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CALIFORNIA



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2714 MEDIA CENTER DRIVE  
LOS ANGELES, CA 90065  
FAX: (323) 342-6210  
WWW.LACITYSAN.ORG

April 26, 2019

To: On-Call Contract Consultants of LA Sanitation

### LA SANITATION ON-CALL CONSULTANT SERVICES CONTRACT ISSUANCE OF TOS SN-114 - PICO UNION REMEDIATION AND RELATED SERVICES AT 1554 WEST 11<sup>TH</sup> PLACE, LOS ANGELES, CA

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LA Sanitation (LASAN) is soliciting responses from all Prime Consultants on the On-Call Consultant List. Attached are details of the Task Order Solicitation (TOS) required services. There is no pre-proposal meeting for this TOS.

All questions regarding this TOS must be submitted in writing via e-mail to Ms. Colette Monell ([colette.monell@lacity.org](mailto:colette.monell@lacity.org)) by Tuesday, April 30, 2019, before 12:00 P.M.

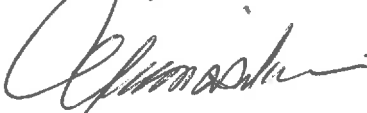
The deadline for proposal submittal is **Thursday, May 16, 2019, no later than 2:00 P.M.** If your firm is interested in this TOS, please submit an electronic copy of proposal via e-mail to the following LASAN's staff:

- Nuna Tersibashian, [nuna.tersibashian@lacity.org](mailto:nuna.tersibashian@lacity.org)
- Colette Monell, [colette.monell@lacity.org](mailto:colette.monell@lacity.org)
- Thu-Van Ho, [san.oncall@lacity.org](mailto:san.oncall@lacity.org)

Should you decide not to submit a proposal, a negative response is requested with a brief explanation of the reason. Your decision for not to submit a proposal will not affect your eligibility for future work.

Thank you and we look forward to receiving your proposal for this TOS.

Sincerely,

  
FOR

Ali Poosti, Division Manager  
Wastewater Engineering Services Division  
LA Sanitation and Environment

\\82MTCFS1\Div Files\On-Call Contracts\New Oncall 2014-19\TOS SN-114\_Pico Union Soil Remediation \INITIATION

*zero waste • one water*

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste



TVH/AP:tvh

Attachment: Copy of the scope of services

c: Shufan Wei, SRCRD  
Nuna Tersibashian, SRCRD  
Colette Monell, SRCRD  
Lenise Marrero, WESD  
Cyrus Gilani, WESD  
Scott Hare, WESD  
Thu-Van Ho, WESD

**City of Los Angeles  
Department of Public Works  
Bureau of Sanitation & Environment (LASAN)**

**On-call Consultant Services Contract**

**Task Order Solicitation (TOS) SN-114 for  
Pico Union Remediation and Related Services at  
1554 W. 11<sup>th</sup> Place, Los Angeles, Los Angeles County, CA**

**April 2019**

**1. Introduction**

The City's Brownfields Program (Program) is working closely with Mayor's office, Council offices and other departments. The primary goal of the Program is to provide information, assistance, technical expertise and funding to enable the reuse or redevelopment of properties that may be contaminated by a prior use. Many of these properties in Los Angeles are located within disadvantaged communities. The Program provides all or part of the assessment, investigation, cleanup of contamination and the return to beneficial use of these properties. The reuse of these properties is incorporated into the City's economic development, housing, and community revitalization programs.

The City of Los Angeles Bureau of Sanitation and Environment (LASAN) Brownfields Program is currently seeking technical environmental consulting services for the planned remediation of a property located at 1554 W. 11<sup>th</sup> Place, City of Los Angeles, California 90015 (the Site). The Site is a 0.3-acre vacant lot that will be redeveloped into a community garden. The Site consists of four parcels that combined, equate to a total Site area of just under 0.3 acres (approximately 12,500 square feet [sq. ft.]).

