

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-211

AUTHORIZING THE COUNTY EXECUTIVE TO SIGN A CONSULTANT SERVICES
AGREEMENT FOR ENVIRONMENTAL REMEDIAL INVESTIGATION PLANNING AND
IMPLEMENTATION AT SNOHOMISH COUNTY AIRPORT AT PAINE FIELD

WHEREAS, Snohomish County and Landau Associates, Inc. ("Landau") executed a Local Agency A&E Professional Services Negotiated Hourly Rate Consultant Agreement with Snohomish County Public Works On-Call Contract Agreement No. OCC19/1-7.8(AP); and

WHEREAS, Snohomish County Airport at Paine Field ("Paine Field") requests authority to utilize the Snohomish County Public Works On-Call Contract for environmental consulting services; and

WHEREAS, Tect Aerospace, former tenants, vacated the property and left an undetermined amount of contamination; and

WHEREAS, Paine Field desires to continue work on an environmental remedial investigation on the former lease area; and

WHEREAS, Paine Field was awarded a \$200,000 Integrated Planning Grant from the Department of Ecology to fund the work; and

WHEREAS, Paine Field has selected Landau from the Snohomish County Public Works On-Call list and negotiated scope and fee for this work not to exceed \$195,000;

NOW, THEREFORE, ON MOTION, the Snohomish County Council approves and authorizes the Snohomish County Executive to sign the Consultant Services Agreement with Landau in the form attached hereto not to exceed \$195,000.

PASSED this 25th day of May, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

Formal Task Assignment Document

2019 – 2022 SNOHOMISH COUNTY ON-CALL TASK ASSIGNMENT

Name of Project: TECT Aerospace Leasehold Remedial Investigation Support Services IPG Grant
Project Number: Airport
Discipline: Engineering Services
Task No.: TA #6 Completion Date: 12/31/2023

The COUNTY desires to authorize services pursuant to the AGREEMENT entered into with **Landau Associates, Inc.**, and executed on December 24, 2018, as amended by Supplement No. 1 on May 22, 2019, as amended by Supplement No. 2 on February 25, 2020, as amended by Supplement No. 3 on March 2, 2021, as amended by Supplement No. 4 on June 29, 2021, as amended by Supplement No. 5 on April 18, 2022, and identified as Agreement No. **OCC19/1-7.8(AP)**, On-Call Consultant Services for **Environmental Site Assessment**.

All provisions in the AGREEMENT remain in effect except as expressly modified by this TASK ASSIGNMENT, and are incorporated herein by reference.

ATTACHED TO THIS TASK ASSIGNMENT

- Scope of Work
- Cost Estimate with Total Hours to Perform Work
- Items unique to the project not included in the AGREEMENT and which are to be reimbursed at cost with no markup.

The **Total Amount Authorized** under this TASK ASSIGNMENT, inclusive of all fees and other costs is **\$195,000.00**. **No other payment shall be allowed unless a TASK ASSIGNMENT Supplement for changed Scope of Work has been signed and authorized before work is performed.**

All work under this TASK ASSIGNMENT shall be performed pursuant to the terms, conditions, specifications, and limitations contained in the AGREEMENT.

If you concur with this TASK ASSIGNMENT and agree to the items as stated above, please sign and date in the appropriate spaces below and return to the COUNTY for final action.

Consultant Signature

Approving Authority

April 26, 2022

Snohomish County Public Works
3000 Rockefeller Avenue, MS-607
Everett, WA 98201

Attn: Andrew Rardin, Airport Environmental Manager

Transmitted via email to: andrew.rardin@co.snohomish.wa.us

**Re: Proposed Scope of Services and Recommended Budget
Former TECT Aerospace Leasehold Remedial Investigation Support Services
Paine Field/Snohomish County Airport
Everett, Washington**

Dear Mr. Rardin:

Landau Associates, Inc. (Landau) is pleased to provide you with this proposed scope of services and recommended budget to continue supporting Paine Field/Snohomish County Airport (Airport) in conducting a Model Toxics Control Act remedial investigation/feasibility study (RI/FS) on Airport property formerly leased to TECT Aerospace and the former East Fuel Farm (Site). The Site is located in the southeastern portion of Sector 5 of the Airport. If authorized, the proposed services will be provided under Landau's 2019–2021 On-Call Engineering Services, Environmental Site Assessment and Geotechnical contract (No. OCC19/1-7.8[AP]) with Snohomish County (County).

