

REQUEST FOR PURCHASE IN EXCESS OF \$20,000/CHANGE ORDER



To: Members of the Edina Housing & Redevelopment Authority

Agenda Item #: HRA VI

From: Bill Neuendorf
Economic Development Manager

The Recommended Bid is

Within Budget

Not Within Budget

Date: August 5, 2013

Subject: Change Order – Environmental Studies for 3930 West 49-1/2 Street

Date Bid Opened or Quote Received:

Bid or Expiration Date:

Company:
Barr Engineering Co.

Amount of Quote or Bid:
\$62,200.00

Recommended Quote or Bid:

Approval of Change Order

General Information:

The HRA previously engaged Barr Engineering (Resolution 2013-06) to conduct an environmental assessment of the site and limited soil and groundwater testing prior to acquisition. This work identified a limited degree of contamination from a previous dry cleaning operation as well as undocumented fill materials in the parking area. This change order reflects the additional testing and documentation required to remediate the site and to secure a No Further Action letter from the MPCA.

After the MPCA approves the Response Action Plan, a contractor will be hired to remediate the site. The costs of the additional testing, studies and future excavation will be borne by the former property owner.

C. Project Costs, updated 7/31/2013 and Environmental Project Schedule dated 7/25/13

Barr Engineering Co. Project Costs
3930 49½ Street West
Edina, Minnesota
Updated July 31, 2013

Activity No.	Activity Description	Barr Labor	Equipment + Expense	Barr Subcontractors	Total
1	Soil investigation work plan	\$4,500	\$500	\$7,200	\$12,200
2	RAP	\$12,000			\$12,000
3	Demolition / excavation oversight	\$9,000	\$1,000	\$1,000	\$11,000
4	RAP implementation report	\$11,000			\$11,000
5	Construction oversight / documentation	\$4,500	\$500		\$5,000
6	MPCA coordination	\$6,000			\$6,000
7	Drycleaner fund reimbursement coordination	\$5,000			\$5,000
Grand Total:					\$62,200

The estimated project costs are solely for Barr Engineering Co. (Barr) labor fees, expenses, and our subcontractors associated with performing investigation and remediation at 3930 49½ Street West in Edina, Minnesota. It reflects an estimate to complete the activities necessary to receive a No Further Action Determination from the Minnesota Pollution Control Agency's (MPCA's) Voluntary Investigation and Cleanup (VIC) program. The total project environmental cost is based on the available information at this time. As additional soil and/or other environmental media data is collected, the project costs may need to be re-evaluated and may be higher or lower than estimated. A proposal for Activities 1 and 2 has been provided separately. It is anticipated that specific proposals for each activity and/or combination of activities will be provided to the City of Edina (City) as needed to facilitate completion of the project, maintain the schedule established by the City, and reflect the available information at the time the proposal is prepared.

The following general assumptions are applicable to Activities 3-7:

- Excavation of contaminated soil and installation of a vapor barrier beneath the slab of the structure are the only onsite remedial actions performed.
- Barr will be onsite during demolition of the floor slab and soil excavation activities; the oversight and soil excavation will be performed over a 5-day period.
- The cost for disposing the contaminated soil will be contracted with and billed directly to the City; Barr will assist with the volume / measurement for payment, as needed.
- Barr will be onsite during selected construction activities to perform oversight and documentation; the documentation will be performed over a 2-day period.
- Project management is incorporated into the tasks and represents approximately 10% of the Barr labor fees.
- Barr and its subcontractors will have access to the Property prior to and during the field work.

Barr will charge our costs on a time and expense basis and will not exceed the above cost estimate without prior approval from the City of Edina.