**2. Summary and Overview of Findings from Previous Studies by Weston, 2016/2017**

The Site was historically used for residential and commercial purposes, but in recent history, the Site has been used for recreational purposes known as the Union Avenue-Cesar Chavez Community Garden. Based on information provided in the Phase I Environmental Site Assessment (ESA) completed by TRC, the Site appears to have been undeveloped until approximately 1905. By 1906, the entire Site was developed as single-family residences. By 1924, the southernmost portion of the Site was developed as an operating gasoline and oil service station. The 1950 Sanborn map identified a store and two auto repair buildings in the southern portion; whereas, the northern portion of the Site remained developed with single-family residences. By 1955, the gasoline and oil service station had been demolished; whereas, the auto repair buildings and single-family residences remained.

By 1960, the auto repair buildings had been demolished and the southern portion of the Site was unimproved. According to a 1962 city directory, a dry-cleaning store operated at the Site. From 1967 to 1980, the dry-cleaning store was converted to a single-family residence and the northernmost portion of the Site remained developed with single-family residences. By 1981, the single-family residence had been demolished and no structures remained. A 1989 aerial photograph depicts the Site with landscaping, which appears to be developed into a public space and garden.

Historical business operations potentially contributing to contamination at the Site include the gasoline and oil service station, the automobile repair facility, and the dry cleaner. Documentation was not found during the Phase I ESA regarding the removal of any underground storage tanks installed as part of historical commercial or residential uses of the Site. A geophysical survey using ground penetrating radar and a magnetometer on December 22, 2015 did not find evidence of any existing USTs.

In 2016, a Phase II Targeted Brownfields Assessment (TBA) was completed for the Site. The Phase II TBA was requested by the property owner (the Community Redevelopment Agency of the City of Los Angeles [CRA/LA]) and performed under contract with the U.S. Environmental Protection Agency (EPA). The purpose of the investigation was to assess environmental concerns at the Site based on the proposed plans for redevelopment, as well as to evaluate remedial options through preparation of an Analysis of Brownfields Cleanup Alternatives (ABCA) report.

The Phase II ESA completed by Weston Solutions Inc. (Weston, 2017) included soil and soil gas sampling to assess the potential presence of contamination associated with historical uses of the Site and surrounding properties. Laboratory analyses were performed on selected samples for Analytes of Concern (AOCs) identified by Weston Solutions Inc. for the Site based on historic use of the Site or neighboring properties as a gasoline and oil service station, automobile repair facility, and dry cleaner. The AOCs included based 17 California Administrative Manual (CAM) metals, TPH as gasoline (TPH-g), TPH as diesel (TPH-d), TPH as motor oil (TPH-mo), volatile organic compounds (VOCs, including benzene, toluene, ethylbenzene, and xylenes [BTEX], and fuel oxygenates),

The Phase II ESA (Weston, 2017) documented the presence of lead in surface soil samples throughout the Site as well as arsenic in one subsurface soil sample location at concentrations exceeding human health screening levels. One exceedance of human health screening levels for total petroleum hydrocarbons as gasoline was reported in a subsurface soil sample collected in the vicinity of the former auto repair building. Based on the soil vapor sampling results for VOCs, a vapor encroachment concern does not exist at the Site. During the Phase II ESA, decorative painted bricks were also observed on the Site, but screening of the bricks for the presence of lead-based paint (LBP) using an x-ray fluorescence (XRF) analyzer provided no XRF reading above the method detection limit for LBP, and it was therefore concluded that the bricks do not contain LBP.

The ABCA report prepared by Weston (2017) identified and compared different cleanup scenarios for the Site based on results obtained from the Phase II ESA. These scenarios were ranked on effectiveness, implementability and cost.

The cleanup scenarios were based on the following key findings and conclusions from the Phase II ESA:

- Lead is present above the human health screening levels in surface soil samples, and one subsurface soil sample, throughout the entirety of the Site;
- Arsenic is above human health screening levels and California background concentrations in one surface soil sample and one subsurface sample; and
- No other AOCs were detected above screening levels in soil samples submitted for laboratory analytical testing.
- The painted bricks do not contain LBP based on the XRF screening results.
- A VEC does not exist at the site based on the vapor sampling results and Tier I and 2 evaluations.

