

CITY OF WALLA WALLA
NOTICE:
REQUEST FOR PROPOSALS (RFP)

On-Call, Environmental, and Remediation Services for the City-Owned Landfills

PROJECT DESCRIPTION AND HISTORY:

The City of Walla Walla (City) is seeking proposals from qualified companies for on-call, environmental, and remediation services for the City-owned Sudbury Road (SRL), Tausick Way (TWL), and Isaacs Avenue Landfills (IIWL), and other sites as needed. The on-call services may include, but are not limited to, environmental consulting, compliance monitoring and data review, report preparation, meetings and presentations with the City and regulatory agencies, the design and preparation of contract documents and permits, sampling and analysis plan preparation, remedial investigation and feasibility studies, cleanup actions, and installation or decommissioning of wells; as requested by the City.

The SRL is located at 414 Landfill Road of Walla Walla, Washington, and is a Municipal Solid Waste (MSW) landfill operated by the City in accordance with the standards of Chapter 173-351 Washington Administrative Code (WAC), Criteria for Municipal Solid Waste Landfills (MSWLF) and a MSWLF Permit issued by the Walla Walla County Health Department (WWCHD). The SRL is composed of seven active and former disposal areas (Areas 1 through 7) covering an area of 94.44 acres. The landfill and facilities cover approximately 125 acres. The landfill is located within the western portion of an 829-acre City-owned parcel of land that is zoned and used for various waste management purposes. Early detection of elevated organic and inorganic constituents was discovered in monitoring well 15 groundwater samples which triggered the collection of samples for assessment monitoring. In September 2002, an assessment monitoring program was initiated in accordance with WAC 173-351-440. In January 2010, the Washington State Department of Ecology (Ecology) submitted an Early Notice Letter to the City and followed up with a Potentially Liable Person Status Letter in March 2010. Agreed Order (AO) No. 8456 was subsequently initiated between the City and Ecology and became effective May 26, 2011. The AO required the City to conduct a Remedial Investigation/Feasibility Study (RI/FS) to investigate the nature and extent of contaminants of concern in groundwater associated with the SRL. Ecology published a Cleanup Action Plan (CAP) for the Site in May 2015. The objective of the CAP remedy is to comply with WAC 173-340-360, be protective of human health and the environment, and be consistent with the preference for permanent solutions to the maximum extent practicable consistent with the Revised Code of Washington (RCW) 70.105D.030(1)(b). The CAP remedy for the Site was implemented in 2016. In general, the remedial action objectives will be achieved when Tetrachloroethene (PCE) and vinyl chloride (VC) concentrations in the groundwater samples no longer exceed the cleanup levels of 5.0 micrograms per liter ($\mu\text{g/L}$) for PCE and 0.29 $\mu\text{g/L}$ for VC.

The IIWL is approximately 14 acres in size located at 2740 East Isaacs Avenue of Walla Walla, Washington. The IIWL property has a history of mining and waste disposal. Sand and gravel were historically excavated from the property. The site was not part of the TWL, or permitted for MSW acceptance. The site was permitted for disposal of inert waste fill in the 1990s. The City purchased the property in 1999 from the bank after the former owner declared bankruptcy. In February 2004, the Ecology Toxics Cleanup Program submitted an Early Notice Letter to the City indicating that Ecology had received reports from the bank that solid waste and contaminated soil had been discovered on the property. As a remedial action, the City proposed to construct a cover over the MSW using inert waste. A Solid Waste Permit Application was submitted to the WWCHD on August 1, 2006, and an inert waste landfill permit was granted in accordance with WAC 173-350 by the WWCHD on August 30, 2006. In accordance with the approved groundwater monitoring plan for the landfill, five groundwater monitoring events were required on an annual basis after the baseline study was completed. The five monitoring events have been completed and the City has elected

to continue the monitoring for additional data collection. The site is planned to be closed in 2019.

