (Tax Map 171), Alley;

119 (Tax Map 170), 3 Story Lipkin Furniture Store;

123 (Tax Map 169), Vacant Apartment/Retail Building, 3-Stories;

127 (Tax Map 168), Vacant Apartment/Retail Building;

131 (Tax Map 167), empty lot; and

E Diamond Street Block:

105 E Diamond (Tax Map 155), Warehouse Building, 2 Stories, and

107 East Diamond (Tax Map 156), One-Story Building.

The recognized environmental conditions (RECs) identified by the Phase I and II ESAs are as follows:

- Suspect 1,000-gallon underground storage tank (UST) at the west end of the building at 105 East Diamond Street (Lot 155).
- Historic use of the buildings at 105 East Diamond Street (Lot 155) and 107 East Diamond Street (Lot 156) for automotive maintenance. Lot 155 was owned by the City of Coatesville and was used by the Department of Public Works (DPW) and title to this property was recently transferred to the RDA. Lot 156 is privately owned.
- Release of Tetrachloroethene (PCE) to soil and groundwater at the Dry Cleaner's site at 101-111 East Lincoln Highway (Lot 172), which is owned by the RDA.

The specific tasks anticipated to be needed to address these RECs are presented below.

TASK 1: REMEDIAL INVESTIGATION

The remedial investigation (RI) will assess the recognized environmental conditions (RECs) to determine if a release has occurred and, if a release is identified, define the nature and extent. Three (3) meetings are anticipated to be held with representatives of Coatesville RDA and Pennsylvania Department of Environmental Protection (PADEP) Southeast Regional Office (SERO) at kickoff and during the course of this RI to provide a summary of planned activities and/or findings. The status of work throughout the project will also be communicated on a regular basis, via telephone, and as needed to keep these agencies up to date on progress

1.1 Suspected 1,000-Gallon UST at the west end of the building at 105 East Diamond Street

The RI of the suspected 1,000-gallon UST will consist of evacuating, if needed, and removing the suspected UST and potentially impacted soil, if any, within three (3) ft of the UST. Since the soil underlying the UST needs to be evaluated for potential environmental impact, if any, post-excavation soil samples will be collected once the UST is removed. However, it is understood that the UST removal itself and the post-closure sampling is a remediation activity, and that effort is NOT included in this assessment grant funding request. They are included solely to provide a comprehensive understanding of the project approach at this stage of the project.

The UST removal activities will be directed by an individual certified in Pennsylvania for UST installation and conducted by a Pennsylvania certified UST installer experienced at removing tanks in Pennsylvania. The UST closure will be conducted in general conformance with the PADEP's Closure Requirements for Underground Storage Tank Systems dated December 15, 2012 which can be found at:

<http://www.elibrary.dep.state.pa.us/dsweb/Get/Document-92199/263-4500-601.pdf>

The following sections provide detailed descriptions of the work activities to be completed.

UST Closure (NOT ANTICIPATED TO BE FUNDED UNDER THIS ASSESSMENT SCOPE OF WORK/GRANT APPLICATION): Prior to initiating the tank removal, the tank removal contractor will:

- Notify the PADEP at least 30 days prior to the planned UST removal or as required by the regional PADEP office by submitting the UST System Installation/Closure Notification Form.
- Obtain required local permits for the UST removal from the City of Coatesville.
- Notify PA One Call will be notified for utility mark out.
- Prepare a site specific health and safety plan.

Upon initiation of tank removal, the top of the UST will be uncovered and the tank will be vented according to industry standards. The certified installer will inspect the UST contents and determine if the tank is regulated under the Pennsylvania's Storage Tank and Spill Prevention Act (25 Pa Code Chapter 245) and its closure, reporting and investigation requirements. If the tank is determined to be regulated by Chapter 245, the certified installer will submit a Storage Tanks Registration/Permitting Application Form to PADEP.

The tank contents will be removed and the interior of the tank will be cleaned. All solids and liquids from inside the UST and generated by its cleaning will be containerized for offsite disposal at a licensed facility. Transport and disposal documentation will be provided.

The UST and related piping will be removed from the excavation and inspected and its condition will be documented. The tank and piping will be transported to a licensed scrap yard for disposal and transport and disposal documentation will be provided.

Once the tank is removed from the excavation, the soil underlying the UST and piping will be inspected for indications of a release including stains and organic vapors detected by a photoionization detector (PID). Obviously impacted soil will be excavated up to three feet from the tank and piping. Excavation of soil beyond 3-feet will not be conducted without the prior approval of the RDA. Excavated soil will be containerized or otherwise temporarily stored e.g., on polyethylene sheeting and covered, on Coatesville RDA property pending offsite disposal. Documentation of offsite transport and disposal will be provided.

Post excavation soil sampling will be conducted to comply with Act 2 soil attainment requirements. If the tank is regulated then sampling may follow the UST Closure Guidance. If the tank is not regulated then sampling must follow one of the Act 2 soil attainment rules. For planning purposes, assume up to ten (12) post-excavation soil samples will be collected from the excavation, piping and proposed backfill.

The soil samples will be submitted to a certified laboratory for analysis. The soil sample analyses will include the parameters required in groundwater shown in the PADEP UST Closure Guidance dated December 15, 2013. Due to the unknown contents of the UST, the analyses will be expanded to include the following parameters:

- Target Compound List (TCL) Volatile Organic Compounds (VOCs) plus tentatively identified compounds (TICs) by EPA Method 5035/8260B.
- TCL Semi-VOCs plus TICs by EPA Method 8270.
- Target Analyte List (TAL) metals by EPA Method 6000 Series.
- Polychlorinated Biphenyl Compounds (PCBs) by EPA Method 8082.

Following completion of excavation of impacted soil, the excavation will be backfilled with clean fill.

If the certified installer determines the UST is regulated by Chapter 245, the certified installer will prepare an Underground Storage Tank System Closure Report Form with supporting closure documentation including:

- Pictures of the UST removal and tank excavation.
- Soil sample location and excavation dimension diagrams.
- Disposal documentation for tank, piping, tank contents, tank cleaning waste and soil.
- Laboratory analytical reports.

