

REQUEST FOR PROPOSAL

To serve as Environmental Consultant for the

STATE ENVIRONMENTAL IMPROVEMENT AND ENERGY RESOURCES AUTHORITY (EIERA)

July 15, 2025

IMPORTANT DATES

On-Site Meeting for Site Evaluation and Viewing	August 15, 2025
Due Date for Questions/Clarifications:	August 29, 2025
Due Date for Proposals:	September 26, 2025
Tentative Selection Date:	October 26, 2025





INTRODUCTION

The State Environmental Improvement and Energy Resources Authority (EI ERA), a governmental instrumentality of the State of Missouri that is administratively assigned to the Missouri Department of Natural Resources, is soliciting proposals for professional services from qualified contractors for the oversight and installation of 12 landfill gas monitoring probes at the Woods Chapel and Jackson County Sanitary Landfills in Jackson County, Missouri. The successful bidder must be a qualified environmental engineering firm with expertise in landfill design and operations, including the design, installation, and operation of landfill gas monitoring probes.

The Woods Chapel Sanitary Landfill and Jackson County Sanitary Landfill are closed, contiguous landfills located in Independence, Missouri. During the mid-to-late 2000s, the landfills were redeveloped into a golf course, the Links at Stone Canyon, with a water feature and residential lots on the south and east sides of the landfills' permitted areas. During site planning and development, methane gas was discovered. The Missouri Department of Natural Resources' Waste Management Program (WMP) required the developer to install gas monitoring probes on the property to detect any methane gas migrating off-site toward adjacent properties and to integrate landfill monitoring, maintenance and care into the development and operation of the golf course.

Over the course of several years, the developer failed to address environmental and public health concerns during site development and continued to violate the Missouri Solid Waste Management Law and regulations. The developer/golf course operator ultimately abandoned the site without paying property taxes, left behind many unpaid bills and did not complete many required corrective actions, including the installation of a gas monitoring system. Ultimately, the Jackson County Land Trust (Land Trust) took over ownership of the property and management of the golf course and landfills. The WMP is currently working with the Land Trust and the lessor of the property, Dreams and Designs (D&D) Building, who operates the golf course, performs basic landfill maintenance, and conducts gas monitoring.

The project location is south of the clubhouse on the east side of the Stone Canyon Golf Club at 22415 East 39th Street, Independence, Missouri. Probe installation will be in a wooded area that slopes down to the west, toward the golf course. There are small, shallow surface drainages that also meander south or west through the woods; the monitoring probe locations were chosen to be away from these drainages to facilitate drill rig access and probe installation.

Probe locations are approximately 25 feet west of the property boundary between the golf course and the two schools and marked on-site by wooden stakes painted orange. A map of the site and approximate locations for the probes are attached to this document as Appendix A.

The twelve gas monitoring probes will be installed at three designated locations with four probes at each location. These types of grouped probes are known as “nested probes”. The two northernmost probe locations will be accessed through the golf course property, and the southernmost probe location will be accessed through the parking lot of the adjacent middle school. Prior to the installation date, staff from the golf course will clear trees and brush for a twenty-five feet- (25’-) ingress and egress route to and from the probe and also clear a 25-foot area around each probe location to provide sufficient maneuvering room for the drill rig. The planned ingress and egress routes and areas around each probe location will be viewed during the pre-bid meeting so that questions or concerns about drill rig access may be discussed.

Each proposal must provide design and construction related costs for installing 12 landfill gas monitoring probes per the specifications provided in the Scope of Services. In addition, the proposal must include the costs for preparing boring logs for each monitoring probe and costs to survey the probe locations for both location and elevation using the existing landfill benchmarks so that the survey data is compatible with the Missouri State Plane coordinate system. The probes will be nested to target specific geologic formations to detect any landfill gas that is present in these subsurface layers. If methane is detected in the probes, this will guide the program’s corrective actions to mitigate any potential migration off-site toward the schools on the elementary and middle schools on the adjacent property.

