

Legislation Text

File #: BILL NO. 17-200, **Version:** 1

AN ORDINANCE AUTHORIZING EXECUTION OF MODIFICATION NO. 2 TO THE ON-CALL AGREEMENT FOR ENVIRONMENTAL PROFESSIONAL ENGINEERING SERVICES WITH STEARNS, CONRAD AND SCHMIDT, CONSULTING ENGINEERS, INC. DBA SCS ENGINEERS (RFQ NO. 2017-307), FOR A NOT TO EXCEED COST OF \$27,610.00, FOR ONE TIME ENVIRONMENTAL SITE ASSESSMENTS (PHASE I AND LIMITED PHASE II) ASSOCIATED WITH THE JEFFERSON STREET IMPROVEMENT PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SAME; AND, CONTAINING AN EMERGENCY CLAUSE.

Issue/Request:

AN ORDINANCE AUTHORIZING EXECUTION OF MODIFICATION NO. 2 TO THE ON-CALL AGREEMENT FOR ENVIRONMENTAL PROFESSIONAL ENGINEERING SERVICES WITH STEARNS, CONRAD AND SCHMIDT, CONSULTING ENGINEERS, INC. DBA SCS ENGINEERS (RFQ NO. 2017-307), FOR A NOT TO EXCEED COST OF \$27,610.00, FOR ONE TIME ENVIRONMENTAL SITE ASSESSMENTS (PHASE I AND LIMITED PHASE II) ASSOCIATED WITH THE JEFFERSON STREET IMPROVEMENT PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SAME; AND, CONTAINING AN EMERGENCY CLAUSE.

Key Issues:

The City of Lee's Summit Missouri has previously entered into a contract with SCS Engineers for On-Call services.

SCS Engineers services are required to perform Phase I and Limited Phase II Environmental Site Assessments. This work must be performed prior to property appraisal reporting and property acquisition.

Delay in this work will delay the Jefferson Street Improvement Project between Oldham Pkwy and Persels Rd.

Proposed City Council Motion:

FIRST MOTION: I move for second reading of AN ORDINANCE AUTHORIZING EXECUTION OF MODIFICATION NO. 2 TO THE ON-CALL AGREEMENT FOR ENVIRONMENTAL PROFESSIONAL ENGINEERING SERVICES WITH STEARNS, CONRAD AND SCHMIDT, CONSULTING ENGINEERS, INC. DBA SCS ENGINEERS (RFQ NO. 2017-307), FOR A NOT TO EXCEED COST OF \$27,610.00, FOR ONE TIME ENVIRONMENTAL SITE ASSESSMENTS (PHASE I AND LIMITED PHASE II) ASSOCIATED WITH THE JEFFERSON STREET IMPROVEMENT PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SAME ON AN EMERGENCY BASIS.

SECOND MOTION: I move for adoption of AN ORDINANCE AUTHORIZING EXECUTION OF MODIFICATION NO. 2 TO THE ON-CALL AGREEMENT FOR ENVIRONMENTAL PROFESSIONAL ENGINEERING SERVICES WITH STEARNS, CONRAD AND SCHMIDT, CONSULTING ENGINEERS, INC. DBA SCS ENGINEERS (RFQ NO. 2017-307), FOR A NOT TO EXCEED COST OF \$27,610.00, FOR ONE TIME ENVIRONMENTAL SITE ASSESSMENTS (PHASE I AND LIMITED PHASE II) ASSOCIATED WITH THE JEFFERSON STREET IMPROVEMENT PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SAME ON AN EMERGENCY BASIS.

Background:

The Jefferson Street project is currently being designed by GBA (RFQ No. 419-32272). Design of Right-of-Way plans are being performed and legal documents will be prepared in October 2017 in order to begin acquisition of adjacent Right-of-Way and Easements to keep the project on schedule to begin construction for Spring 2018. As part of this project, an environmental records search was conducted within a 1/4 mile radius of the project limits and identified properties that should be evaluated further by performing a Phase I and limited Phase II Environmental Site Assessment (ESA). The design consultant (GBA) was not provided a scope of services to perform the type and scope of work that is being requested by this ordinance. SCS Engineers will be utilized to perform the tasks associated with the ESA's, which will require access to properties along the Jefferson Street corridor for the purpose of taking soil and groundwater samples. This type of work may find information on the project site or adjacent properties that could affect the value of required additional Right-of-Way or easements for the project.

Six properties adjacent to the project are being appraised because additional Right of Way and Easements are required for the improvements. A property appraiser is conducting real estate evaluations to determine the fair market values of adjacent properties and will require the information provided by SCS Engineers regarding environmental assessments in order to provide the City of Lee's Summit the most accurate valuations for property acquisition.

SCS Engineers will conduct site visits, interviews with past and present property owners, review historical documents and assessments related to environmental information around the project site and obtain soil and groundwater samples to evaluate potential impacts to the project and at subject properties. The Phase I ESA will be conducted to identify environmental conditions past and present, and the limited Phase II will locate and advance field activities associated with taking soil/groundwater samples, utilizing Geoprobe sampling equipment. A final report will be prepared which will include a summary of field methodology, boring location plan, boring logs and field screening data, laboratory analytical data, an assessment of the quality of the data collected, summary tables, and copies of laboratory reports and waste handling documentation. Analytical results will be compared to the Missouri Risk-Based Corrective Action (MRBCA) Default Target Levels (DTLs), the lowest action levels that trigger further assessment. The final report will be used to finalize property valuations and begin conducting property acquisitions

Impact/Analysis:

The Phase I and Phase II ESA's will identify additional site concerns for the construction of the Jefferson Street Improvements. This project will require additional Right of Way and easement to complete the project. Identifying potential environmental concerns will assist the appraisal and acquisition process with property owners and prevent delays in the project schedule, if environmental issues arise during this process ahead of construction.

Timeline:

Start: September 2017

Finish: October 2017

Other Information/Unique Characteristics:

Presenter:

Recommendation: Staff recommends approval of AN ORDINANCE AUTHORIZING EXECUTION OF MODIFICATION NO. 2 TO THE ON-CALL AGREEMENT FOR ENVIRONMENTAL PROFESSIONAL ENGINEERING SERVICES WITH STEARNS, CONRAD AND SCHMIDT, CONSULTING ENGINEERS, INC. DBA SCS ENGINEERS (RFQ NO. 2017-307), FOR A NOT TO EXCEED COST OF \$27,610.00, FOR ONE TIME ENVIRONMENTAL SITE ASSESSMENTS (PHASE I AND LIMITED PHASE II) ASSOCIATED WITH THE JEFFERSON STREET IMPROVEMENT PROJECT, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE SAME ON AN EMERGENCY BASIS.