1.1.1 Soil and Groundwater Characterization (If Needed): If the post-excavation soil sample analytical results identify impacted soil in the base of the excavation, a boring will be completed to groundwater through the excavation and a groundwater monitoring well will be installed. Therefore, a monitoring well has been assumed as a prudent precaution to be required, and is included in this proposal for site assessment funding. A sample from the interval of soil immediately above the water table will be collected and analyzed for the parameters in the post-excavation soil samples that exceed the SHS.

The well will be constructed in general accordance with the PADEP's Groundwater Monitoring Guidance. The well will be constructed using 10-ft length of 2-inch inner diameter well screen extending approximately 2-ft above the water table. The well will be finished with a flush mount protective steel casing and locking well plug.

The well will be developed to establish a filter pack around the well screen. Well development will continue until the discharge is substantially turbidity free. Upon completion of well construction, the well will be surveyed by a surveyor licensed in Pennsylvania to determine location and elevation.

The well will be sampled two (2) weeks after installation and again approximately six (6) weeks after installation. Prior to sampling the well will be gauged to determine the depth to groundwater at the possible presence and thickness of light non-aqueous phase liquid. The groundwater sample analyses will include the parameters required in groundwater shown in the PADEP UST Closure Guidance dated December 15, 2013. Due to the uncertain history of hazardous substances and petroleum products used at these buildings, the groundwater samples will be analyzed for the following parameters:

- TCL VOCs plus TICs by EPA Method 5030/8260B.
- TCL Semi-VOCs plus TICs by EPA Method 8270 with Select Ion Monitoring (SIM) analysis to achieve the required Act 2 practical quantitation levels (PQLs).
- TAL metals by EPA Method 6000 Series.

Groundwater samples for metals analysis will be filtered and preserved in the field.

All investigation-derived wastes, including soil cuttings from the drilling, well development water and well purge water, will be temporarily staged in labeled 55-gallon drums at a location approved by the Coatesville RDA pending waste classification and offsite disposal. The wastes will be sampled and analyzed for parameters required by the receiving facilities. The waste will not remain onsite for more than 3 months after generation.

If groundwater sampling and analyses determine groundwater is impacted above its SHS, groundwater monitoring wells already installed for other purposes as part of this scope of work, will be evaluated to delineate the downgradient extent of impact. The groundwater samples will be analyzed for the parameters identified as the constituents of concern above the SHS.

1.1.2 Indoor Vapor Intrusion Assessment (If Needed): To account for the possibility that soil or groundwater sampling identifies constituents above their respective indoor air screening values, an indoor vapor intrusion assessment will be conducted for the subject property and inhabited buildings within 100-feet of the detected impact. Indoor air quality at the 101-111 E. Lincoln Highway and 105 E. Diamond St. buildings is already being evaluated as part of the dry cleaner RI, therefore testing is not proposed for these buildings. The two residential buildings north of the property (Lot 140) may be assessed if they are inhabited at the time of the assessment and a vapor pathway appears complete from the UST are to the residences.

Both of these buildings appear to be upgradient of the UST, therefore the indoor vapor intrusion assessment for these buildings will consist of:

- Identifying potential preferential pathways in the vicinity of the UST.
- Installing shallow and deep soil gas sampling points at the northern property boundary nearest the potential offsite receptors.

Prior to installing the shallow and deep soil gas sampling point, PA One-Call utility notification hotline will be placed. The deep sample point will be placed above the phreatic zone and the shallow sample point will be placed approximately at the elevation of nearby building footers or floor slabs. The sample points will be sampled twice separated by at least two (2) months ideally in the fall, winter or spring. The samples will be analyzed for VOCs by EPA Method TO-15.

1.1.3 Site Characterization Report and Remedial Action Progress Reports (If Needed): If the UST is determined to be regulated, Chapter 245 requires submittal of a Site Characterization Report and Remedial Action Progress Reports documenting the results of quarterly groundwater sampling and analyses. This scope assumes the PADEP will approve incorporating these reporting requirements into the Act 2 reporting requirements.

1.2 Buildings at 105 and 107 East Diamond Street

The RI at these two buildings will consist of an initial geophysical survey to identify potential structures under the concrete slabs followed by soil borings to assess soil quality and if a release is detected, a groundwater monitoring well will be installed and sampled. The following sections provide detailed descriptions of the work activities.

1.2.1 Geophysical Survey: The floors of the buildings at 105 and 107 East Diamond Street will be evaluated using geophysical survey methods to aid in identifying the possible presence of structures under the floor slab that may contain hazardous substances or petroleum products (e.g. hydraulic lifts, tanks and drains). The building and its construction materials may limit the ability of this survey to identify sub-slab features however ground penetrating radar and hand held magnetometer may provide useful information.

1.2.2 Soil Borings and Sampling: Based on the results of the geophysical survey, up to eight (8) soil borings will be completed in each building in the vicinities of targets of interest identified under the concrete slabs. If no targets are identified, the borings will be completed at locations selected by the lead investigator. Prior to drilling, one-call notification will be made to identify underground utilities at the properties. The borehole locations will be excavated to five (5) ft-bgs using a soft-dig or air excavation technique to clear each proposed boring location of possible sub-slab structures or utilities. The direct push borings will be completed to refusal and retrieved soil will be described and classified and examined for indications of releases of hazardous substances or petroleum products (e.g. stains, organic vapors using a PID. The soil interval exhibiting the greatest signs of potential impact will be submitted for laboratory analyses and the soil from immediately above the water table or top of rock will be sampled. If no impact is observed in the boring, the interval of soil immediately above the water table or top of rock will be selected for laboratory analysis.

Soil sample analyses will include the target analytes to be tested in soil shown in the PADEP UST Closure Guidance dated December 15, 2012. Due to the uncertain history of hazardous substances and petroleum products used at these buildings, the analytical parameters will be expanded to include the following:

- TCL VOCs plus TICs by EPA Method 5035/8260B.
- TCL Semi-VOCs plus TICs by EPA Method 8270.
- TAL metals by EPA Method 6000 Series.
- PCBs by EPA Method 8082.