The scope of services and budget presented in this letter were developed by Landau specifically to support the County in implementing RI activities at the Site under funding obtained via a Washington State Department of Ecology (Ecology) Integrated Planning Grant (IPG) that is in the process of being awarded to the County.

Background

The Site includes existing Buildings C-19, C-20, C-21, C-22, C-23, as well as the former Building C-27 and C-29 and East Fuel Farm areas. Two phases of the RI, Phase I and Phase II, were previously conducted by Landau in 2018 and 2019. The results of these first two phases of the RI are documented in the Interim Remedial Investigation Data Report, TECT Aerospace Leasehold (Data Report), dated December 31, 2019 (Landau 2019). The Data Report identified several data gaps remaining at the conclusion of the Phase II RI, but RI activities were temporarily postponed until June 2021. At that time, the Airport was able to proceed with investigating a portion of the RI data gaps with grant funding obtained from Ecology through an Inter-Agency Agreement. The results of the investigation were reported in a Site Investigation Report: Building C-19 Indoor Air Evaluation and Monitoring Well Installation, dated December 15, 2021 (Landau 2021b). The Airport would like to continue RI activities and has secured a \$200,000 IPG from Ecology to further address the identified RI

data gaps. The Airport has asked Landau to plan this next phase of RI activities; this letter presents the scope and budget proposed to complete the next phase of RI activities.

Proposed Scope of Services

The scope of services identified in this proposal letter is included as one project without individual tasks, and will incorporate the following elements:

- Project Planning and Work Plan Preparation
- Work Plan Implementation
- Data Management and Reporting.

Landau's proposed scope of services is detailed below.

Project Planning and Work Plan Preparation

Landau will coordinate with Ecology and the County as necessary to obtain authorization to proceed with implementation of project activities including preparing a work plan to document the scope of RI activities to be included under the IPG. The work plan, which will address some of the data gaps identified in the Data Report, will be in the form of a brief technical memorandum and will reference existing Site plans, including the 2018 RI/FS Work Plan (Landau 2018) and subsequent 2021 Addendum 2 (Landau 2021a). A draft version of the work plan will be submitted to Ecology for review after receipt of Airport comments and a final version of the work plan will be prepared that incorporates revisions based on Ecology comments.

Work Plan Implementation

It is anticipated that implementing the field and analytical portions of the work plan will take approximately 2 months to complete. Depending on subcontractor availability and scheduling, the field activities could span a 5-week time frame, and an additional 3 weeks will be required for analytical data to be reported to Landau. Most of the field activities described below will require up to two Landau field personnel and coordination with multiple Site tenants and subcontractors.

The general scope and flow of the proposed RI activities are as follows:

- Provide Airport and Airport tenants with a proposed schedule notification to reduce the potential for RI field work conflicting with tenant and Airport operations. It is assumed that the Airport will coordinate and document access agreements for tenants (if needed), and Landau will coordinate Site activity schedules with tenants to provide notifications so as not to interfere with tenant operations.
- Conduct utility locating, including marking proposed drilling locations and notifying public utilities in the area, and working with a private utility locating subcontractor to identify conductible and non-conductible utilities near each drilling location and identifying rebar in concrete to prepare for concrete coring. Utility locating activities are expected to take up to a week to complete.

- Drill and sample soil and groundwater at up to 12 temporary shallow borings across the Site, install one shallow monitoring well and drill and sample two deep aquifer borings in the former Building C-27/fuel farm area; the deep aquifer borings will be completed as monitoring wells. Landau will coordinate with a drilling subcontractor and drilling activities are expected to take up to 3 weeks to complete. The actual number of shallow soil borings completed will depend on conditions encountered in the field during drilling including the required drilling depth needed to vertically delineate contamination.
- Develop the new shallow well and deep aquifer monitoring wells immediately after installation. Up to 2 days have been budgeted for Landau to complete well development.
- Sample groundwater at the three new wells (two deep aquifer and one shallow) to determine baseline concentrations of contaminants and evaluate the need for additional wells to delineate the nature and extent of groundwater contamination at the Site.
- Coordinate with Airport land surveying contractor to survey new monitoring wells for location and elevation data. This survey may be conducted during the same mobilization as the groundwater elevation survey mentioned below and is expected to take 1 day to complete.
- Conduct one groundwater elevation survey event of all nine existing/planned deep aquifer monitoring wells and 15 existing/planned shallow monitoring wells. In addition to the nine deep aquifer Site monitoring wells, groundwater elevations will be measured at six off-Site deep aquifer wells located on an adjacent parcel currently leased by The Boeing Company (Boeing). Additional coordination with Boeing will be necessary to complete the surveys.

