

MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

To: Randy Tweet, Interim City Manager

SUBJECT: Demolition Package CED-ID 20160923 NESHAPS Investigation

DATE: 11/04/2016

We received bids from 2 contractors for the demolition project CED-ID 20160923 NESHAPS Investigation on 6 residential properties. These properties are the top 6 on our demo list and 4 of them will be going out for bid on November 15th. The other 2 will be demolished under the BRP grant beginning January 2017.

All bids were found to be responsive and responsible, and we recommend that the lowest bidder be awarded the contract. A summary of the responsive bids is:

CONTRACTOR	BASE PROPOSAL	MAX EST TOTAL
EnviroNet	\$3,240.00	\$3,240.00
Graves Environmental	\$3,950.00	\$3,950.00

RECOMMENDATION:

Inspections staff recommends acceptance of the lowest, responsible bid proposal from EnviroNet for NESHAPS Investigation of 6 residential properties at the rates bid and direct the City Manager to award the contract with the metal building.

SUBMITTED BY: Thomas G. Ayers, Interim CED Director & Chief Building Official

APPROVED:

ACCOUNT CODES:

	Account Number	Fund Source
	203-312801-53801-0000000	N 11 th ST TIF
	101-314882-53801-0000000	General Fund
	207-312801-53801-0000223	Gaming
	242-314882-53801-6200610	CDBG

VENDOR NUMBER: 04713



EnviroNET, Inc.
Professional Environmental Services
1225 East River Drive Ste: #130
Davenport, IA 52803
WBE DBE CERTIFIED

Phone: 563-323-2262
www.environetmidwest.com

November 03, 2016

City of Rock Island
1528 3rd Avenue
Rock Island, IL 61201

ATTN: CARA RYCKEGHEM, ASSISTANT TO CHIEF BUILDING OFFICIAL

**SUBJECT: CONTRACT FOR ENVIRONMENTAL SERVICES
ASBESTOS SAMPLING – PREPARATION OF NESHAP REPORTS
ROCK ISLAND, ILLINOIS 61201**

EnviroNET, Inc. (EnviroNET) is pleased to provide this Proposal / Contract for Professional Environmental Services for properties located in Rock Island at the following addresses:

520	22 nd	St.
532	22 nd	St.
536	22 nd	St.
1115	8 th	St.
1602	9 th	St.
707	12 th	St.

One copy of a signed contract, when provided to EnviroNET, will serve as authorization to proceed with the scope of services identified below. You may fax a signed authorization to 563-323-7797, or mail or e-mail it to our office.

SCOPE OF SERVICES

The Scope of Services includes tasks necessary to complete an inspection for Asbestos Containing Materials (ACM) at the six residences in preparation for demolition or re-modeling activities. The ACM inspection will be consistent with NESHAPs (National Emission Standards for Hazardous Air Pollutants) requirements.

BASIC SERVICES

Upon acceptance of this Proposal, EnviroNET will perform the following Basic Services:

1. Perform a NESHAPs asbestos inspection of the above-referenced Properties, including sampling of suspect ACMs for laboratory analysis. Submit samples to an accredited laboratory to determine the presence of asbestos. The roofs will be sampled on each building to the extent they are accessible and sound.
2. Prepare a NESHAPs report for the property owner, including a summary of the findings, photographs of typical sample locations, discussion of laboratory results, copies of analytical laboratory reports, chain of custody documentation, and other support documentation. Provide one (1) paper copy of the Final Reports to the CLIENT. An electronic version of the reports will be provided.

LIMITATIONS

The CLIENT agrees to limit EnviroNET's liability to the CLIENT, due to EnviroNET's professional negligent acts, errors or omissions, such that the total aggregate liability of EnviroNET to those named shall not exceed the contractual amount of the fee paid to EnviroNET by the CLIENT under this Contract.

The CLIENT further recognizes that both insurance and legal issues are outside EnviroNET's areas of expertise. EnviroNET's investigations follow standard industry protocols and have been described by others as "thorough"; however, the CLIENT acknowledges that estimated linear or square footage may be underestimated or overestimated, and/or suspect ACM may not be sampled based on project limitations outside the control of EnviroNET.

The intent of this NESHAPs asbestos inspection is to identify asbestos-containing building materials that will, by law, require professional abatement prior to demolition or remodeling.

RESPONSIBILITIES OF THE CLIENT

1. The CLIENT shall provide full information regarding its requirements for the Project.
2. The CLIENT shall designate a representative authorized to act on its behalf with respect to the Project. All communication and authorization shall be by or through such representative. The CLIENT shall examine documents submitted by EnviroNET and shall render decisions pertaining thereto promptly, to avoid unreasonable delay in the progress of EnviroNET's services.
3. The CLIENT shall furnish all required information as expeditiously as necessary for the orderly progress of EnviroNET's services.
3. The CLIENT shall provide EnviroNET all existing data pertinent to the Project, including reports, permits, correspondence, notices, mapping, previous related environmental

studies (if available), and other Project-related information and pay all required permit, legal notice, processing and advertising fees.