1.2.3 Monitoring Wells and Characterization: To address the potential for environmental impact in this area from historical commercial/industrial activities, and in part to provide groundwater monitoring points at the assumed northern end of the soil/groundwater impacted by release of solvent at the dry cleaner, up to three (3) groundwater monitoring wells will be installed in the general area. Prior to drilling, One-Call notification will be made to identify underground utilities in the vicinities of the proposed wells. The borehole locations will be excavated to five (5) ft-bgs using a soft-dig or air excavation technique to clear the proposed boring location of possible sub-slab structures or utilities. Soil samples will be obtained from the interval of soil immediately above the water table or top of rock and will be analyzed for the parameters identified as the constituents of concern above the SHS. The wells will be constructed, surveyed and sampled as described above. The groundwater samples will be analyzed for the parameters identified as the constituents of concern above the SHS. The investigation-derived waste will be managed as described above.

If soil impact is observed beneath the building, one (1) additional monitoring well will be installed through the floor slab in each building to monitor shallow groundwater. The wells will be constructed in general accordance with the PADEP's Groundwater Monitoring Guidance. The wells will be constructed using 10-ft length of 2-inch inner diameter well screen extending approximately 2-ft above the water table. The wells will be finished with a flush mount protective steel casing and locking well plug and surveyed upon completion by a surveyor licensed in Pennsylvania to determine location and elevation.

The wells will be developed to establish a filter pack around the well screen. Development will continue until the discharge is substantially turbidity free.

The wells will be sampled two (2) weeks after installation and again approximately 6 weeks after installation. The groundwater samples will include the parameters shown in the PADEP UST Closure Guidance dated December 15, 2012. Due to the uncertain history of hazardous substances and petroleum products used at these buildings, the groundwater samples will be analyzed for the following expanded list of parameters:

- TCL VOCs plus TICs by EPA Method 5030/8260B.
- TCL Semi-VOCs plus TICs by EPA Method 8270 with Select Ion Monitoring (SIM) analysis to achieve the required Act 2 practical quantitation levels (PQLs).
- TAL metals by EPA Method 6000 Series.

Groundwater samples for metals analysis will be filtered and preserved in the field.

All investigation-derived wastes will be temporarily staged in labeled 55-gallon drums at a location approved by the Coatesville RDA pending waste classification and offsite disposal. The wastes will be sampled and analyzed for parameters required by the receiving facilities. The waste will not remain onsite for more than 3 months after generation.

1.2.4 Indoor Vapor Intrusion Assessment (If Needed): If soil and groundwater sampling identifies constituents above their respective indoor air screening values, and the indoor vapor intrusion assessment (IVIA) identified in Section 1.1 is not conducted, then a IVIA will be conducted for the inhabited buildings within 100-feet of the detected impact. Indoor air quality at the dry cleaner at 101-111 E. Lincoln Highway, warehouse at 105 East Diamond Street, and former Lipkin Furniture building (Lot 170) is already being evaluated as part of the dry cleaner RI, therefore testing is not proposed for these buildings. The residential buildings north of these properties will be assessed if they are inhabited at the time of the assessment, and a complete vapor pathway is apparent. This effort will supplement that Indoor Vapor Intrusion Assessment activity defined in 1.1, above. The vacant apartment building at Lot 169 is within 100-ft of the building at 107 East Diamond Street, however since it is currently vacant PADEP does not require it to be assessed.

The residential properties north of the buildings appear to be hydraulically upgradient of the UST, and therefore there is a lower risk for indoor vapor intrusion. The assessment for these buildings if needed will consist of:

- Identifying potential preferential pathways in the vicinity of the UST.
- Install and sampling shallow and deep soil gas sampling points at the northern property boundary nearest the potential offsite receptors.

Prior to installing the shallow and deep soil gas sampling point, One-Call notification will be placed. The deep sample point will be placed above the phreatic zone and the shallow sample point will be placed approximately at the elevation of nearby building footers or floor slabs. The sample points will be sampled twice separated by at least two (2) months ideally in the fall, winter or spring. The samples will be analyzed for VOCs by EPA Method TO-15.

1.3 Dry Cleaner at 101-111 East Lincoln Highway:

The RI at the dry cleaner will consist of completing shallow soil borings through the floor slab and on the exterior of the building to aid in identifying the source of the release. Well will be installed and sampled to characterize and delineate impacted groundwater. An indoor vapor

intrusion assessment is proposed for properties within 100-feet of groundwater and soil impact and surface water sampling is included at Brandywine Creek. The following sections provide detailed descriptions of the work activities.

1.3.1 Geophysical Survey: The floor of the dry cleaner building will be evaluated using geophysical survey methods to aid in identifying the possible presence of structures under the floor slab that may contain hazardous substances or petroleum products (e.g. drains, pipes) and utilities. The building and its construction materials may limit the ability of this survey to identify sub-slab features however ground penetrating radar and a hand held magnetometer may provide useful information.

1.3.2 Soil Borings and Sampling: Based on the results of the geophysical survey, up to eight (8) soil borings will be completed in the building and at selected exterior locations. Borings will be completed in the vicinities of suspect sources and targets of interest, including those areas identified under the concrete slabs. If no targets are identified, the initial borings will be completed at the PCE handling locations and radiate outward and at select exterior locations. Prior to drilling, one-call notification will be made to identify underground utilities at the properties. The borings will be drilled to no more than two (2) feet below the gravel underlying to the sub-slab or asphalt to minimize the risk of mobilizing potential separate phase liquid, if present.

The retrieved soil will be described and classified and examined for indications of releases of hazardous substances or petroleum products (e.g. stains, organic vapors using a PID). Soil samples will be submitted for laboratory analyses for TCL VOCs plus TICs by EPA Method 5035/8260B.

1.3.3 Monitoring Wells and Characterization Sampling: Up to eight (8) monitoring wells will be installed in the above borings, to delineate the nature and extent of groundwater impact. We anticipate installing wells offsite between the dry cleaner and between and close to Brandywine Creek, therefore offsite access arrangements with those property owners will be required. We recommend installing some of the wells as close to Brandywine Creek as possible since this is the anticipated discharge point for impacted groundwater. Wells will also be installed at the eastern perimeter of the site.