Data Management and Reporting

Landau will prepare a draft and final report presenting the investigation results. The report will be in technical memorandum format and will include updated Site data tables and figures, and a summary of findings and data gaps remaining after evaluating the results. The draft version of the report will be submitted to Ecology for review after receipt of Airport comments and a final version will be prepared that incorporates revisions based on Ecology comments. Both draft and final reports will be provided in electronic format (Microsoft Word and/or Adobe PDF).

Landau will conduct additional data management, as required, to prepare and submit the investigation data to Ecology's Environmental Information Management system in the appropriate format required for submittal.

Recommended Budget and Authorization

Landau's recommended budget for completion of this scope of services is \$195,000 as presented in Table 1 (attached) and summarized below.

Project Element	Estimated Subcontractor & Vendor Costs	Recommended Budget
Project Planning and Work Plan Preparation	\$0	\$14,000
Work Plan Implementation	\$104,500	\$160,000
Data Management and Reporting	\$0	\$21,000
Total		\$195,000

The above-described services will be provided on a time-and-expenses basis in accordance with the terms and conditions of Landau’s 2019–2021 On-Call Engineering Services, Environmental Site Assessment and Geotechnical contract (OCC19/1-7.8[AP]) with the County. Landau is prepared to start immediately upon your review of this proposal and receipt of written authorization to proceed. To authorize our services, please provide Landau with the contract-required authorization.

Project Team

The project team will be led by Jerry Ninteman, PE, as project manager; Jennifer Wynkoop as quality reviewer and senior technical advisor; and Ken Reid and Stephanie Renando as RI task and field manager, respectively. Other Landau personnel, primarily from the Seattle office, will provide field and office support, as needed.

* * * * *

Thank you for the opportunity to provide you with this proposal. If you have any questions or comments regarding any part of this proposal, please do not hesitate to contact the undersigned.

LANDAU ASSOCIATES, INC.



Stephanie A. Renando
Senior Project Scientist



Jerry R. Ninteman, PE
Project Manager

SAR/JRN/ccy
2022-0035

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References

Landau. 2018. Remedial Investigation/Feasibility Study Work Plan, Paine Field TECT Aerospace Leasehold, Everett, Washington. Landau Associates, Inc. September 19.

Landau. 2019. Interim Remedial Investigation Data Report, TECT Aerospace Leasehold, Snohomish County Airport/Paine Field, Everett, Washington. Landau Associates, Inc. December 31.

Landau. 2021a. Technical Memorandum: Addendum No. 2 - Phase III Remedial Investigation/Feasibility Study Work Plan, Former TECT Aerospace Leasehold Area, Cleanup Site ID: 12071; Facility/Site ID: 17392, Snohomish County Airport/Paine Field, Everett, Washington. Landau Associates, Inc. November 9.

Landau. 2021b. Site Investigation Report, Building C-19 Indoor Air Evaluation and Monitoring Well Installation, Former TECT Aerospace Leasehold Area, Snohomish County Airport, Everett, Washington. Landau Associates, Inc. December 15.

Attachment

Table 1: Fee Determination Summary Sheet

Table 1
Fee Determination Summary Sheet
Remedial Investigation/Feasibility Study
TECT Aerospace Lease Area
Everett, Washington

Snohomish County On-Call
Agreement No. OCC19/1-7.8(AP)

Paine Field TECT Aerospace Site Phase III Remedial Investigation
Project Planning and Work Plan Prep

