



## PROCUREMENT JUSTIFICATION FORM (PJF)

This form must accompany all contract requests and sole source requisitions (RQS) over \$5,000 submitted to the Division of Procurement Services.

*INSTRUCTIONS: Please provide the requested information in the white spaces below. All responses (except signatures) must be typed; no hand-written forms will be accepted. See the guidance document posted with this form on the Division of Procurement Services intranet site (Forms page) for additional instructions.*

EnvPART I: OVERVIEW			
Department Office/Division/Program:	Environmental Protection/BRWM/Tech Services		
Department Contract Administrator or Grant Coordinator:	Don White		
(If applicable) Department Reference #:			
Amount: (Contract/Amendment/Grant)	\$ \$16,750.00	Advantage CT / RQS #:	CT #20220323*2187
CONTRACT	Proposed Start Date:	<b>3/28/2022</b>	Proposed End Date: 3/27/2023
AMENDMENT	Original Start Date:		Effective Date:
	Previous End Date:		New End Date:
GRANT	Project Start Date:		Grant Start Date:
	Project End Date:		Grant End Date:
Vendor/Provider/Grantee Name, City, State:	Capozza Concrete Services		
Brief Description of Goods/Services/Grant:	Install Retro-Coat Vapor Intrusion Coating System.		

PART II: JUSTIFICATION FOR VENDOR SELECTION			
Check the box below for the justification(s) that applies to this request. (Check all that apply.)			
<input type="checkbox"/>	A. Competitive Process	<input type="checkbox"/>	G. Grant
<input type="checkbox"/>	B. Amendment	<input type="checkbox"/>	H. State Statute/Agency Directed
<input checked="" type="checkbox"/>	C. Single Source/Unique Vendor	<input type="checkbox"/>	I. Federal Agency Directed
<input checked="" type="checkbox"/>	D. Proprietary/Copyright/Patents	<input type="checkbox"/>	J. Willing and Qualified
<input type="checkbox"/>	E. Emergency	<input type="checkbox"/>	K. Client Choice
<input type="checkbox"/>	F. University Cooperative Project	<input type="checkbox"/>	L. Other Authorization

*Please respond to ALL of the questions in the following sections.*

**PART III: SUPPLEMENTAL INFORMATION**

1. Provide a more detailed description and explain the need for the goods, services or grant to supplement the response in Part I.

**Proposed Actions:**

Apply Retro-Coat Vapor Intrusion Coating System to basement floor to seal vapors absorbed in the concrete and prevent vapor intrusion from the soil gas. We believe the Retro-Coat has an excellent chance of solving the vapor problem in the basement and a cheaper alternative than removing concrete and pouring a new floor. Several less expensive remediation steps have been used at the site with some improvement. Based on the remaining VOC's and lack of improvement over time, additional steps still need to be taken.

**Conceptual Site Model of the Fuel Oil Spill:**

Source: Fuel oil tank in basement was over-pressurized during an oil delivery and leaked approximately 250 gallons onto the basement floor as well as approximately 20 to 30 gallons outside the house around the fill pipes.

Pathway: Some of the fuel oil migrated below the basement floor thru the floor wall seam and the 10" hole in the floor about 35' away from the tank. The hole was an access point to the perimeter drain. The fuel oil traveled inside the perimeter drain to the out fall but also broke out of the side bank along the ocean. The perimeter drainpipe leaked underground allowing a majority of the oil in the pipe to head straight to the ocean instead of the outfall to the perimeter drain. After a couple days, the oil stopped coming out of the bank or the outfall.

Receptors: The environmental and health risks due to the spill were due to risks of direct contact with the fuel oil in the basement and outside, VOC's from the petroleum vapors in the basement and the first and second floors of the house, impact to the ocean and shore birds, and potential risk to the drilled drinking water well.

The concrete basement floor was previously painted so there is not a significant visible stain on the floor.

The test holes through the concrete floor showed high levels of contaminated soil gas.

The VOC levels in the SSDS continue to show high VOC's in the soil gas.

The basement air continues to stay around 400 ppb with both the SSDS and the heat exchanger operating.

Several months after the initial remediation steps, there is still a noticeable fuel oil smell in the basement.

The drilled drinking water well is upgradient from the spill and does not appear to be at risk.

The perimeter drain outfall and the bank along the water will continue to be monitored for evidence of fuel oil.

**Previously Completed Investigations and Remediation Efforts:**

Padded up free product inside the basement, at the perimeter drain outfall, the bank/shore line to the ocean and recovered a sheen on the ocean with boom.

Threw out contaminated household items. Items filled a 30 yard dumpster

Washed the basement floor

Excavated contaminated dirt under the vent and fill pipes

Monitored the indoor air and soil gas VOC measurements throughout the remediation.

Temporarily installed indoor air filters in the first and second floor.

Installed a heat exchanger in the basement

Installed an SSDS

Installed one way drain in perimeter discharge pipe to prevent short circuiting of SSDS

Installed a temp oil tank.

Sealed 10" opening in basement floor with removable cover. Opening was an access point to the perimeter drain.

2. Provide a brief justification for the selected vendor to supplement the response in Part II. Reference the RFP number, if applicable.

**PART III: SUPPLEMENTAL INFORMATION**

Capozza Flooring is the only Land Science certified installer for Retro-Coat in our area. Retro-Coat is the only specific epoxy advertised to mitigate vapor intrusion from a contaminated concrete floor. The epoxy is compatible with oil soaked concrete and is designed to specifically prevent vapor intrusion.

3. Explain how the negotiated costs or rates are fair and reasonable; or how the funding was allocated to grantee.

The installation cost for the Retro-Coat System is comparable with other Retro-Coat installation projects completed for Land Science, the manufacturer of the Retro-Coat epoxy.

4. Describe the plan for future competition for the goods or services.

The cost of the Retro-Coat epoxy will be compared to other mitigation or remediation techniques such as floor removal in place of sealing the floor with Retro-Coat.

**PART IV: AMERICAN RESCUE PLAN ACT (ARPA) / MAINE JOBS & RECOVERY PLAN (MJRP)**


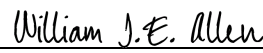
Does this request utilize ARPA/MJRP funds?

Yes – If Yes, please attach the approved Business Case(s).

No – If No, proceed to Part V.

**PART V: APPROVALS**

The signatures below indicate approval of this procurement request.

Signature of requesting Department's Commissioner (or designee):			
Typed Name:	David R. Madore for Melanie Loyzim	Date:	Mar 24, 2022
Signature of DAFS Procurement Official:	DocuSigned by: 		
Typed Name:	2D5B6E39F57E44A... william J.E. Allen	Date:	3/29/2022

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