



Legislation Details (With Text)

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Title: Resolution Approving Change Order to Contract 2016-5317 in the Amount of \$297,000 with CDM Smith Inc. for the Continuation of the Environmental Investigation and Assessment of the Kitchen Building

Sponsors:

Indexes:

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Attachments: 1. SOS- CDM Smith Inc.pdf, 2. Kitchen Building_Phase 4 Scope.pdf, 3. CDM Smith - Environmental Investigation MWBE GFE Memo.pdf, 4. 18-0030 Resolution - CDM Smith.pdf

Date	Ver.	Action By	Action	Result
2/20/2018	1	City Council	adopt	Pass

Resolution Approving Change Order to Contract 2016-5317 in the Amount of \$297,000 with CDM Smith Inc. for the Continuation of the Environmental Investigation and Assessment of the Kitchen Building

Department: Field Operations

Council District: 1

Public Hearing: N/A

Advertising Date/By: N/A

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PURPOSE:

City Council is requested to approve the following contract proposal from CDM Smith Inc. (CDM) to support Field Operations with an environmental assessment and propose corrective measures for the City's Kitchen Building. The services would include the installation of a series of on-site and off-site groundwater monitoring wells, obtaining associated groundwater samples and prepare the necessary Phase I and II remedial investigation reports. Additional services may include the preparation of a feasibility assessment (evaluate and rank technologies reasonably believed to be appropriate to address the site conditions using site-specific data and the technologies) and prepare the necessary documentation to execute and Administrative Agreement with the Inactive Hazardous Sites Branch (IHSB) using CDM as the City's Registered Environmental Consultant (REC). Field Operations is requesting that City Council approve the proposal made by CDM in the amount of **\$297,000.**

BACKGROUND:

In 2016, City Council authorized CDM to complete three phases of site investigation related to the former StevecoKnits property that the Kitchen building is currently located on. The three phases included the following activities:

- Phase 1 - Indoor air/vapor intrusion assessment (Kitchen Building and Water resources building located on Soabar Street, and the assessment of the westernmost portion of the Food Lion Shopping center)
- Phase 2 - Site-wide screening and source identification (using a combination of membrane-interphase probe investigational techniques and temporary groundwater monitoring wells).
- Phase 3 - Installation and sampling of permanent onsite monitoring wells.

Based on the initial investigation efforts, CDM recommended extending the investigation both on-site and off-site to better assess the magnitude and extent of the historic soil and groundwater impacts that are related to the historic release(s) from the former StevcoKnits Facility.

At the time the property was purchased, an escrow was initially setup to fund the completion of a Comprehensive Site Assessment. This type of assessment is now referred to (under the NCDEQ - Inactive Hazardous Sites Branch) as a Phase I and II Site Investigation.

CDM has submitted the attached proposal (Phase IV), which has been reviewed and approved by the Field Operations Department. The total recommended Phase IV budget is summarized below:

Task Category	CDM Smith Cost	Subcontractor Cost	Other
Task 1 - Onsite Monitoring Well Installation	\$34,915	\$62,750	
Task 2 - Offsite Monitoring Well Installation	\$37,595	\$67,820	
Task 3 - Monitoring Well Sampling	\$7,600	\$1,815	
Task 4a - Phase I Remedial Investigation Report	\$9,860		
Task 4b - Phase II Remedial Investigation Report	\$15,770		
Task 5 - Internal Feasibility Assessment	\$17,190		
Task 6 - REC Program Initiation	\$22,600		
Monitoring Well Permits			\$4,000 ⁽¹⁾
Environmental and Specialty Laboratory ⁽²⁾		\$15,085	
Sub total	\$145,530	\$147,470	\$4,000
Totals			\$297,000

1.) Monitoring well permit fees are paid to the County annually. This estimate assumes the existing (11) and proposed (12) wells fees will be approximately \$2,000 annually. The permit fees identified above are for the fees related to 2017 and 2018 calendar years.

2.) Laboratory costs are estimated to be approximately \$15K to address groundwater analytical, waste classification/disposal and remedial testing (chlorinated ethenes).

The selected environmental consultant was based on qualifications and their technical approach to the specific concerns present at the Kitchen Building. During implementation of Phase I, II and III, CDM utilized only subcontractors that were M/WBE qualified; however, due to the specialized nature of the work, all but one of these contractors were from outside the HUB (outside of the state). These in/out of HUB M/WBE contractors

completed approximately \$80,000 (> than 50%) of the completed work.

MWBE Subconsultants	Designation	Location	Amount
Phase I			
Microbial Insights (Laboratory)	WBE	Knoxville, TN	\$7,200.00 (51%)
Analytical Environmental Services (Laboratory - Phase I)	WBE	Atlanta GA	
Phase II and III			
Elite Techniques Drilling Company	WBE	Camden S.C.	\$64,045.00
JC Waller (surveying)	MWBE	Greensboro NC	\$6,262.00
Analytical Environmental Services (Laboratory - Phase II & III)	WBE	Atlanta GA	\$2,020.00
Total			\$79,527 (50%)
Phase IV			
JC Waller (surveying)	MWBE	Greensboro NC	~\$10,000
Analytical Environmental Services (Laboratory)	WBE	Atlanta GA	~\$15,000
Estimated Total			~\$25,000 (8.5%)

It is the CDM's intent to perform the work with MWBE subcontracting support when practical. CDM has already identified two MWBE contractors (one located in the HUB) to share in completing ~\$25,000 (8.5%) of the proposed Phase IV activities. CDM has secured quotes from specialized drillers but has not been able to identify subcontractors within North Carolina that meets the special qualifications necessary to successfully complete the Phase IV proposed drilling activities. CDM has indicated that they continue to research other drillers firms located out of state that meet the qualifications and MWBE requirements. Based on the work previously completed and the current identified MWBE contractors prepared to perform work during Phase IV, the MWBE contribution of the total contract is calculated to be 23%.

BUDGET IMPACT:

Phase IV of the continuing environmental assessment is estimated at **\$297,000**, and funding is available in the Water Resources 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:

The Field Operations and Water Resources Departments request that City Council approve the change order with CDM Smith, Inc. in the amount of **\$297,000.00**.