Classification (a)	Hours	x	Rate (b)	=	Cost
Senior Principal	6		260.00 ✓	\$	1,560.00 ✓
Principal	1		260.00 ✓	\$	260.00 ✓
Senior Associate	0		225.00	\$	-
Associate	3		170.93 ✓	\$	512.79 ✓
Senior	0		167.85	\$	-
Senior Project	65		144.53 ✓	\$	9,394.45 ✓
Project	0		110.05	\$	-
Senior Staff/CAD Designer	0		138.40	\$	-
Staff/Senior Technician II	0		100.71	\$	-
Data Specialist	2		117.40 ✓	\$	234.80 ✓
Assistant/Technician	0		69.89	\$	-
Project Coordinator	8		117.49 ✓	\$	939.92 ✓
CAD/GIS Technician	10		118.00 ✓	\$	1,180.00 ✓
Support Staff	0		78.58	\$	-
TOTAL LABOR	95			\$	14,081.96 ✓

Subtotal 1

\$

14,082

Work Plan Implementation

Classification (a)	Hours	x	Rate (b)	=	Cost
Senior Principal	0		260.00	\$	-
Principal	2		260.00 ✓	\$	520.00 ✓
Senior Associate	0		225.00	\$	-
Associate	4		170.93 ✓	\$	683.72 ✓
Senior	0		167.85	\$	-
Senior Project	45		144.53 ✓	\$	6,503.85 ✓
Project	190		110.05 ✓	\$	20,909.50 ✓
Senior Staff/CAD Designer	0		138.40	\$	-
Staff/Senior Technician II	132		100.71 ✓	\$	13,293.72 ✓
Data Specialist	0		117.40	\$	-
CAD/GIS Technician	6		118.00 ✓	\$	708.00 ✓
Assistant/Technician	37		69.89 ✓	\$	2,585.93 ✓
Project Coordinator	6		117.49 ✓	\$	704.94 ✓
Support Staff	0		78.58	\$	-
TOTAL LABOR	422			\$	45,909.66 ✓

REIMBURSABLES (c):

		Rate =	
In-House Equipment and Supplies	1	7,327	\$7,327 ✓

TOTAL REIMBURSABLES **\$ 7,326.50**

VENDORS:

	Unit	x	Rate =	
Private Utility Locate	1		4,199	\$ 4,199.00
Equipment Rental	1		2,131	\$ 2,131.00
Driller	1		86,780	\$ 86,780.43
Analytical Laboratory	1		13,600	\$ 13,600.00
TOTAL VENDORS				\$ 106,710.43 ✓

Subtotal 2

\$

159,947

Table 1
Fee Determination Summary Sheet
Remedial Investigation/Feasibility Study
TECT Aerospace Lease Area
Everett, Washington

Data Reporting

Classification (a)	Hours	x	Rate (b)	=	Cost
Senior Principal	0		260.00	\$	-
Principal	1		260.00 ✓	\$	260.00 ✓
Senior Associate	0		225.00	\$	-
Associate	5		170.93 ✓	\$	854.65 ✓
Senior	0		167.85	\$	-
Senior Project	83		144.53 ✓	\$	11,995.99 ✓
Project	20		110.05 ✓	\$	2,201.00 ✓
Senior Staff/CAD Designer	0		138.40	\$	-
Staff/Senior Technician II	6		100.71 ✓	\$	604.26 ✓
Data Specialist	12		117.40 ✓	\$	1,408.80 ✓
CAD/GIS Technician	14		118.00 ✓	\$	1,652.00 ✓
Assistant/Technician	5		69.89 ✓	\$	349.45 ✓
Project Coordinator	14		117.49 ✓	\$	1,644.86 ✓
Support Staff	0		78.58	\$	-
TOTAL LABOR	160			\$	20,971.01 ✓
Subtotal 3				\$	20,971

TOTAL**\$ 195,000 ✓****Notes:**

- (a) Classifications shown are general, the actual invoice will show our employee's specific discipline (e.g., Senior Associate Engineer, Senior Geologist, Senior Staff Scientist).
- (b) Labor rates are based on maximum hourly rates contained in Exhibit D of Supplement No. 5 to Agreement No. OCC19/1-7.8(AP). Actual rates invoiced to the County will be based on actual direct salary rates for project personnel executing the work and the allowed ICR and profit as shown in Exhibit D, subject to the maximum hourly rates allowed for each position classification shown in Exhibit D.
- (c) Reimbursable rates are based on Landau Associates Equipment and Supplies Rate Schedule provided in a letter to Snohomish County on December 20, 2018.
Mileage rate based on current IRS rate and subject to change as new rates are published by the IRS.

