

# REQUEST AUTHORIZATION FOR MAYOR AND FINANCE OFFICER TO SIGN PROFESSIONAL SERVICES AMENDMENT

Date: 1/20/15

**Project Name & Number:** Rapid City Utility Maintenance Facility Project # 13-2120

**CIP #:** 50870

**Project Description:** Environmental Assessment for new Utility Maintenance Facility on property west of current Street and Utility Maintenance Facility (former Hills Materials Redi-Mix Plant).

**Consultant:** FMG, Inc.

**Original Contract Amount:** \$19,736.00

**Original Contract Date:** 10-7-14

**Original Completion Date:**

**Addendum No: Two**

**Amendment Description:** Environmental Assessment of contaminated sub-soil (petroleum hydro-carbon encountered in soil and groundwater).

**Current Contract Amount:** \$37,053.40

**Current Completion Date:** September 1, 2015

**Change Requested:** \$39,172.70

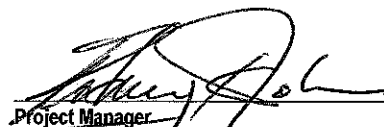
**New Contract Amount:** \$76,226.10

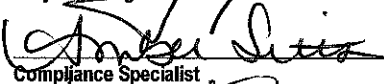
**New Completion Date:** September 1, 2016

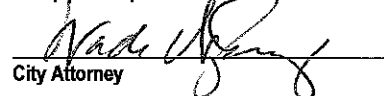
**Funding Source This Request:**


Amount	Fund Dept.	Line Item	Dept. Fund	Comments
\$19,586.35	604	4223	833	Sewer Replacement / Improvements
\$19,586.35	602	4223	933	Water Replacement / Improvements
\$39,172.70	<b>Total</b>			

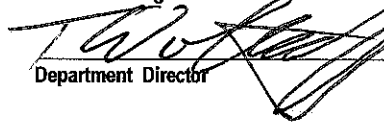
### Agreement Review & Approvals

 \_\_\_\_\_ 2-6-15  
Project Manager Date

 \_\_\_\_\_ 2/4/15  
Compliance Specialist Date

 \_\_\_\_\_ 2/12/15  
City Attorney Date

 \_\_\_\_\_ 2-6-15  
Division Manager Date

 \_\_\_\_\_  
Department Director Date

**ROUTING INSTRUCTIONS**

Route two originals of the Agreement for review and signatures.  
 Finance Office - Retain one original  
 Project Manager - Retain second original for delivery to Consultant  
 cc: Public Works  
 Engineering  
 Project Manager

**FINANCE OFFICE USE ONLY**

(Note to Finance: Please write date of Agreement in appropriate space in the Agreement document)

Date	Initials	Approved
2/11/15	EB	 N
Appropriation		N
Cash Flow		N

**AMENDMENT NO. 2 TO AGREEMENT**

**Project:** Rapid City Utility Maintenance Facility  
Project No. 13-2120

**Background Data:** Original Contract Date: 10/7/2014  
Owner: City of Rapid City  
Consultant: FMG Inc.

**Nature of Amendment:** Addition of environmental assessment

**Current Contract Amount:** \$ 37,053.40

**Change Requested:** \$ 39,172.70

**New Contract Amount:** \$ 76,226.10

Owner and Contractor hereby agree to modify the above referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The effective date of this Amendment is:

\_\_\_\_\_

CITY OF RAPID CITY

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

FMG INC

By:  \_\_\_\_\_

Date: 2/10/15 \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**FMG. INC.** 3700 Sturgis Road, Rapid City, South Dakota 57702-0317 605/342-4105  
FAX 605/342-4222

City of Rapid City

January 15, 2015

**Attn: Mr. Rod Johnson**  
300 Sixth Street  
Rapid City, SD 57701

**RE: Proposal to perform Environmental Assessment for Rapid City  
New Utility/Maintenance Structure, 225 E. Main Street  
Rapid City, South Dakota – DENR Spill No. 2014.223**

Dear Rod:

Thank you for the opportunity to provide our services for the referenced project. As you know petroleum hydrocarbon contamination has been encountered in the soil and the groundwater at the new Utility Maintenance Structure during the construction of the foundation for the building. This following proposal presents the following bulleted items:

- Task 1) Costs, requested by the City of Rapid City, incurred to date not covered in our original testing contract
- Task 2) Preparation of a Phase 1 Environmental Site Assessment (ESA)
- Task 3) Tier I/II field work
- Task 4) Tier I/II report and (3) separate monitoring events

**Task (1) – Scope of work to date**

The new Rapid City Utility Maintenance Facility is currently under construction. During excavation for the building pad, soil and debris was encountered that visually appeared to be contaminated with petroleum hydrocarbons. The City of Rapid City was immediately notified of the suspected contaminated materials. The City requested that FMG provide observation and documentation of possible contaminated soil and debris and the building pad excavation continued. Additional suspected contaminated materials were encountered as the building pad excavation progressed. Numerous meetings were held at the job site and City Hall to discuss a plan of action. In addition, soil samples were obtained for laboratory analysis and a determination was made that the petroleum hydrocarbon contaminated soil/debris could be transported to the Rapid City Landfill. **The cost to perform the work to date totaled \$8,530.20.**

**Task (2) – (Scope of Work) Phase 1 Environmental Site Assessment (ASTM E 1527-13)**

As discussed, FMG will perform a Phase 1 ESA. The purpose of the Phase I ESA is to identify existing recognized environmental conditions that may potentially be associated with the property. ASTM E1527-13 indicates in the Scope section, that “The practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability”. FMG, Inc. will prepare a Phase 1 ESA in general accordance with the American Society of Testing Materials ASTM E 1527-13.

As recommended in ASTM E 1527-13 the Phase 1 ESA will be conducted in four components. The *first component* will consist of a review of pertinent Local, State and Federal records that are readily available for the site and surrounding area as it relates to documented releases of potential contaminants. The *second component* will be site reconnaissance consisting of visual and physical observation of the property. Photographs will be taken of the subject property and surrounding properties. The *third component* will consist of interviews with persons knowledgeable of the site and the surrounding properties. This may include present and past owners, operators and occupants of the property Local, State and Federal government officials. The *fourth component* will be the actual preparation of the report. *The Phase 1 ESA will be submitted on its own as a standalone report.*

### **(Task 2) Assumptions**

FMG, Inc. personnel will need access to the property and to readily available documentation regarding the property along with contact information to be provided by Rapid City personnel. These items may include maps, title searches, real estate files, previous ESA's, previous geotechnical reports, documentation of past spills or releases and correspondence with Local, State and Federal governments regarding environmental concerns associated with the property and contact personnel.

### **(Task 2) Deliverables**

As part of our records search, FMG, Inc. will contract with Environmental Data Resources (EDR) for information on the subject property and properties within the recommended search distances that could potentially impact the subject property. EDR will supply us with an EDR Radius Map Report with GeoCheck™, a Historical Topographical Map Report, a City Directory Abstract, a Certified Sanborn Map Report, an EDR Vapor Encroachment Screen and an EDR Aerial Photo Decade Package. The Phase 1 ESA will be a *standalone* report.

The FMG, Inc. report will include the EDR reports along with the data and documentation obtained during the records search, site reconnaissance, photographs and interviews. We will also include (when available) maps, sketches and aerial photographs and documentation regarding environmental concerns that may impact the subject property. We will include our opinions regarding environmental impact to the subject property along with our conclusions and recommendations. **We estimate that the cost to perform the Phase 1 ESA to be \$4,000.00.**

### **Task (3) – Tier 1/Tier 2 ESA Field Work (Scope of Work)**

The South Dakota Department of Environment and Natural Resources (DENR) requested, in their letter of June 12, 2014, that the City of Rapid City “Employ the services of an environmental consultant for the purpose of developing a work plan for determining the extent and magnitude of contamination at this site.” The DENR letter was written in response to the notification by the City of Rapid City to the DENR following verification of the release.