The extent of the lead and arsenic contamination were not fully defined during Phase II activities during the TBA; however, the data obtained were used to estimate the costs for Cleanup Alternatives 2, 3, and 4. Lead contamination was assumed to be present throughout the surface soils at the Site. As a conservative assumption it was assumed the entire Site needed to be capped in Alternative 3 or excavated and disposed off-Site for Alternative 4. However, if additional information is developed, the cap and/or excavation area may be reduced or expanded.

### **3. Scope of Services**

Based on the identification of impacts to soil from predominantly heavy metals (lead and arsenic), LASAN is looking to retain a qualified environmental consulting firm to perform remediation services for the Site. LASAN intends to enter into a Voluntary Agreement (VA, formerly the Voluntary Cleanup Program [VCP]) administered by the California Department of Toxic Substances Control (DTSC) to meet the goal of implementing remediation at the Site that is protective of human health and the environment and appropriate for the intended future use as a community garden. As outlined under the DTSC Policy & Procedure for Managing Voluntary Site Mitigation Projects (currently being updated as of December 5, 2018), the consultant shall enter into a VA with the DTSC on LASAN's behalf to complete the following procedural steps for the remediation of the Site:

1. Completion and submittal of a Request for Lead Agency Oversight Application;
2. Completion and approval of the VA Application (receipt of DTSC sign-off);
3. Participation in a scoping meeting with the DTSC Regional Site Mitigation Staff to discuss details of the Site, existing documentation and reports prepared for the Site, screening and negotiation of the scope of services (selection of Alternative 4, Soil Excavation, Confirmation Sampling and Off-Site Disposal, is desired as presented in the ABCA Report prepared by Weston, 2017);
4. Implementation of the selected Corrective Action Remedy and tracking; and
5. Obtain Certification of Completion/No Further Action documentation from the DTSC for the completion of the remediation under the VA.

The following provides more details regarding the services from the qualified consultant as Tasks 1 through 3:

#### **Task 1: Request for Lead Agency Oversight, Voluntary Agreement (VA) & DTSC Coordination:**

Under this TOS, the Consultant shall request lead agency oversight from the DTSC by entering into a VA to complete corrective action at the Site.

#### **Consultant Deliverables:**

- Preparation/submittal of the Request for Lead Agency Oversight Application Form to the DTSC;
- Preparation/submittal of the Voluntary Agreement Application to the DTSC;
- Presentation Materials for the Scoping Meeting with the DTSC (assume one meeting); and
- Receipt of Voluntary Agreement Sign-off Sheet.

Consultant shall provide all draft documents to LASAN for review prior to being issued as final to the DTSC (and/or other stakeholders). Consultant should assume one round of review comments from LASAN prior to documents being approved for release as final to the DTSC.

## **Task 2: Technical Workplans & DTSC Coordination**

LASAN plans to conduct all corrective action necessary to redevelop the Site into a community garden. Working with the DTSC and following a scoping meeting to discuss the Site and next steps to remediate the Site, the Consultant shall be responsible for the development of the following technical documents (note elements may be excluded subject to the results of the scoping meeting, acceptance of existing reports/data and DTSC's requirements):

- a. Consultant shall review all documentation and prepare presentation materials for a scoping meeting with the DTSC;
  - i. Additional Site Investigation & Characterization (if warranted);
  - ii. Technical Site Assessment & Removal Action Workplans, Sampling & Quality Assurance/Quality Control (QA/QC);
  - iii. Health & Safety Plan;
  - iv. Human Health Risk Assessment (HHRA);
  - v. Remedy Selection & Implementation Strategy;
  - vi. Establishment of Remedial Cleanup Goals;
  - vii. Remedial Action Cleanup Report; and
  - viii. Certification of Completion/No Further Action.

Selection of Preferred Remedy:

### **Preferred Remedy: 'Alternative 4' - Excavation, Confirmation Soil Sampling & Off-Site Disposal**

Based on the results of prior site assessment work and ABCA, LASAN intends to select 'Alternative 4', as presented in the Final ABCA Report prepared by Weston in 2017. For the purpose of this bid solicitation, the Consultant shall provide an estimate of probable cost to implement the following scope of work.

