

**KANSAS CITY, KANSAS HOUSING AUTHORITY  
REQUEST FOR PROPOSAL (RFP)**

---

**PROJECT NAME:** Soil Vapor Sampling for Vapor Intrusion Screening Assessment-  
Juniper Gardens, 3<sup>rd</sup> Street and Walker Avenue, Kansas City,  
Wyandotte County, Kansas

**DATE ISSUED:** Monday, March 4, 2019

**QUOTE DEADLINE:** Wednesday, March 27, 2019 AT 4:00 P.M. CST

The Kansas City Kansas Housing  
Authority  
1124 North 9<sup>th</sup> Street  
Kansas City, Kansas 66101  
**ATTENTION:** Anthony Shomin

**PHONE:** 913-279-3436, **E-MAIL:** [tshomin@kckha.org](mailto:tshomin@kckha.org)

---

Quotes must clearly indicate the name of the project, " **Soil Vapor Sampling for Vapor Intrusion Assessment-  
Juniper Gardens, 3rd Street and Walker Avenue, Kansas City, Wyandotte County, Kansas**" and the time and the  
date specified for receipt. The name and the address of the Offeror must be clearly printed on all correspondence.  
Responses will be accepted until **4:00 p.m. (CDT), Wednesday March 27th, 2019.**

---

# PROJECT INFORMATION

<b>PROJECT DEADLINES</b> Deadline for Questions: Quote Submission Deadline:	<b>Day, March 20, 2019 at 4:00 p.m. (CDT)</b> <b>Day, March 27, 2019 at 4:00 p.m. (CDT)</b>
<b>RESPONSE ADDRESS INFORMATION:</b>	To: via e-mail <a href="mailto:tshomin@kckha.org">tshomin@kckha.org</a>
From: Contact Name: Title: Firm Name: Firm Address:	
<b>DOCUMENTS TO BE SUBMITTED</b>	One (1) 'ORIGINAL' Proposal via e-mail, US postal service or hand delivered.

## SECTION I – INTRODUCTION & BACKGROUND

### I. INTRODUCTION

The Kansas City, Kansas Housing Authority (“KCKHA” or “Authority”) hereby requests Proposals from qualified Environmental Services firms (“Offerors”) appropriately licensed in the State of Kansas to perform Soil Vapor Sampling for Vapor Intrusion Screening Assessment-Juniper Gardens, 3rd Street and Walker Avenue, Kansas City, Wyandotte County, Kansas.

KCKHA intends to award a single contract through this solicitation process. The work required to be completed is at the occupied multi-family Juniper Gardens housing developments located in Kansas City, Kansas.

### II. BACKGROUND

The site consists of 33 acres of land currently occupied by Juniper Gardens Family Housing Development. The site is improved with 64 apartment buildings, one community building, two buildings associated with the Youth Build Training Center, and one greenhouse associated with the Juniper Gardens Training Farm. The remainder of the site consists of small parking areas, playgrounds, streets, and the training gardens farm. One of the 64 apartment buildings was observed to have been burned in a fire. The current site operations consist of multi-tenant low income, residential apartments, a community building, Juniper Gardens Training Farm, and Youth Build Training Center (construction training for young people).

The KCKHA authorized the completion of a *Phase I Environmental Site Assessment, Juniper Gardens, 3<sup>rd</sup> Street and Walker Avenue, Kansas City, Wyandotte County, Kansas*, completed by Terracon Consultants, Inc. (Terracon), dated August 10, 2016. As detailed in the Phase I ESA, Terracon identified multiple east-adjointing property regulatory listings of the former Unified Government of Wyandotte County/Kansas City, Kansas street department/park department/garage/United Gov. of Wyandotte County Noxious Weed. Many of the regulatory listings were identified as “active” or “monitoring” with soil and groundwater contamination. As such, Terracon identified these east-adjointing properties as *recognized environmental conditions*. For reference, a copy of the Phase I Environmental Site Assessment report.

Terracon reviewed the regulatory database (Section 5.1 of the Phase I ESA report) for facilities potentially utilizing petroleum hydrocarbons within one-tenth of a mile of the site and facilities potentially using other volatile chemicals of concern within one-third of a mile of the site. Based on Terracon's review of the regulatory records, Terracon did identify potential facilities of concern. Based on Terracon's review of the regulatory records, VECs were identified for the site associated with the following identified potential facilities of concern (located on the east-adjointing property):

- The 94 Garfield Ave facility is the east-adjointing property, in an apparent topographic down-gradient position from the site, and is listed as a US BROWNFIELDS facility and as an active SHWS facility. The known COCs are VOCs and elevated VOC (benzene, n-butylbenzene, sec-butylbenzene, 1,2-dichloropropane, n-propylbenzene) concentrations exceeding the residential and/or non-residential ground water RSK values were detected in ground water samples at the facility per the Phase I Environmental Site Assessment.
- Kansas City Kansas Street Dept./Street Division is the east-adjointing property, in an apparent topographic down-gradient position from the site, and is listed as a RCRACESQG (Conditionally Exempt Small Quantity Generator) and LUST facility. The known COCs are VOCs including ignitable waste, spent halogenated solvents, and spent nonhalogenated solvents with multiple generator violations. The LUST status is "monitor" with diesel and gas as the substance released. A BTEX i(benzene, toluene, ethylbenzene, and total xylenes) concentration map included in a 2016 groundwater monitoring report depicts a BTEX plume approximately 150 feet southwest of the closest Juniper Gardens apartment building, yet only approximately 30 to 50 feet from the edge of the training farm area of Juniper Gardens.
- Kansas City, Park Department is the east-adjointing property, in an apparent topographic downgradient position from the site, and is listed as a LUST facility.
- United Government of Wyandotte County Noxious Weed is the east-adjointing property, in an apparent topographic down-gradient position from the site, and is listed as a RCRA NonGen / NLR facility. The known COCs are VOCs including ignitable waste, 2,4-D (2,4-dichlorophenoxyacetic acid), methyl ethyl ketone, benzene, and tetrachloroethylene, with multiple violations.