The wells will be constructed in general accordance with PADEP's Groundwater Monitoring Guidance. Because PCE is denser than water, the wells will be installed in clusters to monitor shallow and deep groundwater quality at each location. The well construction details will be determined after completing a deep pilot boring in an offsite area to aid in identifying the aquifers. The deep wells are anticipated to monitor the aquifer in fractured rock and the rock portion of the borehole will be surveyed using borehole geophysical techniques. The rock wells will be double cased to aid in preventing cross contamination from the shallow aquifer. The wells will be finished with a flush mount protective steel casing and locking well plug and surveyed upon completion by a surveyor licensed in Pennsylvania to determine location and elevation.

The wells will be developed to establish a filter pack around the well screen. Development will continue until the discharge is substantially turbidity free.

The wells will be sampled two (2) weeks after installation and again approximately 6 weeks after installation. The groundwater samples will include:

- TCL VOCs plus TICs by EPA Method 5030/8260B.

All investigation-derived wastes will be temporarily staged in labeled 55-gallon drums at a location approved by the Coatesville RDA pending waste classification and offsite disposal. The wastes will be sampled and analyzed for parameters required by the receiving facilities. The waste will not remain onsite for more than 3 months after generation.

1.3.4 Indoor Vapor Intrusion Assessment: The Phase 2 ESA identified VOCs in groundwater likely emanating from the dry cleaner which triggers the PADEP's requirement to conduct an indoor vapor intrusion assessment for the subject property and inhabited buildings within 100 feet of the detected impact. Indoor air quality at the dry cleaner is regulated by federal OSHA regulations while in operation however the building is anticipated to be vacant at the time of the assessment and it will be razed in advance of the new development, therefore indoor air testing is not proposed at this building. The Lipkin Furniture building at 119 East Lincoln Highway (Lot 170) is vacant, therefore it will not be assessed. The following buildings will be assessed if they are inhabited at the time of the assessment:

- The subject building – Meat market.
- City of Coatesville DPW Building 105 East Diamond Street (Lot 155).
- Bank Building at 112 East Lincoln Highway (Lot 232).

Potential preferential pathways in the vicinity of the source areas will be identified and a survey of hazardous materials and petroleum products in each building will be completed to identify potential sources of VOCs. The sampling will occur when the heating systems in the buildings are operating. Two (2) sub-slab soil gas points will be installed through the basement floors of the buildings and analyzing the samples for VOCs by EPA Method TO-15. Concurrently, up to two (2) samples of indoor air will be collected for analysis for VOCs pending the results of the sub-slab vapor. The indoor air samples will not be analyzed unless constituents are identified in the sub-slab soil gas samples at concentrations above their indoor air screening levels.

1.3.5 Surface Water Sampling: The ASTM Phase II ESA identified VOCs in groundwater downgradient of the dry cleaner and approximately 225 feet upgradient of Brandywine Creek. If the downgradient groundwater monitoring wells detected target constituents at concentrations above their Edge Criteria, surface water sampling will be conducted to assess potential discharge of impacted groundwater to Brandywine Creek. Two rounds of surface water sampling will be collected separated by at least one month. Samples will be collected at the following locations relative to the impacted groundwater discharge:

- Upstream.
- In the middle.
- Downstream.

The samples will be analyzed for the constituents that exceed their respective Edge Criteria in groundwater.

TASK 2: AQUIFER TESTING AND FATE AND TRANSPORT MODEL

Upon receipt and analysis of the RI information, aquifer testing will be conducted in select wells (up to eight, or 8) and a fate and transport analysis will be completed. Slug testing will be conducted to estimate hydraulic conductivity and other hydraulic parameters needed to develop a chemical fate and transport model. PADEP's Quick Domenico model or EPA's Biochlor model will be used to estimate the downgradient extent of groundwater impact. Site specific inputs such as decay rates and organic carbon will be estimated from the RI results. The results of this analysis will be instrumental in determining post VI remediation cleanup plan requirements. A conceptual site model (CSM) will be developed which will be based on site wide VI information, and will describe with the aid of horizontal and vertical cross-sections, the occurrence, location, and movement of impacted soil, soil gas, indoor air quality (if any), and groundwater and surface water (if any).

TASK 3: QUARTERLY GROUNDWATER AND SURFACE WATER MONITORING

Following completion of the two characterization sampling events, a quarterly monitoring program consisting of seven (7) additional quarters will be implemented for groundwater and surface water, as needed, to achieve a total number of sampling rounds of eight (8), and covering two (2) years with four (4) seasons per year. Select wells, including wells in the source area and point of compliance wells, will be sampled and analyzed for the parameters identified above. Surface water samples will also be collected from Brandywine Creek if the characterization sampling identified potential impact to surface water.

All investigation-derived wastes will be temporarily staged in labeled 55-gallon drums at a location approved by the Coatesville RDA pending waste classification and offsite disposal. The wastes will be sampled and analyzed for parameters required by the receiving facilities. The waste will not remain onsite for more than 3 months after generation.