The environmental assessment will be performed using the following guidelines and will general follow the protocols as presented in “*Handbook for Reporting, Investigating, and Remediating Petroleum Releases in South Dakota*”.

- 1) The site history will have been determined from Task 2 (Phase 1 ESA)

- 2) A determination of the location and construction (where possible) of known underground utilities (existing and proposed) will be made. Vapor screening may be performed in manholes that are accessible if they are found to be completed vapor migration pathways.
- 3) Seven borings will be drilled to depths on the order of 15' to 20' below ground surface unless *auger refusal is encountered in the alluvial gravels and cobbles*. Continuous split spoon soil samples will be obtained for photoionization detector (PID) screening and for laboratory analysis. One soil sample from each boring will be submitted under chain-of-custody procedures to an independent laboratory for analysis. One composite soil sample will be analyzed for total lead. Logs of subsurface conditions will be maintained during drilling.
- 4) Four of the borings will be completed as monitoring wells. Depth to groundwater will be recorded immediately after drilling. Groundwater depths will be recorded on a separate site visit and the wells appropriately bailed and groundwater sampled for analysis by an independent laboratory under chain-of-custody procedures.
- 5) Methodologies followed by FMG will generally follow the protocols as indicated in the Handbook for Reporting, Investigating, and remediating Petroleum Release in South Dakota.
- 6) The bore hole locations will be cleaned up and petroleum contaminated soil cuttings, generated from drilling, will be transported to the Rapid City Landfill.

### **Task 3 (Assumptions)**

FMG has assumed installing four (4) monitor wells and three (3) soil boings to obtain data to delineate the extent of the petroleum hydrocarbon contamination to the soil and ground water.

The SD DENR has indicated that three groundwater monitoring events will likely be performed. We have included the cost for FMG personnel to measure groundwater depths, purge the monitor wells followed by sampling of the groundwater with disposable bailers. The groundwater samples will be submitted, under chain-of-custody procedures to an independent laboratory for analyses.

### **(Task 3) Deliverables**

Upon completion of Task 2- Phase 1 Environmental Site Assessment, we can begin the field work for Task 3. **We estimate that the cost to perform the Tier 1/Tier 2 ESA field work will be \$13,958.00.** As requested, we have also provided the following unit cost of \$2,306.00 for each monitor well, and a unit cost of \$1,578.00 for each soil boring.

### **(Task 4) Tier I/II ESA Final Report and Quarterly Sampling Event Reports (Scope of Work)**

The report will include the site location and description including a site map. The field exploration will include a description of the drilling program, soil sampling and field photoionization detector (PID) screening, a discussion of the construction of the monitoring wells, and groundwater measurement and sampling.

The report will include a discussion of the laboratory data (soil and groundwater) including charts presenting the soil and groundwater analyses. The soil and groundwater data will also be presented on isopleth maps. The report will include our conclusions regarding soil and groundwater impacts and recommendations.

Three additional groundwater monitoring events will be performed culminating in one year of groundwater monitoring. The monitoring event reports will include updating the groundwater charts and the groundwater isopleth map. **The cost to perform the Tier I/I ESA report and the subsequent quarterly monitoring reports is \$12,684.50.**

The following is the cost estimate to provide the environmental services for this project.

Task 1 – Work Performed to Date:	\$8,530.20
Task 2 – Phase 1 Environmental Site Assessment:	\$4,000.00
Task 3 – Tier 1/Tier 2 ESA Field Work:	\$13,958.00
Task 4 – Tier 1/Tier 2 ESA Final Report & Quarterly Sampling:	<u>\$12,684.50</u>
<b>Total Environmental Services Cost Estimate</b>	<b>\$39,172.70</b>

Note no work beyond the scope of this proposal will be performed without consulting the City of Rapid City.

We trust this information to be sufficient. If you have any questions or desire any additional information, please do not hesitate to contact us. *Thank you for this opportunity to be of service.*

*Sincerely,*

**FMG, Inc.**



Dever P. Larson, C.P.R.R.

c: RC Utility environ pro final revised.doc