On August 15, 2025, the WMP and the EIARA shall conduct a pre-bid meeting to acquaint the offerors with the site, a month prior to the proposal’s required submittal date. The meeting will start at noon, and the location of the meeting is the Stone Canyon Golf Club Clubhouse at 22415 East 39th Street, Blue Springs, MO 64015. The meeting will include an open discussion of the project, a tour of the probe locations and routes for ingress and egress to each proposed probe location, and a questions and answer period to further discuss the project.

OBJECTIVES

The selected environmental consulting firm will be responsible for work as described in the Scope of Services below to meet the following objectives:

- 1) Install 12 gas monitoring probes along the east side of the Stone Canyon Golf Club to detect any potential landfill gas migration that is occurring in this portion of the Woods Chapel and Jackson County Sanitary Landfills. The gas monitoring probes will be installed at three designated locations as nested probes.
- 2) Construct and install gas monitoring probes per the project scope of services to ensure all geologic pathways are capable of being monitored for the presence of methane gas and probes are secured to protect their integrity. The probes will be installed according to Missouri Well Construction Rules, 10 CSR 23.
- 3) Ensure all ingress and egress routes to gas monitoring probe locations and the construction of probes are completed with minimal impact to the golf course and adjacent school properties.
- 4) After the probes are installed and completed, survey the location of the probes and prepare and submit a construction quality assurance report of installation to the WMP that includes boring logs and as-built drawings for each probe.

SCOPE OF SERVICES

The selected environmental consulting firm will provide all tools, equipment, testing instruments, safety equipment, and labor necessary to perform the tasks described in this proposal. The environmental consulting firm shall timely and closely coordinate with the WMP to schedule dates for ingress and egress and access to the properties to complete the tasks described below.

Task 1 – Site Safety Plan

The environmental consulting firm shall prepare a site safety plan and share it with the well driller, golf course staff, and WMP staff no less than thirty (30) days prior to the drill date.

Task 2 – Gas Monitoring Probe Installation

The environmental consulting firm will provide a professional engineer licensed in Missouri to oversee the hiring and performance of a Missouri-licensed drilling subcontractor to install and construct 12 nested gas monitoring probes. The licensed driller should have experience in installing landfill gas monitoring probes in accordance with 10 CSR 80-3.010, Missouri Department of Natural Resources' Technical Guidance Document, "Design and Construction of Landfill Gas Monitoring Wells", and the Missouri Well Construction Rules, 10 CSR 23. Before mobilizing to the site, the consulting firm will contact the Missouri One Call System (Missouri 811) to locate and mark subsurface utilities in this area.

The driller will navigate the drill rig to the marked monitoring probe locations and attempt to advance the borings at the locations displayed on the map provided in Appendix B to the depths listed in this scope of services. The driller will employ a drill rig with the capability to advance the borings through any unconsolidated material and bedrock to the termination depths. The drill rig must be able to maneuver along ingress and egress routes at the edge of the golf course and the running track at Paul Kinder Middle School with minimal or no damage along the ingress and egress routes and deploy pads/mats as needed along the route to protect the ground surface or infrastructure en route to and from the drill locations, as well as maneuver and drill in wooded areas where probe locations have been cleared to approximately 25 feet in diameter around the planned drill location. The drill rig must also be able to drill down approximately 100 feet to install probes to the (deepest) base elevation of the landfills (780 amsl). An aerial map with approximate ingress and egress routes to the probe locations is provided on a site map provided in Appendix B.

Each set of four monitoring probes will be constructed with two probes in each of two bore holes at three designated locations (see site map in Appendix B). Two boreholes shall be drilled as close as possible to the three probe locations listed in Table 1, with a prescribed distance between the two boreholes drilled at each location.

The environmental consulting firm will provide either a professional engineer or registered geologist to observe the drill rig at the site, log the probe installation data, and supervise field activities. The borings must be advanced to the required depths based on the surface elevations at each boring location and the Gas Monitoring Probe Drilling Schedule (see Table 2). During drilling, continuous drill cores should be retrieved for examination by staff from the

department's Missouri Geologic Survey to inspect. The environmental consulting firm must note in the logs if any drilling interval is interrupted and a continuous core is not retrieved. Depth to water and water level measurements must also be taken and documented in the well/boring logs.