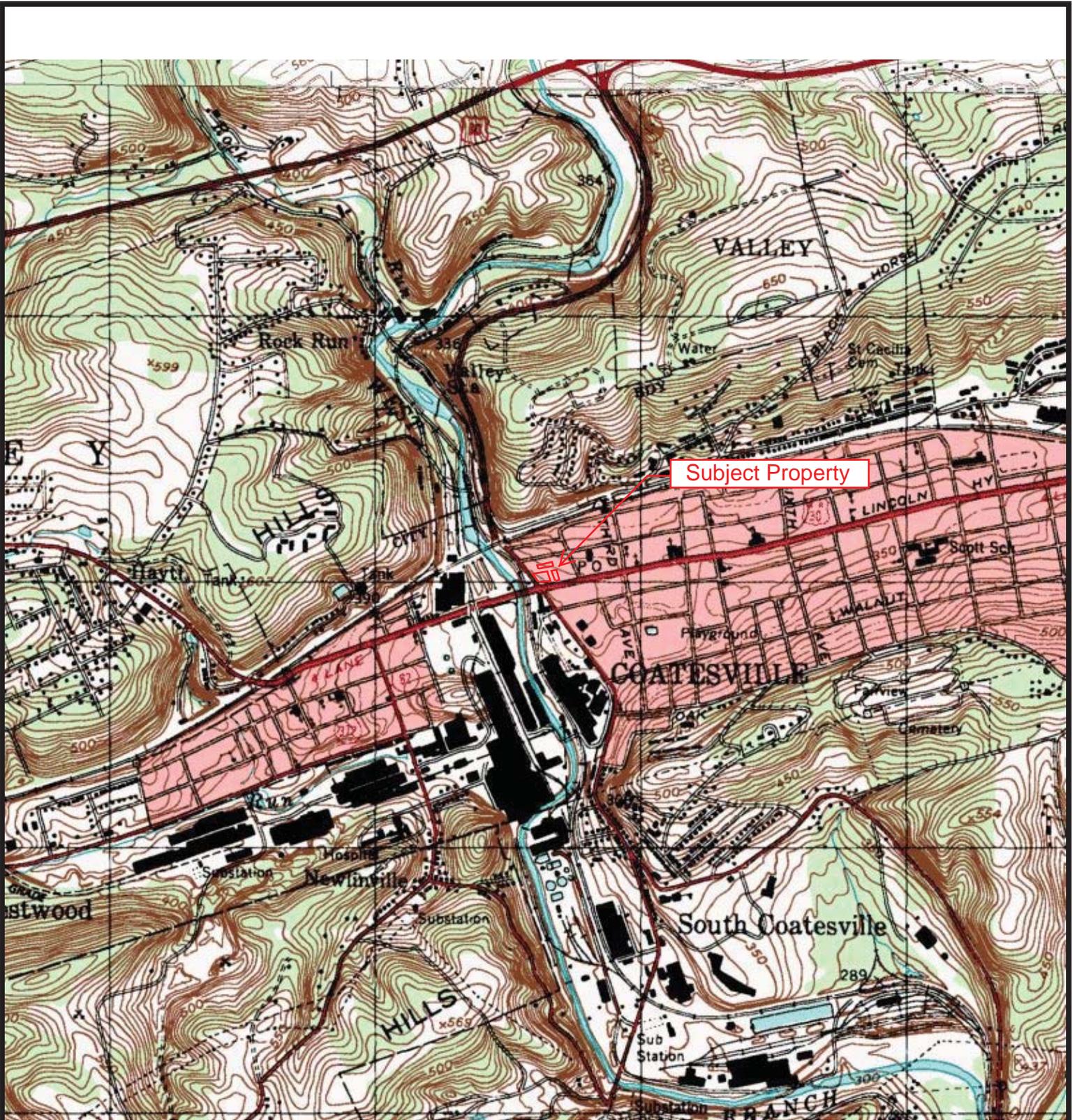
TASK 4: COMBINED REPORT

This report will consist of the Remedial Investigation Report, Risk Assessment Report and Cleanup Plan as required if a site-specific standard is necessary to be selected. The Remedial Investigation Report will be prepared in accordance with the requirements of Act 2 §250.408 and will document the delineation of impact to effected media (e.g. soil, groundwater, surface water and soil gas) and evaluate the fate and transport associated with each effected media.

A Risk Assessment Report will be prepared as part of the Combined Report, in accordance with the requirements of §250.409, and will define and evaluate the potential for adverse effects, if any, to potential human and ecological receptors.

Effort is included to assist the RDA in providing notification and submittal of appropriate regulatory filings under Act 2 requirements associated with impacted soils, groundwater, and soil gas/air, as needed.

The Cleanup Plan will be prepared in accordance with the requirements of Act 2 §250.4010 and will propose a remedial measure work plan that will meet the site specific cleanup standards for affected media and provide the required documentation.



Legend

Approximate Property Boundary ▬



FIGURE 1: SITE LOCATION

101-111, 123, 127 East Lincoln Highway & 105-107 East Diamond Street,
Coatesville, Pennsylvania 19320
Project Number: 339213

AEI
Consultants



Legend

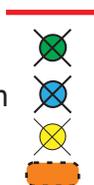
Scope of Work Boundary

Phase II Soil Boring Location

Phase II Soil Boring/Temp Well Location

Phase II Sub-Slab Soil Vapor Location

Phase II GPR Identified Anomaly



ACT 2 Proposed Boring/Monitoring Well



FIGURE 3: RI PROGRAM

101-111, 123, 127 East Lincoln Highway, 105-107 East Diamond Street
Coatesville, Pennsylvania 19320

Project Number: 339213

AEI
Consultants

**REDEVELOPMENT AUTHORITY OF THE CITY OF COATESVILLE
COVER SHEET FOR PROPOSAL**

(This Cover Sheet is part of, and must accompany, the Proposal)

DUE: on or before 12:00 p.m. on Tuesday, November 10, 2015

**PROJECT IDENTIFICATION: ENVIRONMENTAL ENGINEERING SERVICES
SITE ASSESSMENT**

**THIS PROPOSAL IS SUBMITTED TO: Redevelopment Authority of the City of Coatesville
One City Hall Place, Coatesville, PA 19320**

**THIS PROPOSAL IS SUBMITTED BY: _____
(Name of business entity or sole proprietor)**

Address _____

City, State, Zip _____

Telephone: _____

Fax: _____

E-mail: _____

In submitting this Proposal the undersigned represents that:

- (1) It has fully reviewed and understands the contents of the Site Assessment Scope of Work and Exhibits, together with any supplemental instructions posted by the Redevelopment Authority on its webpages on the City of Coatesville website.
- (2) If its Proposal is selected, the consultant shall be responsible for the implementation of all elements of the Site Assessment Scope of Work, and the consultant shall use the results of the Site Assessment to prepare a Site Characterization Report or a Remedial Investigation Report for soils and groundwater that meets the requirements of Act 2.

By: _____

Print name and title:

INSTRUCTIONS

ATTACH COMPLETED AND SIGNED PROPOSAL COVER SHEET TO THE FRONT OF
YOUR PROPOSAL.

THE PROPOSAL SHOULD INCLUDE ALL INFORMATION AND ATTACHMENTS
REQUIRED TO BE SUBMITTED PER THE REQUEST FOR PROPOSALS.

