



Legislation Details (With Text)

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Title: Resolution Approving a Contract in the Amount of \$223,115 to CDM Smith for the Kitchen Operations Center Environmental Assessment

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Attachments: 1. SOS.pdf, 2. Attachment I.pdf, 3. CDM proposal.pdf, 4. 16-0854 Resolution.pdf

Date	Ver.	Action By	Action	Result
12/6/2016	1	City Council	adopt	Pass

Resolution Approving a Contract in the Amount of \$223,115 to CDM Smith for the Kitchen Operations Center Environmental Assessment

Department: Field Operations

Council District: 1

Public Hearing: N/A

Advertising Date/By: N/A

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PURPOSE:

City Council is being requested to approve a contract in the amount of \$223,115 to CDM Smith for the Kitchen Operations Center Environmental Assessment.

BACKGROUND:

The Kitchen Operations Center on Elm-Eugene Street, which houses the Water Resources Department, Fire Station 11, and the Police Southern Operations Division, was built on the site of the former Stevecoknit Fabrics Company. Prior to construction, some soil on the site was found to be contaminated with chemicals that were used by the company. Precautions were taken during construction to minimize disturbance of the soil on the site, and a vapor barrier was installed under the building to protect occupants from potential air quality impacts.

On May 31, 2016, the City of Greensboro received a letter (see attachment I) from the North Carolina Department of Environmental Quality (NCDEQ) requesting that the City resume the investigation of the property that concluded in 2007, shortly after the redevelopment of the property and construction of the present Kitchen Operations Center. The letter recommends an initial focus to be on the potential for vapor intrusion into the building as a result of the historical soil and groundwater impacts.

In August 2016, the City conducted preliminary air monitoring within the building to determine whether the vapor barrier is still functioning as designed to address the potential for vapor intrusion. The Field Operations Environmental Compliance Section, in cooperation with the Water Resources and Engineering and Inspections Departments, requested technical approaches to complete the assessment of the environmental impacts related to the former StevcoKnit property. Five proposals were received, and CDM Smith was selected.

The approach includes three phases. Phase I, indoor air monitoring in the amount of \$16,270, was contracted separately in order to proceed with an indoor air sampling event on September 24, 2016. This City is awaiting the results of this phase. The proposed Phases II and III include source identification, monitoring well installation and sampling, and offsite monitoring well sampling.

CDM Smith has indicated 12% utilization of MWBE subcontractors for the proposed surveying work.

Phases II and III are expected to begin in January 2017, and work should be completed by January 2018. An evaluation of the findings will determine what next steps, if any, are needed.

BUDGET IMPACT:

Phases II and III of the environmental assessment are estimated at \$223,115, and funding is available in the Water Resources Operations Fund in account number 501-0000-00.2047. This funding was established at the time of purchase of the property to offset costs related to the completion of a Comprehensive Site Assessment.

RECOMMENDATION / ACTION REQUESTED:

Field Operations and Water Resources Departments request that City Council approve a contract in the amount of \$223,115 to CDM Smith for the Kitchen Operations Center Environmental Assessment.