Table 1. Locations for Gas Monitoring Probes

Borehole Location	Probe Numbers	Latitude (approx.)	Longitude (approx.)	Easting (approx.)	Northing (approx.)
1	SCGP110A	39.04425	-94.3143	386266	4322509
1	SCGP110B	39.04425	-94.3143	386266	4322509
1	SCGP110C	39.04425	-94.3143	386266	4322509
1	SCGP110D	39.04425	-94.3143	386266	4322509
2	SCGP111A	39.04296	-94.3145	386240	4322366
2	SCGP111B	39.04296	-94.3145	386240	4322366
2	SCGP111C	39.04296	-94.3145	386240	4322366
2	SCGP111D	39.04296	-94.3145	386240	4322366
3	SCGP112A	39.04145	-94.3146	386234	4322198
3	SCGP112B	39.04145	-94.3146	386234	4322198
3	SCGP112C	39.04145	-94.3146	386234	4322198
3	SCGP112D	39.04145	-94.3146	386234	4322198

All gas monitoring probes (wells) must be constructed per the Missouri Well Construction Rules, 10 CSR 23. At each staked location, gas monitoring probes will be installed in two boreholes to the depths provided in Table 2. In each of the boreholes, two probes will be constructed with two-inch diameter Schedule 40 polyvinyl chloride (PVC) casing and two-inch diameter Schedule 40 PVC, machine-slotted screen with 0.010-inch openings (20-slot). Screen lengths will be approximately 10 feet, with shorter screen lengths used to monitor any specific zone(s) of limited thickness (i.e., less than 10 feet thick).

During drilling operations, the bottom of each probe will be field adjusted to monitor the unsaturated bedrock zones. Probes will be installed in the zones of increased weathering, fracturing, and/or permeability. At each of the three designated locations, two boreholes will be drilled, and each borehole will contain two monitoring probes labelled with the probe number and A and B or C and D. The two boreholes must be separated by a minimum of ten feet. The final locations all of the boreholes shall be logged and recorded after the probes are completed.

Probe depths, approximate screen elevations, and screen depths for each probe in each formation is provided in Table 2, Gas Monitoring Probe Drilling Schedule. During construction of the gas monitoring probes, annular seals within the borehole will be placed across the contact between the conductive and less or non-conductive formations (e.g., limestone and shale) to increase the likelihood of capturing the potential gas migration layers within a formation. The screen length will run for the full length of the targeted formation with regard to annular seal requirements. Gas monitoring probe construction will include an appropriate filter pack (12/20 gradation) placed 2 feet above the screen, topped with a bentonite seal which will extend approximately 2 ft bgs, and either an above-ground or flush-mount completion.

Following installation, the probes will be developed to remove fines by purging up to ten well volumes using a bailer. The top of casing and ground surface elevation at each gas monitoring probe will be surveyed by a licensed Missouri surveyor. A Typical Nested Gas Monitoring Probe Detail is provided in Appendix C.

Table 2. Gas Monitoring Probe Drilling Schedule

Location	Gas Probe	Surface Elevation	Screen Elevation	Screen Depth (bgs)	Screened Group or Formation
1	SCGP110A	880 ft amsl	806–796	74 - 84	Pleasanton
1	SCGP110B	880 ft amsl	827–817	53 - 63	Critzer/Pleasanton (Rubble Zone)
1	SCGP110C	880 ft amsl	836–826	44 - 54	Sniabar
1	SCGP110D	880 ft amsl	854–844	26 - 36	Bethany Falls (lower)
2	SCGP111A	882 ft amsl	806–796	76 - 86	Pleasanton
2	SCGP111B	882 ft amsl	827–817	55 - 65	Critzer/Pleasanton (Rubble Zone)
2	SCGP111C	882 ft amsl	836–826	46 - 56	Sniabar
2	SCGP111D	882 ft amsl	854–844	28 - 38	Bethany Falls (lower)
3	SCGP112A	882 ft amsl	806–796	76 - 86	Pleasanton
3	SCGP112B	882 ft amsl	827–817	55 - 65	Critzer/Pleasanton (Rubble Zone)
3	SCGP112C	882 ft amsl	836–826	46 - 56	Sniabar
3	SCGP112D	882 ft amsl	854–844	28 - 38	Bethany Falls (lower)