INCLUDE HOURLY RATES AND ITEMIZED COSTS FOR COMPARISON PURPOSES
SHOWING UNIT COSTS FOR SOIL SAMPLING, LABORATORY CHARGES, CLEAN
FILL TO BE IMPORTED, AND ANY DISPOSAL COSTS FOR MATERIALS TO BE
DISPOSED OFF-SITE

INCLUDE IN YOUR PROPOSAL THE FOLLOWING INFORMATION:

1. The firm's Federal Tax Identification Number.
2. A Statement of Qualifications.
3. Firms with out-of-state headquarters or corporations not incorporated in Pennsylvania must include with each Proposal a copy of their registration to do business in the Commonwealth as provided by the Pennsylvania Department of State.
4. The organization of the project team, the roles and responsibilities of individual members.
5. An estimated cost for performing the Site Assessment and preparing the Report broken down by Tasks corresponding to the Tasks in the Site Assessment Scope of Work, **WITH ALL COSTS TO BE IDENTIFIED SEPARATELY FOR EACH INDIVIDUAL PROPERTY.**
6. Itemized costs for comparison purposes showing unit costs for soil sampling, laboratory charges, clean fill to be imported, and any disposal costs for materials to be disposed off-site.
7. A proposed timeline and schedule for the work set forth in the Scope of Work.
8. The completed Cover Sheet, Affidavit for Proposal, Vendor Responsibility Questionnaire.

BE SURE TO PROVIDE AN ESTIMATED COST FOR PERFORMING THE SITE
ASSESSMENT AND PREPARING THE REPORT BROKEN DOWN BY TASKS
CORRESPONDING TO THE TASKS IN THE SITE ASSESSMENT SCOPE OF WORK,
**WITH ALL COSTS TO BE IDENTIFIED SEPARATELY FOR EACH INDIVIDUAL
PROPERTY:**

E Lincoln Hwy Block:

101-111 (Tax Map 172): a 1-Story building, now vacant, that formerly was occupied by retail tenants, including a Dry Cleaner's and a Meat market

117 (Tax Map 171), Alley;

119 (Tax Map 170), 3 Story Lipkin Furniture Store;

123 (Tax Map 169), Vacant Apartment/Retail Building, 3-Stories;

127 (Tax Map 168), Vacant Apartment/Retail Building;

131 (Tax Map 167), empty lot; and

E Diamond Street Block:

105 E Diamond (Tax Map 155), Warehouse Building, 2 Stories, and

107 East Diamond (Tax Map 156), One-Story Building.

AFFIDAVIT FOR PROPOSAL (This Affidavit is part of the Proposal)

Commonwealth of Pennsylvania : SS.

County of _____ :

The undersigned, being first duly sworn, deposes and states as follows:

(1) The above-referenced Proposal is submitted in conformance with the Site Assessment Scope of Work and Exhibit and related documents, and is accompanied by completed and executed Vendor Responsibility Questionnaire, Hold Harmless Agreement, Affidavit of Non-Collusion, and Insurance Certificate(s).

(2) The person(s) signing the Proposal affirm they are the appropriate agents or officers of the proposed vendor and have authority to submit this Proposal, which shall be **valid and in effect for a period of sixty (60) days from November 4, 2015.**

(3) **All activities performed in connection with the Proposal will be in accordance with all applicable laws, statutes, ordinances, and regulations, whether federal, state, or local in nature.**

(4) I state, certify and affirm that _____ [proposed vendor] understands and acknowledges that the above representations are important and may be relied on by the RDA in selecting the bid or proposal for which this Affidavit is submitted.

(5) I understand and the vendor submitting this Proposal understands that any misstatement in this Affidavit may be treated as an act of fraudulent concealment from RDA of the true facts relating to the submission of bids or proposals for contract and may be grounds for rescission and/or termination of any award.

(Affiant)

Sworn to and Subscribed before me this _____ day of _____, _____.

Notary Public

My Commission Expires:

VENDOR RESPONSIBILITY QUESTIONNAIRE
(This is part of the Proposal)

Has your firm completed satisfactorily and on-schedule at least six (6) projects substantially similar to that described herein within the last year? If yes, please describe specifically all such projects, including project name and site location.

Please describe your firm's experience and capabilities in carrying out the proposed project. Include background and years of experience of project manager who will oversee project.

Please describe in detail any instance of liquidated, delay or other damages asserted against or imposed upon your firm for any of your firm's project(s) within the last four (4) years.

Has your firm been terminated from any project prior to completion of the contracted work within the last four (4) years? If yes, please describe in detail.

Has your firm, or any of its officers, directors, shareholders, and/or owners, been placed on any state or federal debarment lists within the past five (5) years? If yes, please describe in detail.

Supply references for at least three (3) clients for which the firm has performed work of a similar nature within the past eighteen (18) months, including contact information for all reference sources, and a narrative description of the other projects completed for the references listed, including geographic location.

Attest:

By: _____

Title: _____

FORM OF CONTRACT

CONTRACT FOR ENVIRONMENTAL ENGINEERING SERVICES/SITE ASSESSMENT

THIS CONTRACT made this ____ day of _____, 201____ by and between
 _____ [a corporation] organized and existing under the laws of the State
 of Pennsylvania OR
 _____ a partnership consisting of _____
 _____) OR

an individual trading as (_____) hereinafter
 called the "Contractor", and the Redevelopment Authority of the City of Coatesville hereinafter
 called the "RDA",

WITNESSETH, that the Contractor and the RDA for the consideration stated herein
 mutually agree as follows:

ARTICLE 1. Statement of Work.

The Contractor shall furnish all materials, supervision, technical personnel, labor,
 equipment and services, :

1. Furnishing professional and technical services necessary to perform Site Assessment
 Work consistent with the requirements of Pennsylvania's Land Recycling and
 Environmental Remediation Standards Act ("Act 2"), at the properties located at 101-
 111, 123, 127 East Lincoln Highway and 105-107 East Diamond Street located in
 Coatesville, Chester County, Pennsylvania (the "Site") in accordance with the **Scope
 of Work for Environmental Assessment Activities (rev. 10-19-2015)**
 ("SPECIFICATIONS") which are incorporated by reference as though fully set

forth herein) said work to be commenced and completed after the execution of this Contract following the Contractor's receipt of the RDA's Notice to Proceed to Contractor. It is specifically recognized that **time is of the essence** and that all work must be completed within that time period, unless excused by the RDA in writing acting within its sole discretion in determining whether or not excuse is warranted. Failure to complete the work within thirty (30) days of the Contractor's receipt of the Notice to Proceed shall subject the Contractor to penalties in the form of liquidated damages in the amount of \$50.00 per day for each day following the thirtieth (30th) day, as well as such other remedies available at law or equity to the RDA.

