CITY OF WARRENVILLE
MEMO

To: Mayor, City Council, and City Administrator Coakley
From: Director of Community and Economic Development Mentzer JRM and Senior Civil Engineer Hocking KH
Subject: CCRS#1 OFFSITE CONTAMINATION AND REMEDIATION RECOMMENDATIONS
Date: January 7, 2020

The purpose of this memorandum is to summarize the current status of the Civic Center Redevelopment Site #1 (CCRS #1) offsite contamination and outline the recommended remediation approach.

CCRS #1 Offsite Contamination Status

In May 2014, the City's soil remediation contractor removed petroleum-contaminated soils that had migrated onto the residential property at 28W726 Ray Street from CCRS #1. All petroleum-contaminated soils were removed except for a limited area near the northeast corner of a detached residential garage. These impacted soils could not be removed because they were too close to the garage building foundation. During the remediation project, soil amendments were added to the excavation backfill in an effort to attenuate the remaining impacted soils near the garage.

Remediation Findings and Recommendations

Further investigation of the area near the garage was completed in fall 2019 to determine if additional remedial actions are required and the scope of this work. The investigation confirmed a relatively small area of petroleum impacted soils remain in the area near the northeast of the residential garage. Soil samples indicate the remaining petroleum product is concentrated in an approximately 12-inch thick sand layer. After evaluating various remediation alternatives, the City's environmental consultant for this project, V3, is recommending steam injection and oil recovery as the most economic and efficient choice.

Contractor Proposal and Staff Recommendations

At the request of City staff, V3 submitted a proposal to coordinate the stream injection remediation of the remaining petroleum product on the 28W726 Ray Street property. Staff feel's V3 and its subcontractor, Redox Tech, are best positioned to complete this remediation work and therefore is recommending competitive bidding be waived for this project. Specifically, V3 has provided efficient and quality service when coordinating previous environmental investigation and remediation work on CCRS #1.

$50,000 is included in FY2020 Budget for this work. The current V3 cost estimate for this work totals $60,400 which includes an estimated $5,000 in Illinois Environmental Protection Agency review fees. Staff will work with Finance Director Dahlstrand to process a budget amendment if necessary.

Director Mentzer and Engineer Hocking recommend the City Council authorize City Administrator Coakley to execute the contract with V3 Companies, Ltd. for consulting and contractor services for the CCRS #1 Offsite Remediation Project in an amount of $55,400.

December 26, 2019
REVISED January 3, 2020

Kristine Hocking, P.E.
Senior Civil Engineer
City of Warrenville
3S258 Manning Avenue
Warrenville, Illinois 60555

RE: Proposal for Professional Services
Off-site Remediation & IEPA 4Y Closure
CCRS #1 | Warrenville, Illinois

Dear Ms. Hocking:

On behalf of V3 Companies, Ltd., we are pleased to submit this proposal for Professional Services on the above-referenced project. If you find this proposal to be acceptable, the executed copies of this letter, together with the General Terms and Conditions of an Agreement (the "Agreement") between V3 and the CLIENT, will constitute an agreement between V3 and the CLIENT for the services proposed herein.

PROJECT UNDERSTANDING

Remedial actions were completed at CCRS#1 that also extended onto south-adjacent residential properties (the Site). Investigation and cleanup of the Site consisted of drilling and contaminant delineation borings, collecting samples for laboratory chemical analysis and removing petroleum-impacted soils and free product from the Site during remediation of the adjacent CCRS#1 property. Activities were documented in the Remedial Action Completion Report (RACR) that was submitted to the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP), with the purpose of obtaining a *No Further Remediation* (NFR) letter for the CCRS#1.

At the conclusion of the CCRS#1 remediation process, a small area of petroleum impact remained off-site at the corner of an adjacent detached residential garage, located at 28W726 Ray Street, Warrenville, Illinois. During the remediation some soil amendments were added to the excavation backfill at this location in an effort to potentially attenuate the remaining impact. A follow-up remedial investigation was performed by V3 to determine the limits of petroleum impact and evaluate remedial efforts needed to obtain a 4Y closure for the off-site impact. Due to the isolated extent of petroleum impacts and the close proximity of the garage foundation, remedial alternatives including in-situ steam injection and product recovery were recommended. The City of Warrenville would like to complete remediation and closure of these impacts through the use of in-situ steam injections and product recovery.

SCOPE OF SERVICES

V3 will provide the following service(s) under this Agreement.

- Subcontract and execute the steam injection and product recovery remediation program;

- Coordinate and oversee remedial actions at the Site, including collection of verification soil samples within the remedial limits.
- Prepare and submit a closure report detailing the results of the remedial activities.

Each of these tasks is described in greater detail in *Exhibit A and B*.

The proposed Site remediation includes an in-situ steam and recovery process to attempt to remove the remaining product in the area around the detached garage. Six stainless steel wells screened across the target zone will be installed. One single 2-inch well (steel) will be installed in the center of the target area to act as a collection point. A total of 3 portable steamers will be utilized to deliver superheated water simultaneously to the injection points while a vacuum truck with a stinger tube will extract from the central well. Product will essentially be "pushed" towards the central well for extraction. The steaming will "strip" the contaminants from the soil and drive them into a soluble phase. The heat from the steam will also help volatilize contaminants.