- a. Alternative 4 proposes the excavation of impacted soil (predominantly lead and arsenic contamination), confirmation soil sampling, and off-site disposal to a facility licensed to accept the waste;
- b. Based on site characterization work completed by Weston in 2016/17, the preferred remedy proposes the removal of surface soils impacted by lead and arsenic to a depth of 1 foot below ground surface (bgs) across the entire Site, and to an approximate depth of 4 feet bgs at the previous soil sampling location identified as EB-SB-06-04;
- c. Assume all corrective action (excavation work and equipment staging) shall be limited to the boundaries of the Site;
- d. Consultant/subconsultant shall provide perimeter site security fencing;
- e. Consultant shall adopt excavation and grading BMPs, operating procedures, and a schedule of activities to control and prevent the discharge of pollutants from demolition and grading activities (to include soil, debris, dust etc.).

All related activities should be performed to ensure full compliance with local, state, and federal regulations such that corrective action can be completed immediately and in an organized and controlled manner.
- f. Consultant/subconsultant shall protect in place and minimize damage to the sidewalk and neighboring properties, to include the branches and root structures of the existing trees that

border the Site. Consultant shall notify LASAN of any potential accessibility issues in advance of the implementation of the corrective action workplan;

- g. Consultant/subcontractor shall be responsible for any repairs or damage to the sidewalk or street infrastructure as a result of the execution of the corrective action workplan. Photologs and inspections site walks will be performed prior to, and upon completion of the corrective action workplan;
- h. The Consultant shall provide estimated costs for the clearance and disposal of existing Site infrastructure (including, but not limited to removal of existing vegetation, wood planters/structures, bricks, glass, general refuse/trash and scrap metal) to prepare the Site for proposed excavation activities. LASAN will work with the Consultant regarding access, security, and existing site conditions prior to Site clearance activities commencing;
- i. Consultant shall conduct all notifications for all site work including Underground Service Alert of Southern California (USA/SC). In addition, a Geophysical Survey shall be completed to minimize the potential for utility line strikes and other potential subsurface features;
- j. Upon completion of excavation, confirmation soil samples will be collected from the excavation area according to DTSC's approved removal action work plan. Soil samples shall be analyzed for lead and arsenic by Environmental Protection Agency (EPA) Test Method 6010B. Additional testing if required shall be completed using the unit cost provided by the consultant. The consultant shall notify and seek approval from LASAN prior to performing any additional analytical laboratory testing. Additional sampling shall be consistent with the sampling rates provided above;
- k. The implementation of this remedy (approximately 480 bank cubic yards) is anticipated to generate approximately 725 tons of soil for disposal off-site.
- l. Laboratory analytical testing shall be provided for stockpile soil sampling and waste profiling/characterization purposes (to meet receiving facility requirements).
- m. Excavated soil shall be stockpiled on Site (and covered as appropriate) using Visqueen (or equivalent) sheeting, pending the results of laboratory analytical testing for waste characterization and profiling purposes. No individual stockpiles shall exceed 500 CY's;
- n. The excavation shall be backfilled with clean certified backfill material in accordance with the DTSC Information Advisory Clean Imported Fill Material (DTSC, October 2001). The Consultant shall provide and confirm the source of the selected clean import fill material to the DTSC and LASAN and obtain written approval for its use at the Site; and
- o. Pursuant to the Los Angeles Municipal Code Sec. 91.7006.2, all certified backfill material used shall be compacted to a minimum of 90% of the maximum dry density as determined by American Society for Testing and Materials (ASTM) Test Method D-1557. A Certificate of Compliance that is completed, signed, and sealed by the Soils Engineer shall be provided to LASAN.

Consultant may need to provide assistance to LASAN with public engagement, which may include but not be limited to mailing surveys, project information sheets public notifications, and/or presentation materials for community meetings (assume up to three meetings) at the direction of LASAN;

Consultant Deliverables:

- Technical Removal Action Workplan (RAW) for Corrective Action; and
- Provide all project documentation in electronic format (record keeping); one hard copy of final RAW.