The TWL is a closed landfill that covers approximately 78 acres of land situated north of the Mill Creek flood control levy, west of Tausick Way, and south of Isaacs Avenue in Walla Walla. The TWL operated from 1935 until 1978 (approximate dates) as both City and County MSW disposal facilities. The land was filled with MSW in areas previously excavated during gravel mining activities. A soil cap was subsequently placed over the waste in 1992, consistent with WAC 173-301 landfill closure requirements. Since closure, development has occurred on the north and western landfill boundaries of the TWL. These developments include multi-family apartment units, retail stores, and storage units. Multiple investigations have occurred on this site beginning in the late 1980s. In 2014 and 2015, Schwyn Environmental Services (Schwyn) was contracted by the City to monitor landfill gas (LFG) parameters on the TWL and on adjacent properties twice per year. Due to reoccurring detections of methane, Schwyn prepared an LFG Monitoring Plan and monthly monitoring and sampling has occurred until 2019 when it was reduced to quarterly due to low methane detection results.

TERM OF CONTRACT:

The term of the contract is for one year from the contract execution date with two additional one-year extensions at the owner's option.

SCOPE:

The scope of this project will include the following for the specific landfills:

I. SUDBURY ROAD LANDFILL:

- A. **Assessment Program Monitoring** consistent with the Sampling and Analysis Plan (SAP; Schwyn 2018) and the requirements of WAC 173-351-415 through WAC 173-351-440:
- i. **Groundwater Monitoring:** The monitoring wells MW-11, MW-14b, MW-15, and MW-12b shall be sampled each quarter, four times per year. During the assessment monitoring period, the groundwater samples shall be analyzed by an accredited laboratory per WAC 173-50. If any new Appendix III constituents are detected above background levels, the WWCHD must be notified and the detected constituent evaluated consistent with WAC 173-351-440. The analyses are as follows:
 - Analysis for Appendix I and II constituents (per WAC 173-351-990) without bicarbonate or total suspended solids (TSS) shall be conducted each quarter.
 - Analysis for Appendix I total metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, nickel, selenium, silver, thallium, vanadium, and zinc) shall be conducted on a semi-annual frequency in June (second quarter) and December (fourth quarter) of each year.
 - Analysis for dichlorodifluoromethane (an Appendix III constituent) shall be conducted each quarter.
 - Analysis for Appendix III volatile organic compound (VOC) constituents, on groundwater samples collected from MW-11, MW-12b, MW-14b, and MW-15, shall be conducted on an annual frequency during the June (second quarter) monitoring event.
 - Samples collected from downgradient monitoring wells MW-11, MW-14b, and MW-15 shall be analyzed for all Appendix III constituents, except alpha, alpha-dimethylphenethylamine and 2,3,7,8-tetrachlorodibenzo-p-dioxin, on a five-year frequency (2017, 2022, 2027, +5n...).
 - ii. **Leachate Monitoring:** Consistent with the requirements of WAC 173-351-450(4),

leachate shall be sampled from an Area 7 leachate sump each quarter, four times per year. The leachate samples shall be analyzed by an accredited laboratory per WAC 173-50. The frequency of the analyses is as follows:

- Analysis for Appendix I and II constituents (per WAC 173-351-990) without bicarbonate or TSS shall be conducted each quarter.
- Analysis for Appendix I total metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, nickel, selenium, silver, thallium, vanadium, and zinc) shall be conducted on a semi-annual frequency in June (second quarter) and December (fourth quarter) of each year.
- Analysis for dichlorodifluoromethane (an Appendix III constituent) shall be conducted each quarter.

B. **Cleanup Action Monitoring** in accordance with the Ecology approved Compliance Monitoring Plan (CMP: Schwyn 2016) pursuant to Consent Decree 15-2-00536-8 (Decree) and the Model Toxics Control Act (MTCA) regulations (WAC 173-340):