Due to the backfilled excavation boundary along the northern extent of the treatment area, a tight injection spacing is proposed to help prevent fluids from preferentially flowing into the backfilled materials which will likely exhibit lower effective stresses than the soils in the treatment zone.

V3 can start upon authorization to proceed and anticipates that remedial actions will be completed prior to April 30, 2020. Laboratory verification sample analysis is assumed to be conducted on standard turn-around time of 5-7 business days.

COMPENSATION

V3 shall be compensated as follows for the service(s) described above:

SERVICE	**FEE**
Coordination, Oversight and Confirmation of Steam Program – Exhibit A	$12,100
4Y Reporting and Closure – Exhibit A	$6,500
Subcontracted Remediation Work – Exhibit B	$36,800

IEPA 4Y LETTER REVIEW FEES (Billed directly to City by IEPA)	$5,000 estimated

ATTACHMENTS
V3 STANDARD BILLING RATE SCHEDULE

The above fees are lump sum unless noted otherwise. Where fees are noted as "time and materials" the fee listed is for budgetary purposes only – actual fee will be based on the subcontracted services fees and actual hours expended on the project multiplied by V3's Billing Rates attached hereto. The budgetary fee listed is based on the expected level of effort to accomplish the task.

The scope of services and fees herein assume that an mutually acceptable Agreement inclusive of payment terms is agreed to between the parties.

If Additional Services are required, V3 shall be paid a fee based on the actual hours expended multiplied by V3's Billing Rate Schedule attached hereto or other negotiated fee.

In addition to the professional services fees set forth above, V3 shall be compensated for 110% of reimbursable expenses such as printing, postage, messenger service, travel, mileage and tolls to/from meetings and other similar project-related items. A handling charge of 10% will be applied to subcontracted services.

CLIENT will be invoiced monthly for Professional Services and reimbursable expenses. The above financial arrangements are on the basis of prompt payment of invoices and the orderly and continuous progress of the Project through construction.

MISCELLANEOUS CONTRACTUAL ITEMS

V3 will initiate its services promptly upon the receipt of CLIENT's written acceptance of this proposal and an Agreement between V3 and the City of Warrenville.

The fee and completion schedule stated herein is valid for 30 days from the date of proposal. If the 30 days has expired, V3 reserves the right to renegotiate the fee and/or completion schedule with the CLIENT.

If there are protracted delays for reasons beyond V3's control, an equitable adjustment of the above-noted compensation shall be negotiated taking into consideration the impact of such delay on the pay scales applicable to the period when V3's services are, in fact, being rendered.

If CLIENT or other interested parties request digital files of design or other data, V3 shall be indemnified from any claims arising out of the accuracy, misuse or reuse by others of the data delivered in digital form.

We appreciate the opportunity to present this proposal and look forward to working with you on this project.

Sincerely,
V3 COMPANIES, LTD.

Keith R. Oswald, P.E.
Technical Director – Environment & Geosciences

Lori Prokes
Vice President - Environmental

NS/KO/

Accepted For:
CITY OF WARRENVILLE

By: _____

Title: _____

Date: _____

INVOICE INFORMATION

PREFERENCE:

☐ Receive by Email

☐ Receive by Mail

☐ Both

Purchase Order # (If Applies) _____

Important Accounting Notes:

_____

_____

_____

SEND INVOICE TO:

Attention: _____

Company: _____

Address: _____

_____

Email: _____

Phone: _____

EXHIBIT A

COORDINATION, OVERSIGHT, AND CONFIRMATION

V3 will perform the following services during this phase:

1. Coordinate cleanup implementation with remediation contractors, oversee and document all field work during remediation.
2. Implement the remedial action plan including the coordination of environmental drilling and laboratory analysis services, the sampling of environmental media including soil. Includes up to four boring locations and a maximum of two soil samples to be collected from each boring. Borings will be advanced to no more than 15-feet below ground surface.
3. Based on the goal of securing a 4Y closure letter, verification samples will include analysis for petroleum constituents (BTEX and PNAs) along with Total Petroleum Hydrocarbons (TPH).
4. Scope Limitations and Exclusions
    - Scope assumes no more than a half a field day with the driller for verification sampling. Additional days of further investigation are not included herein, but may be provided on a time and materials basis.

4Y REPORTING AND CLOSURE

V3 will perform the following services during this phase:

1. Compile new and existing data to produce a Site closure report for IEPA review and approval.
2. Respond to IEPA comments as appropriate.

