

# 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  
Chad Milner, Assistant City Engineer

**The Recommended Bid is**

Within Budget

Not Within Budget

**Date:** November 4, 2013

**Subject:** Change Order – Environmental Services at 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:**  
\$24,500 for RAP Implementation

**Recommended Quote or Bid:**

Approval of Change Order

**General Information:**

The HRA previously engaged Barr Engineering (Resolution 2013-06) to conduct an environmental assessment and soil and groundwater testing of the former Edina Realty site prior to the Edina HRA's acquisition in June 2013. This work identified a limited degree of contamination from a previous dry cleaning operation as well as undocumented fill materials in the parking lot. Barr Engineering then prepared a Response Action Plan to remediate the site and prepare it for redevelopment.

The MN Pollution Control Agency (MPCA) approved the Response Action Plan in October which allows the Edina HRA to move forward with demolition and redevelopment.

This Change Order will allow Barr Engineering to oversee the demolition and soil remediation so that proper reports can be filed with the MPCA. The cost of this work is \$24,500, bringing the total cost of Barr Engineering's work to \$86,700. Most of these costs will be borne by the former property owner and funded by monies held in escrow when the Edina HRA closed on the property.

Attachment: Barr Engineering Proposal dated October 10, 2013

October 10, 2013

Mr. Chad Millner  
City of Edina  
4801 W. 50<sup>th</sup> Street  
Edina, Minnesota 55424

**Re: Response Action Implementation**  
3930 49½ Street West, Edina, Minnesota  
VIC No. VP30170

Dear Mr. Millner:

Barr Engineering Company (Barr) is pleased to submit this proposal for environmental oversight during implementation of the proposed response action at 3930 49½ Street West, Edina, Minnesota (Property).

Barr submitted a Response Action Plan (RAP) to the Minnesota Pollution Control Agency (MPCA) on behalf of the City of Edina on September 26, 2013, and it's expected that the MPCA will approve the RAP the week of October 14, 2013. The RAP was prepared to address the presence of onsite volatile organic compounds (VOCs) in the soil and soil gas beneath and immediately adjacent to the existing building associated with former dry cleaner operations.

### **Scope of Work**

Barr will provide the following scope of work:

- Update the project-specific health and safety plan (PHASP) prior to performing oversight during implementation of the response actions.
- Mobilize to the site.
- Perform field screening during soil excavation, which will include soil classification, inspection for visual evidence of contamination (i.e. odor, discoloration, sheen, or other field indications of potential soil impacts), and headspace volatile organic vapor screening. Soils will be classified in accordance with ASTM D-2488, Standard Practice for Description and Identification of Soils (Visual/Manual Method). A photoionization detector (PID) with a 10.6 eV, or higher, lamp will be used to perform headspace volatile organic vapor readings. Field screening results along with visual observation and professional judgment will be used to guide the excavation.
- Collect up to five discrete base of excavation and four discrete sidewall soil samples for laboratory analysis for VOCs by EPA method 8260 for the Minnesota Department of Health VOC list. These results will be compared to the MPCA's industrial soil reference values (SRVs) and Tier 1 soil leaching values (SLVs).
- Document soil excavation limits.
- MPCA coordination/communication including coordination with the dry cleaner fund.
- Prepare a Response Action Implementation (RAI) Report, which documents the environmental cleanup activities at the Site.

Field tasks and documentation will be collected in accordance with Barr's standard operating procedures (SOPs) applicable to the project.

### Schedule

It is anticipated that RAI will take one week (five days) and it will occur as part of the demolition of the existing building. It is also anticipated that Barr will be onsite for two days, during final grading activities, to perform oversight and documentation.

A standard turnaround time for the analytical results will be requested from Legend Technical Services, of St. Paul, Minnesota, to accommodate the project schedule. Barr will prepare a draft RAI Report for review by the City of Edina within four weeks of completing field work and will submit the RAI Report to the MPCA following review and approval of the City of Edina.

### Estimated Cost

Our estimated cost for completing the Investigation is broken down as follows:

	Expense Breakdown			
	Barr Labor	Equipment + Expense	Barr Subcontractors	Total
Response Action Implementation	\$12,000	\$1,500	\$1,000	\$14,500
RAI Report	\$8,000	\$500	-	\$8,500
MPCA Communication	\$1,500	-	-	\$1,500
				\$24,500

### Acceptance of Proposal

Please indicate your acceptance of this proposal by signing and returning a copy. In accepting this contract, you agree to waive any claim against Barr and will indemnify and hold Barr harmless of any claim of liability, injury, or loss allegedly arising from us damaging underground objects not called to our attention prior to beginning the work.

Thank you for the opportunity to provide assistance on your project. If you have any questions, please call me at 952-832-2718 or Mandy Bohnenblust at 952-842-3533.

Sincerely,



Mary Sands  
Vice President

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2013

By \_\_\_\_\_

Its \_\_\_\_\_