5. The services, information and reports stated above shall be furnished at the CLIENT's expense and EnviroNET shall be entitled to rely upon the accuracy and completeness thereof.
6. If the CLIENT becomes aware of any fault or defect in EnviroNET's services or non-conformance with the agreed-to scope of services, the CLIENT shall give prompt written notice thereof to EnviroNET.
7. The CLIENT shall provide access and agreements (as necessary) to enter upon private, public lands and structures as required for the performance of the services of EnviroNET. If access to all areas cannot be obtained during the site visit, this will be reflected in the Report.

SCHEDULE

EnviroNET will schedule the site inspections within one week of authorization. Laboratory turn-around time is typically 3-5 days and the Asbestos Report is typically completed within 5 days of receiving laboratory reports.

QUALIFICATIONS

EnviroNET personnel assigned to this project hold a State License as an ACM Inspector. Qualifications of key environmental professionals will be included with the project report.

COMPENSATION AND PAYMENT

1. For Basic Services 1 & 2 above, EnviroNET shall be compensated THREE THOUSAND TWO HUNDRED AND FORTY DOLLARS (\$3,240) on a lump sum basis. EnviroNET's fee will be adjusted to \$600 per residence if authorization to proceed is given individually for each residence or not for all six at the same time.
2. Payment for EnviroNET's services shall be made within 15 days of the date of Invoice and shall not be contingent upon receipt by the CLIENT of any reimbursement funds from federal, state or local authorities, firms or individuals.
3. For Additional Services, EnviroNET and the CLIENT will negotiate a scope and fee prior to the performance of any additional work by EnviroNET.
4. Prices in this proposal are firm for 60 days, unless otherwise agreed upon by the parties involved.

ADDITIONAL SERVICES

EnviroNET shall provide services for the Project, when authorized in writing by the CLIENT, in addition to those services set forth under Basic Services, such as additional research, review, additional investigation or documentation of events related to past land use, Phase II and III Environmental Assessments, lead and radon sample collection and testing; development of specifications and contract documents for removal or abatement of environmental hazards; soil borings and soil sample analysis; groundwater monitoring well installation and development for groundwater sample collection and analysis; remedial investigation; remedial planning and design; environmental engineering / surveying; and other services not specifically included in the Basic Services.

LIABILITY

The CLIENT agrees to limit EnviroNET's liability to the CLIENT, due to EnviroNET's professional negligent acts, errors or omissions, such that the total aggregate liability of EnviroNET to those named shall not exceed the contractual amount of the fee paid to EnviroNET by the CLIENT under this Contract.

We are ready to go to work for you. Please sign your acceptance in the space provided below and return one (1) copy to us for our files. This will serve as our contract for services and authorization to proceed.

ENVIRONET, INC



Jessica Flondro
Project Manager



ENVIRONET, INC.



Molly E. Arp Newell, PG,
CHMM, Principal
Licensed Asbestos Inspector

ACCEPTANCE OF CONTRACT:

By: _____
(Signature)

_____ Date

_____ (Print)

_____ Phone

Client contact information:

Cara Ryckeghem
ryckeghem.cara@rigov.org
(309) 732-2918 (office)



Graves Environmental, Inc.

PO BOX 1415 1922 7TH ST. STE. 202 MOLINE, IL 61265

PHONE: (309) 762-0407

Ms. Cara Ryckeghem
City of Rock Island
Inspection Division
1528 3rd Ave.
Rock Island, IL 61201

November 1, 2016

Dear Ms. Ryckeghem,

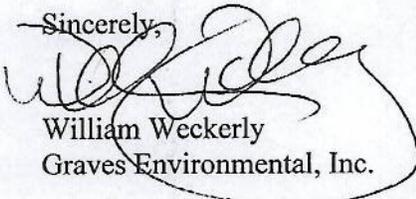
Thank you for the recent proposal request for providing asbestos inspection services. This proposal is for inspection of the section of the four residential structures as indicated below scheduled for demolition. This inspection will satisfy NESHAP requirements and includes: inspection, sample analysis and final report.

Asbestos Inspection: 520 22nd St. Rock Island, IL	\$ 650.00
532 22nd St. Rock Island, IL	\$ 600.00
536 22nd St. Rock Island, IL	\$ 700.00
1115 8th St. Rock Island, IL	\$ 700.00
1602 9th St. Rock Island, IL	\$ 650.00
707 12th St. Rock Island, IL	<u>\$ 650.00</u>
TOTAL:	\$3,950.00

Graves Environmental will utilize properly trained and licensed personnel to perform all phases of the project. The building owner is responsible for access to all areas for inspection and layout drawings of the building where available. Sample analysis will be performed by Polarized Light Microscopy (PLM), verification analysis such as Transmission Electron Microscopy (TEM), will be additional. Samples will be submitted for rush (<5 working day) turnaround time.

Net due upon receipt of report. If you have any questions or need further information, please feel free to contact me at (309) 762-0407. Please indicate acceptance of this proposal by signing on the line indicated below.

Sincerely,


William Weckerly
Graves Environmental, Inc.

Accepted By:

City of Rock Island