2. ARTICLE 2. The Contract Price.

The RDA will pay the Contractor for performance of the Contract, in current funds, subject to additions and deductions in said Contract work, the total sum of _____ Dollars (\$_____). There shall be ten percent (10%) retainage on all payments to Contractor until the satisfactory completion of such work by Contractor as determined by the RDA. All invoices must provide detailed billing information Tasks corresponding to the Tasks in the Site Assessment Scope of Work, **WITH ALL COSTS TO BE IDENTIFIED SEPARATELY FOR EACH INDIVIDUAL PROPERTY.** Contractor is advised that all payments must be approved by the RDA Board which meets on a monthly schedule, and Contractor agrees that RDA shall have sixty (60) days from Contractor's invoice presentation to the RDA to make payment(s) and/or identify and dispute any errors, irregularities, or deficiencies in the invoice. Contractor agrees to provide proof of payment of applicable prevailing wages and such additional supporting documentation for each invoice to the RDA as may be determined by the RDA in its reasonable discretion.

ARTICLE 3. Contract.

The executed Contract shall consist of the following:

- A. This contract
- B. Scope of Work for Environmental Assessment Activities (rev. 10-19-2015)
("SPECIFICATIONS")
- C. The Request for Proposals and all documentation attached therein which are incorporated by reference, including, but not limited to, Affidavit for Proposal, Affirmative Action Affidavit, Non-Collusion Affidavit, Hold Harmless Agreement, Insurance Certificate(s), Responsibility Questionnaire, and any documents incorporated thereto or attached therein to be completed by Contractor.

This Contract, together with the other documents enumerated in Article 3, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto.

ARTICLE 4. Dispute Resolution. Upon mutual consent of the parties, disputes which arise pursuant to this Agreement or the Work performed pursuant to this Agreement may be submitted to mediation under the Mediation program of the Chester County, PA Bar Association. Otherwise, all claims or disputes arising under this Agreement or the Work performed pursuant to this Agreement shall be litigated in the Coatesville District Court, or the Court of Common Pleas of Chester County, Pennsylvania, or in the U.S. District Court for the Eastern District of Pennsylvania.

ARTICLE 5. Termination.

- A. If the RDA fails to make payments to Contractor in accordance with this Agreement, such failure shall be cause for termination or at Contractor's option,

suspension of performance of the Work required under this Agreement. Contractor shall give the RDA not less than thirty (30) days written notice and opportunity to cure before terminating this Agreement or suspending Work performed hereunder.

B. The RDA may terminate this Agreement upon not less than ten (10) days written notice to Contractor with or without cause provided that Contractor shall be compensated by the Authority for services performed prior to termination.

C. Should the RDA engage the services of its Solicitor or any attorney or attorneys to enforce the provisions of this Contract, including but not limited to indemnification by Contractor, or seek damages and/or other relief against Contractor whether at law, in equity, or otherwise, and the RDA prevails on its claims, then the RDA shall be entitled to receive an award of reasonable attorney's fees and court costs incurred by RDA.

ARTICLE 6. Indemnity. Contractor shall indemnify and hold the RDA and its agents, contactors, employees, officials, officers and assigns harmless from any and all liability arising before or after completion of the Work or in any manner directly or indirectly caused, occasioned, or contributed to, or claimed to be caused, occasioned, or contributed to, in whole or in part, by reason of any act or omission of the Contractor whatsoever, or of anyone acting under the Contractor's direction or control or on the Contractor's behalf, in connection with, or incident to, or arising out of the performance of the Work performed pursuant to this Agreement.

ARTICLE 7. Miscellaneous Provisions.

A. Governing Law. This Contract shall be governed by, and construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania, without regard to conflict of laws principles.

B. Notices. All notices, requests and other communications under this Contract shall be in writing and shall be sent by U.S. registered mail, or U.S. certified return receipt mail, or U.S. Priority Express overnight mail, or nationally recognized same-day or overnight courier (e.g. UPS, Federal Express), postage prepaid or otherwise accounted for by sender, and sent to the addresses set forth below. Any party may from time to time change the address to which notices to that party are to be addressed by giving the other party notice in the manner set forth herein.

If intended for the RDA:

Redevelopment Authority of the City of Coatesville
Attention: Joseph DiSciullo, Chairman
One City Hall Place
Coatesville, PA 19320
(610) 384-0300

With a required copy to:

Louis M. Kodumal, Esq.
Solicitor, RDA of the City of Coatesville
Law Offices of Vincent B. Mancini & Assoc.
414 E. Baltimore Pike
Media, PA 19063
Phone: (610) 566-8064

If intended for Contractor:

C. Conflict Of Interest Statement - No member, officer, or employee of the RDA, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the project assisted under this Contract.

D. This Contract including all SPECIFICATIONS and attachments contains the entire agreement among the parties with respect to its subject matter and supersedes all negotiations, prior discussions, agreements, letters of intent, and understandings, written or oral, relating to the subject matter of this Contract. The schedules and exhibits attached to this Contract and the other documents delivered pursuant to this Contract including but not limited to Affidavits and Certificates of Insurance are made a part of this Contract.

E. If any provision or provision(s) of this Contract is/are held to be unenforceable, invalid, or void to any extent for any reason by a court of competent jurisdiction, that provision or provisions will remain in force and effect to the maximum extent allowable, and the enforceability and validity of the remaining provisions of this Contract will not be affected.

F. The headings, subheadings, and captions in this Contract and in any paragraph, section, schedule or exhibit are for reference purposes only and are not intended to affect the meaning or interpretation of this Contract.

G. Neither this Contract nor any term hereof may be amended, modified, supplemented, waived, discharged or terminated other than by a written instrument signed by the parties.

H. This Contract will be binding upon the parties and their successors, and any permitted assigns approved by the RDA in advance.

I. Counterparts. This Agreement may be executed in counterparts, each of which will be deemed an original, but all of which together will constitute but one and the same instrument.

IN WITNESS WHEREOF the parties hereto have caused this Contract to be executed in three (3) original copies on the day and year first above written.

