

# MEMORANDUM

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**To:** Thomas Thomas, City Manager

**SUBJECT:** Addendum to EnviroNet Phase II of New Police Station

**DATE:** September 27, 2013

At the August 12<sup>th</sup>, 2013 meeting, City Council accepted the proposal of EnviroNet, Inc. to perform a Phase II Environmental Site Assessment for the proposed new Rock Island Police Station in the amount of \$16,555.00. The Phase II investigations revealed contamination in soil and groundwater that exceeds the Illinois EPA's risk-based thresholds for Commercial/Industrial land use at several locations.

Some of this contamination is above inhalation standards, some is above worker thresholds, and some is above groundwater standards.

At staff's request, EnviroNET proposes to perform additional subsurface investigation to delineate contamination and to determine whether remediation will be necessary prior to or concurrent with land development. Staff does not have enough information yet to determine if the City will be required to seek a No Further Remediation (NFR) letter from the Illinois EPA. One of the outcomes of this further work will be to position the City to enter this site into the Illinois EPA's Site Remediation Program (SRP) at a later date if that becomes necessary. For that reason, this investigation is designed to include the requirements associated with the SRP (i.e., a "NFR-like" closure of the Property). Additional investigative requirements may be required by the Illinois EPA if an NFR is required.

The final grade at the site will be significantly raised in preparation for development due to being partially within an interior flood zone. Part of the exposure risk assessment will be to survey the elevations of the sampling locations and determine whether three or more feet of clean fill, which is already being staged on the Property and has already been sampled in two locations, will adequately mitigate the near-surface soil contamination (i.e., serve as an engineered barrier).

## **RECOMMENDATION**

That Council accept the proposal from EnviroNet in the amount of \$12,500.00 and authorize the City Manager to execute the contract addendum.

## **ACCOUNT CHARGEABLE:**

## **REQUISITION NUMBERS:**

**SUBMITTED BY:** Mary Chappell, Development Programs Manager  
Thomas G. Ayers, Building Official  
Jeff Eder, Community & Economic Development Director