



**Request for Proposals**  
**Design Services for a Replacement Well at Hipkins Well Site**  
**8704 Hipkins Rd SW Lakewood, WA 98498**

**Proposals are Due on Thursday, February 8, 2024**

The Lakewood Water District (District) is seeking proposals from consultants to provide design and permitting assistance services for the addition of a new groundwater supply well to replace the District's existing Hipkins I-3 Well. The existing I-3 Well is approximately 277 feet deep and provides water from the C-Level aquifer. The I-3 Well has detections of PFAS in excess of the State Action Level and has been out of service since 2022. The replacement I-3R Well will be at the same site as the existing I-2, I-3, and I-4 Wells. **The site address is 8711 Hipkins Road, Lakewood, WA.** The replacement I-3R Well will be completed in the deeper E-level or G-level aquifer depending on the preliminary investigative work and field-testing results. The selected design team will be assisted by the District's hydrogeologist to investigate, design and permitting of the well drilling, design and permitting for the well building and equipment, and support during bidding and construction as required. Depending on the quality of the water, treatment systems may be required. Some groundwater wells in the District that pump water from the E- and G-level aquifers utilize ATEC filtration systems to remove iron and manganese.

This project is funded through a Drinking Water State Revolving Fund Loan. The budget amount for this project is \$4,064,800.

**Project Background**

In June of 2022, the United States Environmental Protection Agency (EPA) published a proposed Maximum Contaminant Level (MCL) levels for six PFAS compounds, perfluorooctane sulfonate (PFOS) - 4 ppt and perfluorooctanoic acid (PFOA) - 4 ppt. EPA's proposed rule includes the use of a hazard index to consider the combination of four contaminants are Perfluorononanoic acid (PFNA), Perfluorohexanesulfonic acid (PFHxS), Perfluorobutanesulfonic acid (PFBS) and GenX. This project will treat the wells to filter PFAS from the drinking water to levels the meet the proposed EPA MCLs.

Per-and polyfluoroalkyl substances (PFAS) are a group of man-made toxic chemicals that include PFOA, PFOS, PFNA, PFHxS, PFBS, and GenX and many other chemicals. These chemicals are not found naturally in the environment. PFOA and PFOS have been the most extensively produced and studied of these chemicals. There is evidence that exposure to PFAS over time may lead to adverse human health effects.

In 2017, Joint Base Lewis McCord (JBLM) sent out a press release notifying the District that high levels of PFAS were found in 5 of the military base's wells as concentration levels were in excess of the EPA's health advisory level of 70 PPT during the UCMR3 monitoring. After sampling of water produced from District wells close to JBLM it was found that PFAS was detected well below the EPA health advisory level of 70 ppt. As a result, the District implemented ongoing monitoring of its shallow aquifers – the A-level and C-level aquifers. PFAS levels detected at the Hipkins site were above the EPA health advisory level 70 ppt, and above the State Dept. of Health State Action Levels (SALs). Once the EPA health advisory level were above I-3 Well was taken offline in accordance with District Board Policy.

**Site information**

The District owns the parcel where the I-3 Well is located, within the City of Lakewood. The site also contains I-2 and I-4 wells. Figure 1 shows a general site layout and property lines for the parcel. Both wells are offline due to PFAS levels, but the tank remains in service to the District's 404 pressure zone. Historically all three wells did not require treatment, only chlorination.

### **Well I-3**

Constructed: July 1970

Aquifer: Aquifer C

Size: 20-inch casing

Screened zone: 219 to 266 feet bgs

Pump: Submersible with Soft Start

5-year average SWL 82.0 feet bgs

5-year average PWL 160.4 feet bgs

See the additional attached historical information on the construction of I-3.

### **Project Schedule**

The District is looking to expedite the design schedule because of the possible effect of the proposed rule on PFAS levels from the EPA. The District may use the selected consultant for construction management services in conjunction with District staff depending on need and availability.

The anticipated project milestones are:

Proposals for Professional Services Due	February 15, 2024,
Internal Review and Selection	February 29, 2024,
Approve Consultant's Contract	March 7, 2024,
Begin Design	March 11, 2024,
Well Drilling	June 2024 – February 2025
Facility Design and Permitting	August 2024 – May 2025
Facility Construction	June 2025 – April 2026
Substantial Completion	April 2026

The District will expedite the internal review, contract negotiations, and contract approval at its discretion based upon staff capacity, number of proposals received, and efficiency of contract negotiations.