The potential facilities of concern noted above represent VECs and RECs to the site based on close proximity to the site, despite the apparent topographic down-gradient position of these facilities. A Phase II was also conducted and is attached here as *Limited Phase II Environmental Site Assessment, Juniper Gardens, 3<sup>rd</sup> Street and Walker Avenue, Kansas City, Wyandotte County, Kansas, dated November 21, 2016.*

## SECTION II – SCOPE OF SERVICES

### Soil Vapor Sampling for Vapor Intrusion Screening Assessment

The Soil Vapor Sampling for Vapor Intrusion Screening Assessment shall be conducted, at a minimum, in accordance with standard industry protocol. The Services to be performed shall include the following:

- The selected contractor will be available for and complete a Project Kick-off, either in person or via teleconference, with KCKHA staff to discuss scope, timing, etc.
- The selected contractor will provide to KCKHA a proposed schedule for the completion of field activities in order for KCKHA to provide access to the property.
- The selected contractor will install soil sampling probes and collected soil gases following the attached *Soil Vapor Sampling Standard Operating Procedures for Vapor Intrusion Applications Oxygen Profiling in the Vadose Zone*, dated October 2011, prepared by Hartman Environmental Geosciences.
- For the *in situ* Soil Vapor Sampling for Vapor Intrusion sampling, the contractor will develop a site-specific Sampling Plan, depicting proposed sampling locations, and provide this Sampling Plan to KCKHA for review and comment prior to the implementation of any field activities. The contractor will make any Sampling Plan modifications deemed appropriate, in consultation with the KCKHA.
- The selected contractor will provide a technical report summarizing the field activities, sampling methods, and

results which include table and figures, as appropriate displaying all positive test results. The report will provide conclusions gleaned from the data, render an opinion as to the potential for impacts from the off-site sources on to the property, specifically, evaluate the potential to affect the indoor air quality of the on-site structures. The report will also forward recommendations for corrective actions if deemed necessary; and/or recommendations for additional testing.

- The selected contractor will provide both an initial draft copy of the report for KCKHA (or HUD or their consultant's review), as well as a final report. Both electronic versions and up to four original copies of the final report will be required. The selected contractor shall assume one teleconference will be completed with their Project Manager and/or Technical Manager for the project to discuss the initial findings of the assessment.

### **SECTION III – Offeror Submittal**

Quotes submitted must include the attached Quote Sheet format, appended to a detailed proposed scope of work, and sufficient qualifications the Offeror deems appropriate to present their qualifications.

At a minimum, this submittal shall include:

- Name and address of offering firm;
- Name of Principal Point of Contact for Project;
- Documentation verifying Offeror is licensed to perform work in the jurisdiction of the project;
- Documented experience of at least three projects, including Points of Contact for the client, of similar scope and complexity to demonstrate to the KCKHA that the Offeror has sufficient prior experience for the scope of work being proposed;
- Completed and signed Quote Sheet;
- A proposed plan showing your understanding of this request for screening, per the environmental information above, your proposed plan for screening that addresses these environmental concerns, and your proposed plan for amount of screening needed to arrive at an opinion to determine if there is any potential for harm to residents from vapor intrusion. Your plan should delineate locations and areas that will be sampled for Soil Vapor Sampling for Vapor Intrusion screening, utilizing the information above. Your plan should also address, pending the results of the sampling, if additional testing will be required.

Attachments to this Offer include:

- *Soil Vapor Sampling Standard Operating Procedures for Vapor Intrusion Applications Oxygen Profiling in the Vadose Zone*, dated October 2011, prepared by Hartman Environmental Geosciences; and
- *Limited Phase II Environmental Site Assessment, Juniper Gardens, 3<sup>rd</sup> Street and Walker Avenue, Kansas City, Wyandotte County, Kansas, dated November 21, 2016.*
- *Phase I Environmental Site Assessment, Juniper Gardens, 3<sup>rd</sup> Street and Walker Avenue, Kansas City, Wyandotte County, Kansas, dated August 10, 2016.*

Any submitted Offer will be on a Lump Sum basis and include all time, expenses, and ancillary costs associated with the work and all required reports. Any Offeror understands and agrees that the KCKHA will not provide any compensation for the preparation of bids, and the KCKHA reserves the right to withdraw this Offer at their discretion.

## SECTION IV CRITERIA

Your proposal will be scored on the following criteria:

Completeness of approach of your proposal for screening	40 points
Cost to complete proposed plan	50 points
Schedule to complete proposed plan	10 points

## QUOTE SHEET

Time is of the essence for completion of this project. By submitting a quote, the Offeror is committing to meet a 30-day completion date from authorization for the project. Offeror shall assume and plan for at least 5-days' notice from the submittal of a proposed project schedule to the KCKHA, for the KCKHA to coordinate access to the property.

### Amount for Completion

Soil Vapor Sampling for Vapor Intrusion  
Screening Assessment per probe

\$ \_\_\_\_\_

Number of probes needed per proposed plan

\_\_\_\_\_

Total Lump Sum Fee for  
Completion of  
Proposed Plan

\$ \_\_\_\_\_

### Submitting Firm

\_\_\_\_\_  
Contact Person Name

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Signature