Consultant shall provide a draft of the technical workplan for corrective action to the LASAN for review prior to being issued as final to the DTSC. Consultant shall assume one round of review comments will be provided from LASAN prior to the technical workplan being approved for release as final to the DTSC.

### **Task 3: Implementation & Tracking of Corrective Action Plan**

Upon approval of the technical RAW to clean up the Site, the Consultant shall implement the plan on behalf of LASAN. The consultant shall provide regular updates to LASAN on progress for the following activities.

- RAW scheduling & implementation;
- Coordination with the DTSC for Oversight of Field Work Program;
- Preparation and management of all required documents in electronic format including the submittal of a Remedial Action Completion Report (RACR) and receipt of Certificate of Completion / No Further Action Sign off from the DTSC; and
- Coordinate other tasks as needed and directed by the DTSC to meet the VA approved scope of work.

Consultant Deliverables:

- Schedule & Tracking to include regular updates for the implementation of all phases of the technical workplan for corrective action;
- Preparation of a RACR;
- Certificate of Completion / No Further Action Sign-off from the DTSC; and
- Provision of all project documentation generated for the Project.

Consultant shall provide a draft of the schedule and RACR to LASAN for review prior to being issued as final and approved for release. Consultant should assume 1 round of review comments will be provided from LASAN prior to the schedule and RACR being approved for release as final to the DTSC.

LASAN will provide the following to facilitate the implementation and completion of the corrective action workplan approved by the DTSC:

- Coordinate reasonable access to the Site;
- An LASAN Project Manager will be assigned to this Project including support staff; and
- Necessary electronic files, record drawings, etc. not found on City website shall be provided (if available); and
- Coordination and provision of timely LASAN reviews of draft and final documents.

#### **4. Term of Engagement and Cost Estimate**

The term of engagement is two (2) years from the issuance date of NTP. It is estimated that the cost ceiling for this TOS is approximately \$360,000.

#### **4. Solicitation Schedule** (Tentative)



- Issue Task Order Solicitation .....Date of Cover Letter.
- Receive Solicitation Responses.....As indicated in Cover Letter.
- Conduct Interviews if necessary.....5 weeks after issuance of TOS.
- Select and Negotiate.....7 weeks after issuance of TOS.
- Issue Task Work Order.....9 weeks after issuance of TOS.

**5. Solicitation Response Requirements**

Solicitation Responses shall not exceed twenty (20) pages, exclusive of cover, dividers and resumes. Solicitation Responses shall be submitted to the following Bureau’s staff via e-mail, no later than 2:00 pm of proposal due date indicated in cover letter:

- Nuna Tersibashian, [nuna.tersibashian@lacity.org](mailto:nuna.tersibashian@lacity.org).
- Colette Monell, [colette.monell@lacity.org](mailto:colette.monell@lacity.org)
- Thu-Van Ho, [san.oncall@lacity.org](mailto:san.oncall@lacity.org)

Solicitation Responses shall include:

- Summary and overview of personnel and relevant qualifying project experience demonstrating that the firm and project team can meet the requirements of the Scope of Work.
- Provide a proposed individual cost breakdown by task as well as unit rate costs as indicated in this TOS.
- Provide a breakdown of estimated time for the completion of each task.
- Proposed Billing Salary Rate Summary for the proposed project team with all respective direct and indirect costs, markups, expenses, overhead rates and profit (See Attachment A).
- MBE/WBE/SBE/EBE/DVBE/OBE subcontractors utilized and the percent utilization (See Attachment A).

