

ADDENDUM NUMBER THREE
OPERATIONAL LEASE AGREEMENT FOR CITY LANDFILL
CONTRACT NO. E-19-008-101

CITY OF CHATTANOOGA, TENNESSEE

The following changes shall be made to the Contract Documents, Specifications, and Drawings:

I. QUESTIONS AND ANSWERS

Specifically we are interested in submitting our proposal regarding the Operational Lease Agreement For the City Landfill, Contract Number: E-19-008-101. I visited your office today to ask questions regarding the RFP process and rules regarding contact outside of the designated Purchasing Department representative as referenced in the "No Contact/No Advocacy Affidavit" included in the RFP documentation. (*Opening Statement*).

Q1. It has come to our attention an on-site meeting at the Birchwood Landfill was conducted on November 20th even though the RFP specifically said in item 2.4 "No Pre-RFQ Conference is scheduled". This meeting was requested by a potential bidder and the information was not sent out to any other potential respondents. There was only a posting on the City web site of an Addendum dated on November 18th.

A1. In compliance with the terms of the "No Contact/No Advocacy Affidavit" a potential respondent submitted a request through the required channels of the Purchasing Dept. to Debbie Talley on November 15, requesting "to visit both the City Landfill and the Summit Landfill the morning of 11/20." Upon evaluating the request, City staff determined it to be a valid request and responded with Addendum No. 1 on November 18, posted to the City's website, according to City standard practice for Request for Proposal (RFP) where the City does not know the identity of all potential respondents as no Bidders List has been established through the purchase of the documents as occurs with formal contract bids.

Q2. To my knowledge there was no purchasing representation but engineering and/or operations personnel representing the City. I believe this has placed all other potential respondents at a considerable disadvantage as we have complied with the stated requirements of non-contact.

A2.1. Purchasing was aware of the scheduled meeting per Addendum No. 1. However, due to prior commitments a Purchasing representative was unable to attend the meeting. At times the volume of meetings render it impossible for a Purchasing representative to be at each meeting. Keeping in compliance with standard operating procedures, the meeting continued as scheduled with the collection of signatures of all attendees on the sign-in sheet. Per Addendum No. 2

released on November 22, a reference to the Attendance Sheet is mentioned, however the attachment was not released with the Addendum No. 2 on the website. This issue is addressed as part of Addendum No. 3 and is attached.

A2.2. The site visit did not serve as a Pre-Proposal meeting. No additional information was distributed at the visit, and even though attendees asked questions those in attendance were told that they would have to submit their request through the proper channels to have questions answered.

A2.3. The City believes this site visit has not placed any other potential respondents at any disadvantage. All potential bidders were notified in the original RFP under Section 2.5 Facility Visit – “A site visit is not currently planned. The facility is open Monday-Friday, 7:00 am – 5:00 pm for those who would like to visit prior to the RFQ submission.” Once a visit was scheduled, Addendum No. 1 was released notifying all potential respondents.

Q3. At this time I am respectfully requesting the RFP process be postponed to allow all participants the same opportunity to attend a Purchasing led meeting to ask pertinent question and share in the same information currently in the hands of another potential respondents.

A3. Please see responses in A2.1., A2.2., and A2.3. as to the claim of additional information in the hands of other potential respondents.

Q4. On Monday, November 25 at 4:32 pm, a substantial list for additional information to be provided by the City, along with additional questions, was submitted to Purchasing, see attached.

A4. Even though this request was after the stated cutoff date and time in the RFP, “Monday November 25 at 12:00 EDT,” currently the City staff is evaluating the requested information to determine which information will be provided and the potential time frame to collect information and answer questions. This information will be released in a forthcoming Addendum.

II. Revised Submission Date

- 1. Due to question 4 and the potential response time, the submission of Proposals date has been extended until 4:00 p.m. EDT, on Friday, January 24, 2020.**

III. Revised Section 2.5 FACILITY VISIT

- 1. A site visit was held on November 20. The facility is open Monday-Friday, 7:00 am – 5 pm for those who would like to visit prior to the revised RFQ submission date, shall contact Purchasing to schedule a site visit, up to the cutoff date of Monday, January 13, 2020.**

IV. Revised Section 2.6 ADDITIONAL REQUESTS FOR INFORMATION

1. Any additional requests for information must be directed in writing to the City by 12:00 p.m. EDT, **on Tuesday, January 14, 2020**. The requests will be addressed to the fullest extent possible by the City in writing and sent to each responder to the RFQ by **end of day on Monday, January 20, 2020**. After that time no further requests for information will be received or responded to.