Attest:

Redevelopment Authority of
the City of Coatesville

By: _____

Title: _____

Attest:

Contractor:

By _____

Title _____

(Print or type the names underneath all signatures.)

HOLD HARMLESS AGREEMENT

(This Agreement is part of the Proposal)

KNOW ALL MEN BY THESE PRESENTS, that _____
 _____ (Contractor) hereinafter called Contractor, has entered or will enter into an Agreement with the Redevelopment Authority of the City of Coatesville, hereinafter called RDA, for performance of Site Assessment Work consistent with the requirements of Pennsylvania's Land Recycling and Environmental Remediation Standards Act ("Act 2"), at the properties located at 101-117, 119, 123, 127, 131, East Lincoln Highway, and 105-107 East Diamond Street, located in the City of Coatesville, Chester County, Pennsylvania.

NOW, THEREFORE, in consideration of the award of said Contract to the Contractor, as well as other good and valuable consideration, Contractor intending to be legally bound hereby, agrees to indemnify and save harmless the RDA, and its officers, agents, servants and employees from and against all claims, damages, losses and expenses (including attorney's fees) arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury or destruction of property (real or personal) including loss of use resulting therefrom and (b) is also caused in whole or in part by any act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any one of them regardless of whether or not said claim, damage, loss or expense is caused in part by any of the named parties above.

In any and all claims against any of the named parties above, or any of their agents or employees by any employee of the Contractor or any subcontractor or anyone directly or indirectly employed by any of them or any one for whose acts any one or more of them may be liable, the indemnification obligation of the Contractor hereunder shall not be limited in any way by any limits on the amount or types of damages, compensation or benefits payable by or for the Contractor or any subcontractor under the Workers' Compensation Act, or any disability benefit acts or any other employee benefit act of the Commonwealth of Pennsylvania or any other state.

 (Contractor)

By: _____

 Attest:

Date:

AFFIDAVIT OF NON-COLLUSION
(This Affidavit is part of the Proposal)

State of Pennsylvania : §

County of _____ :

BEING first duly sworn, Affiant deposes and says that:

(1) he/she is _____

(Sole Owner, a Partner, President, Secretary, etc.)

of _____

the party making the foregoing proposal or bid;

(2) that such submission is genuine and not collusive or a sham;

(3) that said party has not colluded, conspired, connived, or agreed, directly or indirectly, with any entity or person, to put in a sham proposal or bid or form of complementary bid, or colluded that such other person shall refrain from submitting a proposal or bid, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the proposal or bid price of affiant or any other prospective vendor, or to fix any overhead, profit or cost element of said proposal or bid price, or of that of any other prospective vendor, or to secure any unlawful or inequitable advantage against the Redevelopment Authority of the City of Coatesville or any person interested in the proposed contract;

(4) that all statements contained in said proposal or bid are true;

(5) further, that such party has not, directly or indirectly, submitted this proposal or bid, or the contents thereof, or divulged information or data relative thereto, to any association or to any member or agent thereof;

(6) _____, [name of vendor] its affiliates, subsidiaries, officers, directors and/or employees are not currently under investigation by any governmental agency and have not in the last four years been convicted of or found otherwise liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as disclosed on the Responsibility Questionnaire;

(7) I state, certify and affirm that _____[name of vendor] understands and acknowledges that the above representations are important and may be relied on by the RDA in selecting the bid or proposal for which this Affidavit is submitted.

(8) I understand and the contractor or supplier submitting this bid understands that any misstatement in this Affidavit may be treated as an act of fraudulent concealment from RDA of the true facts relating to the submission of bids or proposals for contract and may be grounds for rescission and/or termination of any award.

(Affiant)

Sworn to and Subscribed before me this _____ day of _____, _____.

Notary Public

My Commission Expires:

INSTRUCTIONS FOR NON-COLLUSION AFFIDAVIT

1. Failure to include this Non-Collusion Affidavit with a bid or proposal may result in the awarding entity determining that the submission is non-conforming.

2. This Non-Collusion Affidavit must be executed by the member, officer or employee of the prospective vendor who makes the final decision on prices, estimates and amounts quoted in the bid or proposal.

3. Bid rigging (as defined in the *Pennsylvania Anti bid-Rigging Act, 62 Pa. CSA Sec. 4501, et seq.*) and other efforts to restrain competition, and the making of false sworn statements in connection with the submission of bids are unlawful and may result in criminal prosecution. The person who signs the Non-Collusion Affidavit should examine it carefully before signing it and assure himself that each statement is true and correct, making diligent inquiry, as necessary, of all other persons employed by or associated with the bidder with responsibilities for the preparation, approval or submission of the bid.

4. In the case of a bid submitted by a joint venture, each party to the venture must be identified in the bid documents, and a Non-Collusion Affidavit must be submitted separately on behalf of each party.

5. The term “complementary bid” as used in the Non-Collusion Affidavit has the meaning commonly associated with that term in the bidding process, and includes the knowing submission of bids higher than the bid of another firm, any intentionally high or noncompetitive bid, and any other form of bid submitted for the purpose of giving a false appearance of competition.

AFFIRMATIVE ACTION AFFIDAVIT

I, _____, being duly sworn, depose and say that
(Name)

my address is _____
(Address)

and that I am the _____
(Title)

of _____. In such capacity and/or on behalf of _____
 _____ it is hereby affirmed and agreed as follows:

1. _____ will not discriminate against an employee or
(name of party issuing proposal or bidder)

applicant for employment because of age, race, creed, color, national origin, ancestry, marital status or sex.

2. _____ will take affirmative action to insure that all
(name of party issuing proposal or bidder)

applicants are recruited and employed and that employees are treated during employment without regard to their age, race, creed, color, national origin, ancestry, marital status, or sex. Such action shall include, but shall not be limited to, the following employment, upgrading, demotion, or transfer; recruitment or recruitment advertising, layoff or termination rates of pay or other forms of compensation, and selection for training, including apprenticeship.

3. _____ agree that all solicitations or advertisements
(name of party issuing proposal or bidder)

for employees placed by or on behalf of _____
(name of party issuing proposal or bidder)

shall state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, or sex.

(name)

(name of company)

Sworn and subscribed before me this _____ day of _____, _____.

My Commission Expires: _____

(Notary Public in and for the County)