Note: Department of Public Works only recognizes:

- MBE/WBE certifications certified by the City of LA – Bureau of Contract Administration (LABCA), LA County Metropolitan Transportation Authority (MTA), CalTrans, The Southern California Minority Supplier Development Council (SCMSDC), or Women's Business Enterprise National Council (WBENC)-WEST; and any member of California Unified Certification Program (CUCP); and
- SBE/EBE/DVBE certifications certified by LABCA or State of California – Department of General Services (CA-DGS)
- A firm can only be an MBE or WBE (not both)
- A firm with multiple certifications is acceptable (i.e., an MBE/SBE/EBE/DVBE firm will fulfill 4 of 6 required categories)
- Provide a copy of valid MBE/WBE/SBE/EBE/DVBE Certifications of MBE/WBE/SBE/EBE/DVBE subcontractors utilized.
- Statement pertaining to the candidate’s availability.

**6. Selection Criteria**

The selection team will evaluate the proposals with the following criteria:

- Capability and experience in providing the Scope of Services as demonstrated by the proposal.
- Expert knowledge and work experience associated with the understanding of the issues, options, and approaches related to site assessment and remediation redevelopment projects completed under the regulatory oversight of the DTSC.
- Knowledge and understanding of the Bureau's strategies and goals for the Brownfields Program.
- Experience and proven track record with local stakeholders.
- Familiarity and understanding of LASAN's goals, mission, and objectives.
- The value offered to the City considering cost in comparison to capabilities and experience of the candidates.
- Expert knowledge and experience in site assessment and remediation projects.
- Proven capability in public engagement and community outreach programs.
- Ability to effectively and rapidly meet on going needs for related stakeholder activities.

**7. Suggested MBE/WBE/SBE/EBE/DVBE/OBE Participation Levels**

The City has set anticipated participation levels (APLs) for sub-consultants as follows: 18% MBE, 4% WBE, 25% SBE, 8% EBE, and 3% DVBE. The City encourages the Primes to utilize these subconsultants wherever feasible, especially MBE/WBE subconsultants.

Note: Sub-consultants that are not listed on Schedule A in your contract cannot be added and/or utilized without the performance of the outreach and approval of the LASAN.

**8. Task Order Manager**

The City's On-Call Contract Manager is: Ali Poosti, Division Manager, Wastewater Engineering Services Division, (323) 342-6228.

The Task Manager for this designated TOS is: Nuna Tersibashian, Environmental Supervisor I, Solid Resources Citywide Recycling Division, (213) 485-3791

**9. Disclaimer**

The City may or may not decide to award any or part of this task order based on its sole convenience and shall not be responsible for any solicitation response costs.

ATTACHMENT A

**COST REIMBURSEMENT - BILLING SALARY RATE BASIS**

Firm Name	Status	Last Name	First Name	Position	Raw Rate (\$/hr)	Approved Overhead Rate	Profit	Billing Rate (\$/hr)	Effective Date	Note
Prime Firm	Prime									
Prime Firm	Prime									
Prime Firm	Prime									
Subcontracting Firm Name 1	MBE/SBE/EBE									
Subcontracting Firm Name 2	WBE/SBE/EBE									
Subcontracting Firm Name 3	MBE/SBE									
Subcontracting Firm Name 4	WBE/SBE									
Subcontracting Firm Name 4	SBE/EBE/DVBE									
Subcontracting Firm Name 5	SBE/EBE									
Subcontracting Firm Name 6	OBE									

SUMMARY			
Firm Name	Status	Fee	%Fee
Prime			
Subcontracting Firm Name 1	MBE/SBE/EBE		
Subcontracting Firm Name 2	WBE/SBE/EBE		
Subcontracting Firm Name 3	MBE/SBE		
Subcontracting Firm Name 4	WBE/SBE		
Subcontracting Firm Name 4	SBE/EBE/DVBE		
Subcontracting Firm Name 5	SBE/EBE		
Subcontracting Firm Name 6	OBE		
<b>Total Direct Labor Cost of the Prime</b>			
<b>Total Subcontract Expenses</b>			
<b>5% Administrative Fee (markup)</b>			
<b>Other Direct Costs (with no markup)</b>			
<b>Total Task Order Amount</b>			

**Total Subconsultant Participation**

Pledged	MBE	WBE	SBE	EBE	DVBE	OBE
<b>% of Total Task Order</b>	%	%	%	%	%	%
<b>\$ Amount</b>	\$	\$	\$	\$	\$	\$