The driller will cap the PVC riser with a slip-type end cap and fit the cap with a threaded stainless steel ¼-inch quick connect-type fitting to allow future monitoring of the probe. Probes SCGP100 (A-D) and SCGP101 (A-D) will extend above-ground; the top of the probes shall have quick-connect fittings and outer protective steel casings that are capped, fitted with locks, labelled with the probe number, and keyed identically. Keys will be provided to the WMP and the golf course manager. Because of the proximity of a disc golf basket to Probes SCGP102 (A-D), these probes will be completed with flush-mount construction, having sufficient below-ground clearance between the top of the probe and the casing cover to allow for easy monitoring using quick-connect fittings. The probes will be completed with a locking cap and keyed identically. Once the probes are completed, the probes' locations will be surveyed by a licensed Missouri surveyor. The resulting elevation data will be used to document that the screened intervals are within the targeted geologic formation.

Task 3 – Gas Monitoring Probe Installation Report and As-Builts

Within forty-five (45) days of completion of the probe installations, the environmental consulting firm will prepare a construction quality assurance (CQA) report for submittal to WMP that documents the drilling and installation activities, as well as copies of the required monitoring probe registrations and boring logs. The CQA report must be submitted, signed and sealed by either a Missouri licensed geologist or professional engineer and include the following:

- Documentation of field activities
- Site plan showing pertinent site features and as-built gas monitoring probe locations
- Certified copies of boring logs for the gas probes, depth to water and water level measurements, and including descriptive notes and any notations where drilling was interrupted and a continuous core was not retrieved
- Gas probe construction details

Task 4 – Surveying of Gas Monitoring Probe Locations

The environmental consulting firm will hire and coordinate with a Missouri professional land surveyor to locate and stake the locations of the 12 gas monitoring probes using the Missouri State Plane coordinate system and latitude/longitude. Horizontal locations will be determined to the nearest 0.1 foot. The top of the locked probe casing or edge of the probe cover will serve as the reference point for the gas monitoring measurements. Elevation for each reference point and ground surface will be surveyed to the nearest 0.1 foot.

Once the field survey has been completed, a survey plat shall be submitted to the WMP showing the locations of the gas probes and a drawing showing appropriate benchmarks, site datums, etc., recorded in the Missouri State Plan coordinate system.

PROPOSALS

Each response to this RFP shall include the information described in this section. Failure to include all of the information specified may be cause for rejection. Additional information may be provided as long as it is relevant to the goals of the RFP. Any additional information included that is not specifically requested should be included as an appendix to the proposal.

1. **Qualifications and Experience:** Qualifying proposals will include a description of the offeror's company or business organization, including the name and address of the firm, year established, number of employees, and descriptive breakdown of staff and types of services provided. Describe your company and provide a statement of qualifications for performing the requested or similar services. Please include an organizational chart and any variation in staffing levels over the past three (3) years. Please provide links to reports or studies conducted by your firm.
2. **References:** Provide a minimum of three (3) references for projects or services similar in nature and scope that have been completed within the last five (5) years. Include brief descriptions of the projects, dates and reference contact information, including names, addresses, phone numbers, and e-mail addresses for those projects. Public sector references are preferred.
3. **Qualifications of Team:** Provide a summary of the role, qualifications and experience of each team member and designated project manager assigned to this project. Include length of service for each team member as well as their assigned geographical location. Please identify the key personnel who will be assigned to these activities and what role each will play in enabling the firm to successfully meet the scope of services. List each individual's experience in solid waste disposal areas (landfills) and in particular, Subtitle D requirements of the Missouri Solid Waste Management Law and regulations and monitoring well requirements of the Missouri Well Construction Rules. Include (as an attachment to the proposal) each individual's resume. **Include resumes of only those personnel who will be assigned to these activities.**
4. **Project Understanding:** Based on the available information and experience with similar projects, provide a narrative describing your understanding of the services requested in this RFP.