- i. **Groundwater Monitoring:** Groundwater samples shall be collected from monitoring wells MW-11, MW-12b, MW-14b, MW-15, MW-19 and MW-20. The groundwater samples shall be analyzed by an accredited laboratory per WAC 173-50 for VOCs; specifically, PCE and low-level VC.
- ii. **Landfill Gas Monitoring (LFG):** LFG monitoring will be conducted during the quarterly compliance monitoring events during the remedial action. LFG in perimeter gas monitoring probes GW-7S, GW-7D, GW-8, GW-9, GW-10, and GW-12 shall be monitored to detect potential gas migration at the Site boundaries. LFG in interior Site gas monitoring probes GW-5, GW-6, and GW-11 shall be monitored to assess the operational effectiveness of the LFG extraction system. The consultant must coordinate with the LFG Operation and Maintenance (O&M) consultant in order to evaluate and optimize the LFG operating system to control the LFG if the methane level is observed consistently above 2% by volume in the gas monitoring probes located at the Site boundary (GW-7S, GW-7D, GW-8, GW-9, GW-10, and GW-12).
- iii. **Remedial System Inspections:** Inspection of the Gas Collection and Control System (GCCS), soil cover over Areas 1, 2, and 5, and stormwater control systems shall be operated, maintained, and inspected as described in the Operations and Maintenance Plan (Schwyn 2017). At a minimum, the remedial facility conditions are to be observed and documented annually. An inspection log shall be prepared for each inspection event and the inspection findings and a description of any maintenance or repairs completed during the year shall be documented in the Annual Compliance Monitoring Report. The LFG O&M Consultant will be responsible for the operation, maintenance, and inspection of the GCCS. The selected environmental consultant shall coordinate with the LFG O&M Consultant and present the inspection reports to the agencies as necessary to comply with the MSW and air permit requirements.

C. **Reporting:** The assessment and cleanup action compliance monitoring program data results will be presented together in the quarterly and annual reports. Data reports will be prepared on a quarterly basis after each monitoring event under the oversight of a Washington State licensed hydrogeologist. An annual report will be prepared to summarize changes throughout the year. Laboratory analytical data will be received in an electronic data deliverable format suitable for direct importation into Ecology's Environmental Information Management (EIM) system. The data will be entered into the EIM system within 60 days of receiving the laboratory analytical reports.

- i. Each quarterly monitoring report will include:

- The laboratory analytical data reports, with groundwater and leachate data summary tables, for the sampling period;
 - Summary of statistical calculations, results, and trends for each assessment monitoring groundwater well (MW-11, MW-12b, MW-14b, and MW-15);
 - Comparison of each well-constituent pair concentration to the respective intra-well prediction interval for each assessment monitoring groundwater well;
 - Comparison of the PCE and VC concentrations to the Site cleanup levels;
 - Static water level readings in each compliance monitoring well;
 - Potentiometric surface elevation map depicting groundwater flow direction;
 - Groundwater flow rate calculations;
 - Cation-anion balances and trilinear diagrams for each assessment monitoring groundwater well;
 - Assessment monitoring laboratory analytical reports and notification of any assessment monitoring constituent detections above background levels;
 - Summary tables of the LFG measurements;
 - Other information obtained during the monitoring period; and
 - Notification of:
 - Statistical trends or increases above background conditions;
 - Concentrations above the groundwater quality criteria described in chapter 173-200;
 - Exceedance of the Site cleanup levels for PCE and VC; and
 - Exceedance of methane levels above the Lower Explosive Limit (LEL) at the Site boundary.
- ii. The annual monitoring report will include a summary of:
- Groundwater and leachate analytical results, trends, and/or compliance exceedances for the assessment, and cleanup action monitoring programs for the year;
 - Assessment monitoring program statistical results and trends for the year;
 - Groundwater flow rate and direction for the year; noting any trends or changes;
 - Geochemical evaluations noting any changes or trends in the cation-anion balances, trilinear diagrams, and general water chemistry during the year for each assessment monitoring well;
 - LFG monitoring results for the year with comparison to the methane LEL;
 - Summary of any exceedances of groundwater concentrations above the criteria in chapter 173-200, Site cleanup levels or LFG compliance levels; and
 - Documentation of the LFG extraction and control system, landfill cover, and stormwater system inspections.
- D. **AIR QUALITY:** Annual air quality reporting per Section 9.b.i. of the Ecology issued Approval Order No. 18AQ-E032.
- E. **MTCA:** Remedial investigation, feasibility study, cleanup action, and preparation of reports as needed to comply with the SRL Remedial Action pursuant to the Decree and MTCA regulations.
- II. **ISAACS AVENUE INERT WASTE LANDFILL (IIWL):** The IIWL is scheduled for closure in 2019. Future needs may include groundwater and LFG evaluations, report preparation, MTCA investigations, and communications with the City and regulatory agencies.