December 4, 2019

/s/Justin Holland, Administrator
City of Chattanooga
Department of Public Works

11/20/19

10:00 am

PRE-CONSTRUCTION MEETING FOR E-19-008-101 LANDFILL OPERATIONS

[illegible]

City of Chattanooga Landfill – Request for Information

Contract No: E-19-008-101

1. All landfill permits (Solid Waste Operating Permit, NPDES Permit, Title V Permit, Air Quality Permit, Waste Water Treatment Permit, Wetland Mitigation, Permit, License, etc...)
2. Past three years of reports completed as required by the landfill permits listed above including but not limited to groundwater monitoring, methane monitoring, stormwater monitoring, leachate monitoring and Title V reports, NSPS/Tier 2 Reports, Waste Disposal reports to State Regulators, etc.
3. All unresolved and three-year history of resolved notices of violations, consent orders or findings, and orders
4. Current set of Permit Drawings – Find stamped approved copy. Has any modification been made to drawings?
5. Current annual report to state regulatory agency
6. Remaining volumes (constructed and permitted) and density reports
7. Amount of verified permitted air space
8. Soil balance reports or documents
9. Copy of Operations Plan or Manual
10. Closure plan including engineer estimate of closure and post-closure costs
11. Copy of current engineering contract and charges for services rendered
12. Past 12 month of inspections
13. Tonnage breakdown by generator
14. List of landfill employees by position, compensation and benefits
15. Tonnage records for the past three years
16. List of landfill equipment, hours and depreciation schedules
17. Copy of all landfill equipment leases
18. Copy of any maintenance contracts for landfill equipment
19. Contract for leachate disposal with local POTW
20. Three-year history of leachate quantities by month
21. Confirm leachate pump-and-haul or force main
22. Copy of disposal agreements with local haulers
23. Current tipping fee
24. Cost of construction by phase (Historic)
25. County indebtedness related to landfill (bond, general fund loan, etc.)
26. Three-year history of landfill operating budgets
27. Tax map indicating property owned by the county, permitted and non-permitted
28. Any land option agreements related to the landfill
29. Greenhouse Gas Plans
30. Greenhouse Gas Reports
31. Hydrogeologic /Site Suitability Reports for solid waste permitting
32. Stormwater Pollution Prevention Plan & Spill Prevention Control Plan

33. Cell/Phase/Module Certification Reports
34. Special Waste Approvals
35. Title V Permit Application
36. Asbestos Disposal Records
37. Financial Assurance
38. Groundwater Sampling Plan

Will the contractor be disqualified if they do not accept each of the following: (Item numbers referenced from Exhibit "B" Itemized Proposal)

3. Payment of Debt Service on City Landfill
4. Construction of Remaining Phases of City Landfill
5. Closure of City Landfill (Area 3)
6. Ongoing Post-Closure Care of City Landfill (Area 2)
 - j. Quarterly methane monitoring
 - k. Semi-annual groundwater monitoring
 - l. Annual surface water monitoring
 - m. Ongoing maint. of leachate collection system
 - n. Ongoing O&M of landfill gas collection system
 - o. Collection & disposal of leachate & condensate
 - p. Monthly inspection/repair of final cover system
 - q. Mowing 5 times per year
 - r. Monthly inspect/clean drainage structures
7. Ongoing Post-Closure Care of Summit Landfill
 - a. Quarterly methane monitoring
 - b. Quarterly groundwater monitoring
 - c. Annual surface water monitoring
 - d. Ongoing maint. of leachate collection system
 - e. Ongoing O&M of landfill gas collection system
 - f. Collect & dispose of leachate & condensate
 - g. Maintain all environmental compliance permits
 - h. Monthly inspection/repair of final cover system
 - i. Mowing 5 times per year
 - j. Monthly inspect/clean of drainage structures
8. Future Post-Closure Care of City Landfill (Area 3)
 - k. All required quarterly methane monitoring
 - l. Semi-annual groundwater monitoring
 - m. Annual surface water monitoring
 - n. Ongoing maint. of leachate collection system
 - o. Ongoing O&M of landfill gas collection system
 - p. Collect & dispose of leachate & condensate
 - q. Maintain all environmental compliance permits

- r. Monthly inspect/repair of final cover system
 - s. Mowing 5 times per year
 - t. Monthly inspect/clean of drainage structures
9. MSW Disposal
 10. Operator Shall Provide all Equipment
 11. Owner Retains Landfill Gas Rights
 12. Access for Birchwood II