Include any issues that you believe will require special consideration for this project as well as identify any unique approaches or strengths your company may have.

5. Project Plan: Provide a detailed scope of services for your company's approach to the successful completion of this project. Include thorough discussions of methodologies you believe are essential to accomplishing each task, a proposed work schedule, a discussion of anticipated issues or problems, an estimate of time to complete each task in the Scope of Services with a discussion of factors that might impact completion time, and identify the team member responsible for each task.

6. Competency: The EIERA and the WMP want to ensure that the successful offeror has the necessary resources and experience to provide the specified services in a satisfactory and timely manner. Please list and explain any pending bankruptcies, liens, judgments, lawsuits, arbitrations or any similar actions filed or resolved within the last seven (7) years. Please indicate whether a client has ever terminated a contract with your firm for breach, and if so, please explain.

7. Minority/Female Employment Opportunities: Please discuss your firm's commitment to minority and female employment opportunities and the success of those efforts. Provide a copy of your firm's EEO policy as an attachment and note in the proposal note whether the prime and/or subcontractors are minority- or women-owned enterprises.

8. Conflicts of Interest: Please describe any potential or actual conflicts of interest in connection with your firm's involvement with the State, DNR, EIERA or EPA.

9. Missouri Business Preference: Chapter 34.073 RSMo. provides that, "in letting contracts for the performance of any job or service, all agencies, departments, institutions, and other entities of this state and of each political subdivision of this state shall give preference to all firms, corporations, or individuals doing business as Missouri firms, corporations, or individuals, or which maintain Missouri offices or places of business, when the quality of performance promised is equal or better and the price quotes is the same or less." Please address this in your proposal.

10. Cost: The proposal should detail time and material cost estimates per hour, providing a firm fixed price for each of the four tasks listed in the Scope of Services above. In addition to cost, the proposal will be used to evaluate and compare the firm's understanding of the scope of work. The proposal should also provide a schedule of the fees on an hourly basis for each of the key personnel and subcontractors, as well as a schedule of other basic costs, should additional services be necessary.

AGREEMENT

The selected contractor will be expected to enter into a contract containing terms and conditions for provision of services, including standard insurance and indemnification language.

The contract will also provide that the selected contractor shall not discriminate on the basis of race, color, national origin or sex in the performance of the contract. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of the contract or other legally available remedies.

The contract will provide that the EIERA and the WMP may terminate the contract with cause at any time and without cause with thirty (30) days' notice.

SUBMITTAL REQUIREMENTS

Neither the offeror nor its principals shall be debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal or state department or agency. This includes those parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” A signed and dated statement to this effect shall be included in the submitted proposal package.

Offerors responding to this RFP should email their proposal and accompanying transmittal letter signed by an individual authorized to legally bind the offeror to eiera@eiera.mo.gov.

Proposals must be an emailed PDF formatted attachment, using 8.5” x 11” paper size. A confirming email will be sent to the offeror acknowledging receipt. If you do not receive a confirmation of receipt by noon of the business day following your submittal, please contact EIERA at 573-751-4919.

Proposals must be submitted prior to noon Central Standard Time on September 26, 2025. Any proposals received after this deadline will be rejected.

If you have any questions regarding this RFP, please email them to eiera@eiera.mo.gov. The pre-bid meeting will be held on-site on August 15, 2025. All questions must be submitted by noon Central Standard Time on August 29, 2025. Written responses to questions will be available for viewing as soon as practical, but no later than noon Central Standard Time on September 12, 2025, via a link on the EIERA website at www.eiera.mo.gov. Questions submitted after the deadline will not be answered.

If, based upon the questions submitted, the need arises to revise this RFP, it will be posted at www.eiera.mo.gov no later than noon Central Standard Time on September 19, 2025.

It is the responsibility of each potential offeror to check the EIERA website for responses to questions and RFP amendments. EIERA will not be sending questions and responses or RFP amendments to individual firms.