- III. **TAUSICK WAY LANDFILL (TWL):** In accordance with the LFG Monitoring Plan for the TWL (Schwyn 2017) sampling and monitoring of LFG is to be performed by the City on a quarterly basis at the closed City TWL and adjacent properties. The LFG monitoring is to be conducted to assess LFG levels on the landfill property and to assess possible off-site migration of LFG to adjacent property. The monitoring point locations include multiple monitoring points on the landfill and adjacent properties. The City will provide access agreements for off-site properties. The selected environmental consultant shall prepare an annual report summarizing the sampling and monitoring results for the City.

- IV. **CITY FINANCIAL REPORTING:** Assist the City in annually reviewing and updating the Comprehensive Annual Financial Report (CAFR); specifically the sections related to the landfills.

- V. **ON-CALL SERVICES:** On-call services are to be provided by the consultant at the City's request and invoiced on a time-and-expenses basis.

- VI. **OTHER:**
 - A. Laboratory reports are to be reviewed for internal consistency, transmittal errors, laboratory protocols, and for adherence to the data quality objectives as specified in the SAP. A Level 1/Tier 1 Compliance Screening data validation is to be performed on analytical data.
 - B. All data will be entered into the EIM database used to store and query environmental chemistry results within 60 days of receiving test results. Field data will not be entered into the database. Analytical laboratory data will be received in an electronic data deliverable format suitable for importation into the database. Both laboratory data qualifiers and external data validation qualifiers are stored in the database.

QUALIFICATIONS:

Required minimum qualifications for firms submitting proposals:

- 1. Proven experience with similar work on at least three other projects.
- 2. Sufficient dedicated and qualified staff to deliver the project in a professional manner.

PROPOSAL SUBMITTAL:

The following information is to be submitted as part of the proposal. The proposal must not be more than five, 8.5" x 11," single-sided pages, in length. The proposal must include a cover letter signed by an authorized representative of the firm. The proposal shall consist of a statement/understanding of the scope of work and the costs associated with each task, relevant experience and three references, and the resumes of the persons assigned to the project team. Resumes of the persons to be assigned to the project team nor the cover letter count towards the maximum page count. The submittal shall include five paper copies and one electronic PDF of the proposal.

The following additional information is required, but is not included in the five-page limit:

- 1. Rate Schedule.
- 2. Evidence of Professional Liability Insurance.

Those desiring consideration shall submit a complete proposal by **3:00 p.m., Wednesday, April 10, 2019, local time**, at the office of the City Engineer, Attn: Leah Fisk, P.E., 55 E. Moore Street, Walla Walla,

Washington 99362. Proposals must be submitted in a sealed envelope and clearly marked **“On-Call, Environmental, and Remediation Services for the City-Owned Landfills.”**

SELECTION OF THE CONSULTANT:

Proposals will be evaluated by a Committee made up of City employees from the engineering and the landfill operations divisions. Proposals will be evaluated on the basis of experience, qualifications, staffing, and cost.

Final selection will be based on the evaluation of proposals unless it is deemed necessary by the Committee to conduct interviews of closely scored Consultants. The Consultant determined best qualified to perform this work will be recommended to the City Council for contract award.

TITLE VI:

The City of Walla Walla, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation and Title 23 Code of Federal Regulations, Part 200, Title VI Program and the Related Statutes, issued pursuant to such Acts, hereby notifies all consultants that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit qualifications in response to this invitation and will not be discriminated against on the grounds of religion, race, color, national origin, sex, sexual orientation, gender identity, age, disability and low income in consideration for an award.

LIMITATIONS:

The City reserves the right to modify or withdraw the RFP at any time without prior notice. The City reserves the right at its sole discretion to reject any and all proposals received without penalty. The City may reject proposals without providing the reason(s) underlying the declination. The City also reserves the right to not issue a contract as a result of this RFP. A failure to award a contract will not result in a cause of action against the City. The RFP does not obligate the City to contract for services described herein.

Proposals may be withdrawn prior to the due date. Proposals shall be valid for a period of 60 days after the due date.

PRE-CONTRACTUAL EXPENSES:

The City will not be liable for any costs incurred by applicants in the preparation or submittal of a proposal in response to this RFP, in the conduct of an interview presentation, or any other activities related to responding to this RFP.