### **Scope of Services**

The Consultant shall:

- Attending a pre-design meeting to confirm design scope.
- Perform site assessment to determine the location of the new well and equipment required to put the finished well into service.
- Prepare site surveys as needed for the proposed design, permitting and construction.
- Perform soils investigations.
- Prepare SEPA documents for the proposed project.
- Environmental Review (DWSRF requirement)
- Historical review/cultural review (DWSRF requirement)
- Prepare the complete plans, specifications, and contract documents (using the District's standard contract documents) for the drilling and testing of the replacement well.
- Prepare the complete plans, specifications, and contract documents (using the District's standard contract documents) for the construction of improvements required to put the new well into service including new piping, mechanical, electrical controls as necessary, all necessary storm water facilities, and landscaping as required by the permitting authority.
- If necessary, prepare separate specifications and bid documents for any equipment that may need to be pre-purchased.

- If necessary, selection and design of water treatment equipment for the replacement well.
- Attending monthly status meetings with the District during the design to seek input from the District.
- Submit 30, 60 and 90 percent design drafts as well as a final draft for District approval.
- Prepare a Design Report for submittal and approval from the Department of Health.
- Obtain permits through the City of Lakewood.
- Obtain construction document approval from the Department of Health.
- Obtain well construction permits from the Tacoma Pierce County Health Department.
- Prepare estimates of construction costs as part of the 60%, 90%, and final design submittal.
- Include scope and costs for construction management services with staff interaction.

**Proposal Requirement**

Proposals shall include the following information:

Project Approach	Describe each task and project team member(s) responsible for task; identify issues to be resolved
Project Schedule	For design phase and construction management. This project will be funded through a DWSRF loan.
Project Team	Each team member's role and directly relevant experience, organization chart.
Relevant Project Experience and References	Similar projects completed within the last five years (including role of proposed team members, estimated and actual construction cost, amount of change orders, and client contact and phone number for each project).
Insurance	Statement that consultant and sub-consultants, if any, currently have the required levels of insurance (attached)

The proposals shall be limited to twelve 8-1/2 x 11 single-sided pages, including cover letter but excluding resumes, plus a maximum of three 11 x 17 pages to show past design work.

For information or questions about the project, contact the District’s Project Manager listed below. Submit your proposal via email in electronic format **before 4:30 pm, Thursday, February 15, 2024 to:** Randy Black, Consulting Manager [rblack@lakewoodwater.org](mailto:rblack@lakewoodwater.org) Office Phone: (253) 588-4423.

**Consultant Selection and Evaluation Process**

District staff will evaluate the consultants' proposals based on the following criteria:

1. Project approach and resolution of issues	30%
2. Project <u>personnel's</u> directly relevant experience on projects with similar issues (schedule, permits, noise, aesthetics, deep well drilling, groundwater treatment, etc.)	30%
3. Available staff to meet the project schedule.	20%
4. Record of performance (based on information from references regarding meeting budgets and schedules, completeness of design, documents, record of change orders, etc.)	20%

All firms submitting proposals will be notified in writing by **February 29, 2024**, as to their status in the selection process. District staff will work with the most qualified consultant to prepare an Agreement for Consulting Services, including a Scope of Work and estimated budget for the Project. The General Manager will approve the recommended consultant and Agreement. Approval of the selected consultant will be made by internal members of staff.

Attached is a copy of the District's standard Architecture and Engineering agreement for Consulting Services, including the necessary insurance requirements, which will be used with the selected firm. If the District and the selected firm are unable to agree on the terms and conditions of the Agreement, the District will terminate negotiations and the next best qualified firm will be contacted for contract negotiation.

The District may waive any informalities or irregularities in the proposal and reserves the right to accept, reject, or negotiate any or all proposals, including the right to award the contract in whole or in part if it is deemed in the District's best interests. The District shall not be liable for any cost incurred by consultants in responding to this RFP.

Attachments are well site layout, additional construction information for well I-3, District's standard Architecture and Engineering agreement and DWSRF loan requirements.

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Daily Journal of Commerce

January 25, 2024 &  
February 1, 2024

Tacoma News Tribune

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Lakewood Water District Website  
[www.lakewoodwater.org](http://www.lakewoodwater.org)

January 25, 2024 thru  
February 15, 2024