All proposals will remain confidential until the EIERA and the WMP have selected the contractor. All proposals become the property of the EIERA and shall not be returned to the firm unless all proposals are rejected or the RFP is cancelled. Otherwise, the contents of all proposals will be in the public domain and be open to inspection by interested parties subject to exceptions provided in Missouri law. The EIERA and DNR may treat all information submitted by a firm as public information following the conclusion of the selection process unless the firm properly requests that information be treated as confidential at the time of proposal submission. Any request for confidential treatment of information must be included in the transmittal letter with the firm’s proposal. In addition, the firm must enumerate the specific legal grounds for such request. If the firm designates any information in its proposal as confidential, the firm must also submit by email, a copy of the proposal from which confidential information has been excised.

The confidential material must be excised in such a way as to allow the public to determine the general nature of the material removed and to retain as much of the proposal as possible.

ACCEPTANCE OR REJECTION OF PROPOSALS

The EIARA and the WMP reserve the right to cancel this RFP, accept, reject, or request changes in any, or all, proposals or to make inquiries of responding offerors and their references and clients regarding qualifications or information submitted as part of this solicitation.

SELECTION CRITERIA

The EIARA and the WMP will evaluate each offeror's qualifications, and the contract will be awarded to the responsible contractor who best meets the requirements of the RFP, with price and other factors considered. Proposals from responding offerors will be evaluated by the following criteria:

1. Qualifications and Experience of the Firm and the Team Assigned to the Project: Proposals should demonstrate significant experience in the design and installation of landfill gas monitoring probe networks. Personnel dedicated to the project should have an adequate amount of expertise related to the design and construction of landfills, including landfill gas monitoring probes", and the Missouri Well Construction Rules, 10 CSR 23. Offeror's past work in this field or on similar projects will be considered in the selection process.
2. Project Understanding and Project Plan: Highly ranked proposals will demonstrate an understanding of the goals and work required by the scope of services and will provide a framework to develop the plans described in this RFP. Attendance at the August 15, 2025 pre-bid meeting will add to the offeror's understanding of the project, so it will be considered in the selection process.
3. Minority/Female Employment Opportunities: The success of your company's efforts toward the employment of minorities and women will be evaluated.
4. Missouri Business Preference: Chapter 34.073 RSMo. provides that, "in letting contracts for the performance of any job or service, all agencies, departments, institutions, and other entities of this state and of each political subdivision of this state shall give preference to all firms, corporations, or individuals doing business as Missouri firms, corporations, or individuals, or which maintain Missouri offices or places of business, when the quality of performance promised is equal or better and the price quotes is the same or less." Please address this in your proposal.
5. Cost: The cost proposal should include the estimated hours and hourly rates for the tasks listed in the Scope of Services above. While cost is an important factor, it is only one of the items considered.

DO NOT CONTACT THE EIARA BOARD MEMBERS, EIARA STAFF, OR MoDNR STAFF REGARDING THIS RFP. Questions regarding this solicitation should be submitted in the manner described in the Submittal Requirements section above.

THANK YOU FOR SUBMITTING YOUR PROPOSAL.

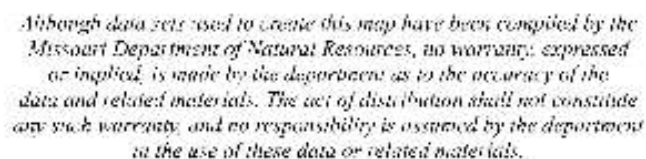
Appendix A. Aerial Site Map – Current and Proposed Gas Probe Locations