EXHIBIT B

SUBCONTRACTING REMEDIAION

V3 will perform the following services during this phase:

1. Provide utility clearance via the public clearance service (i.e. JULIE Hotline). Private utility clearance will be performed at each proposed well installment point and boring location prior to the start of work.
2. Coordinate and subcontract all remediation contractors including:
   - Redox Tech - Steam injection contractor
   - Hazchem Environmental (or similar) – Vac-truck waste hauler
3. Scope assumes no more than six stainless steel wells and one single 2-inch extraction well will be installed in the target area.
4. Scope assumes no more than five days of remediation.
   - 1 day for well and injection point installation, with the mobilization of one hand-cart push-probe system (for injection points) and one 6610DT Geoprobe rig for installation of the extraction well.
   - 4 days to conduct steam injections.
5. Scope assumes that up to 2,000 gallons of fluid can be extracted per day and that no more than 8,000 gallons of fluid will be hauled and disposed of by a special waste hauler (i.e., Hazchem of similar).
6. Scope assumes that a municipal water source (i.e. City fire hydrant) will be accessible for steam injections.
   - A general cost for water usage has been included in fee estimates.
   - Water hookup approval and metering requirements need to be confirmed with the City
7. Scope assumes no more than 2 drums of investigation-derived wastes during well installment will be drummed and disposed.
8. Scope assumes that steaming equipment can remain on the residential property during the course of the remediation.
9. Scope Limitations and Exclusions
   - Scope assumes that no City permitting will be required for remediation and subsequently no costs have been provided for permits.
   - Scope assumes that the property fence will not need to be dismantled or reinstalled to complete remedial actions and that access for remediation equipment and a vac truck will be allowed to back up the Owner's driveway close to the garage.
   - Scope assumes that minimally the Owner's concrete slab/pavement adjacent to the garage can be used as a secured equipment laydown area and the securing the steaming perimeter with fencing is not required.

- Scope assumes no restoration of the residential yard is included.
- Scope assumes that V3 will bag but not be responsible for the disposal of general refuse generated during the remediation process.
- Scope assumes that the City of Warrenville will obtain site access for a drill rig and steaming downhole equipment along both sides of the Owner's fence line that is located to the east of the Owner's.
- Scope does not include IEPA 4Y review fees that will be charged directly to the City of Warrenville (4Y fees are estimated to be $5,000)

V3 COMPANIES
BILLING RATE SCHEDULE

(Rates effective January 1, 2019 through December 31, 2019)

Description	Hourly Rate
Principal/Director	210.00
Operations Director	200.00
Senior Project Manager	200.00
Senior Estimator	190.00
Superintendent	170.00
Resident Engineer II	165.00
Resident Construction Manager II	160.00
Senior Ecologist	160.00
Project Manager II	160.00
Project Manager I	150.00
Resident Engineer I	145.00
Resident Construction Manager I	145.00
Senior Project Engineer	140.00
Construction Administrator III	140.00
Project Engineer II	135.00
Project Scientist II	130.00
Project Engineer I	130.00
Landscape Architect II	125.00
Senior Construction Technician	120.00
Landscape Architect I	115.00
Project Scientist I	115.00
Project Surveyor III	110.00
Senior Technician	110.00
Construction Technician III	110.00
Project Designer III	105.00
Engineer III	105.00
Project Surveyor I/II	105.00
Design Technician III	105.00
Scientist III	100.00
Construction Administrator II	100.00
Technician III	95.00
Engineer I/II	95.00
Designer I/II	90.00
Scientist I/II	90.00
Field Ecologist	85.00
Technician I/II	80.00
Project Coordinator	60.00
Survey Crew*	190.00

*Time is charged portal to portal

Laboratory Analyses	**(Std. TAT)**
Full Target Compound List (VOCs, SVOCs, PCBs/ Pesticides, pH, TAL total metals)	$ 575
VOCs	$ 95
BTEX	$ 45
BTEX/MTBE	$ 50
SVOCs	$ 215
PNAs/PAHs	$ 95
PCBs	$ 60
Pesticides	$ 95
PCBs/Pesticides	$ 140
Target Analyte List (TAL) Metals (Totals)	$ 180
RCRA 8 Metals (Totals)	$ 90
RCRA 8 Metals (SPLP or TCLP)	$ 145
Single (except Hg) Metal (SPLP or TCLP)	$ 75
pH	$ 10
TPH (Gas/Diesel/Oil)	$ 75
Fractional Organic Carbon (Foc)	$ 40
Method 5035 VOCs Sample Kits	$ 15
IL Greensheet (Code R/F List/PCB) Waste Scan (w/o TCLP Pests./Herbs.)	$1,000
Code CG Waste Scan (Flashpoint, Paint Filter, pH, TCLP Lead)	$ 125

- Laboratory Analysis Standard Analysis Turn-Around-Time (TAT) is 5 – 7 business days. Expedited TAT upon CLIENT request: 24 hr – 48 hr TAT @ 100% laboratory markup; 72 hr TAT @ 50% laboratory markup; 96 hr TAT @ 25% laboratory markup.

Unit Charges

Photo-ionization Detector (PID)	$150/day
PPE/Environmental Health & Safety Consumables	$ 45/day
Hand-held Trimble GPS Unit	$100/day
Water Level Indicator	$ 20/day
Monitoring Well Locks	$ 15/ea
Peristaltic Pump	$ 35/day
Teflon Tubing (groundwater sampling)	$ 40/well
Low-flow Groundwater Sampling Equipment	$175/day
Water Quality Multi-Parameter Probe	$175/day
Transducer	$150/day
Soil Gas Field Equipment	$300/day

Vehicle mileage will be billed at the current IRS rate.