Woods Chapel/Jackson County Sanitary Landfills

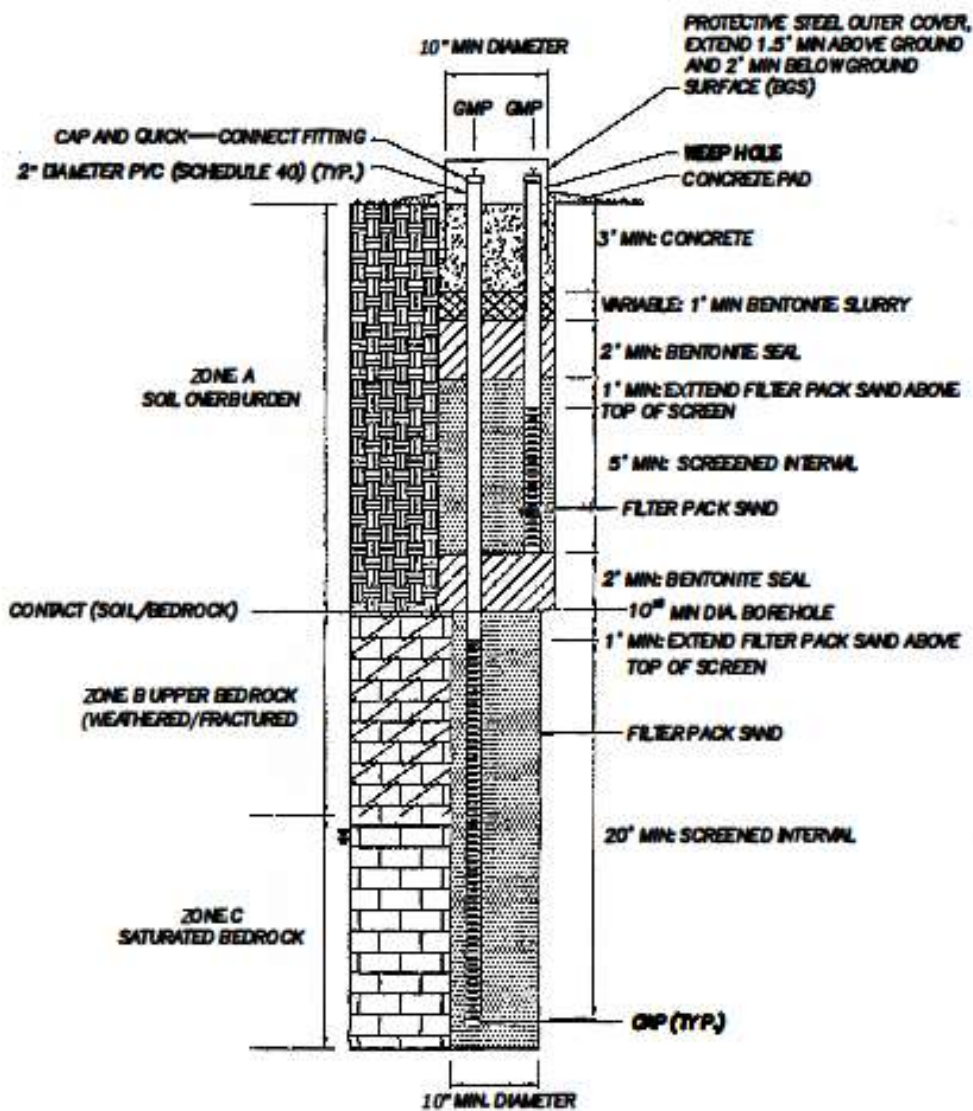


4/24/2023 JDB



JDB 12/13/2023

Appendix C. Nested Gas Monitoring Probe Detail.



NESTED (2-STAGE) GAS MONITORING PROBE DETAIL

NOT TO SCALE

NOTES:

1. A VARIANCE REQUEST WILL BE COMPLETED IN ACCORDANCE WITH MISSOURI WELL CONSTRUCTION RULES 10 CSR 23-4.060.
2. WELL SCREEN WILL BE 0.01-INCH FACTORY SLOTTED UNLESS CONDITIONS WARRANT CHANGE.
3. EACH 2" DIAMETER RISER WILL BE SCREENED IN A DISTINCT ZONE. LENGTHS OF RISER AND SCREEN MAY VARY WITH DEPTH OF AUGER REFUSAL AND TOP OF WATER LEVEL. SPECIFIED MINIMUM THICKNESS OF CONCRETE, BENTONITE SLURRY, BENTONITE SEAL, AND FILTER PACK WILL BE MAINTAINED.

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