

RESOLUTION NO. R2021-53

**A RESOLUTION APPROVING TASK ORDER NO. 3
WITH TERRACON CONSULTANTS, INC. FOR SITE INVESTIGATION SERVICES**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on December 7, 2020 the City Council adopted Resolution No. R2020-73, approving a master contract with Consultant to perform the engineering services for the City as required by the City ("**Master Contract**") pursuant to task orders issued by the City in accordance with the Master Contract; and

WHEREAS, the City has identified the need for stage one site investigation services at the former Phillips 66 station located at the property commonly known as 28W244 Warrenville Road ("**Site Investigation Services**"); and

WHEREAS, Consultant submitted a proposal to perform the Site Investigation Services in the not-to-exceed amount of \$43,600; and

WHEREAS, the City has budgeted sufficient funds in the FY2022 budget for the procurement of the Site Investigation Services; and

WHEREAS, the City proposes to enter into Task Order No. 3 under the Master Contract with Consultant for the procurement of the Site Investigation Services from Consultant in the not-to-exceed amount of \$43,600 ("**Task Order No. 3**"); and

WHEREAS, the City Council has determined that it is in the best interest of the City and the public to enter into enter into Task Order No. 3 with Consultant;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Resolution as if fully set forth in this Resolution.

SECTION 2: Approval of Task Order No. 3. The City Council hereby approves Task Order No. 3 in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the City Administrator.

SECTION 3: Authorization to Execute Task Order No.3. The City Council hereby authorizes and directs the City Administrator to execute, on behalf of the City, final Task Order No. 3 only after receipt by the City Clerk of at least one executed copy of final Task Order No. 3 from Consultant; provided, however, that if the City Clerk does not receive one executed copy of final Task Order No. 3 from Consultant within 60 days after the date of adoption of this Resolution, then this authority to execute and seal final Task Order No. 3 shall, at the option of the City Council, be null and void.

SECTION 4: Change Orders. The City Administrator, or his designee, is authorized to execute one or more Change Orders to Task Order No. 3 for additional work consisting of

additional unforeseen items of work related to, or arising from other work contemplated by, the scope of work in Task Order No. 3 in an amount not to exceed \$10,000, subject to the City Administrator making the necessary determination that the work contemplated by the Change Order complies with Section 33E-9 of Article 33E of the Criminal Code of 1961 and placing a copy of such determinations in the contract file.

SECTION 5: Effective Date. This resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS ____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ day of _____, 2021.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A
TASK ORDER NO. 3

TASK ORDER NO. 3

In accordance with Section 1.2 of the Master Contract dated December 7, 2020 between the CITY OF WARRENVILLE (the “*City*”) and TERRACON CONSULTANTS, INC. (“*Consultant*”), the Parties agree to the following Task Number No. 3:

- 1. Contracted Services:** Stage 1 site investigation services at the Former Phillips 66 Station located at the property commonly known as 28W244 Warrenville Road, as further described in Reference No. 11197222 (“*Proposal*”) attached to and, by this reference, made a part of this Task Order No. 3 as **Attachment 1**.
- 2. Project Schedule** (attach schedule if appropriate): The Project Schedule is set forth in the Proposal.
- 3. Project Specific Pricing** (if applicable): Project specific pricing is set forth in the Proposal.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

[signature page follows]

CITY

CONSULTANT

Signature
City Administrator

Signature
Name (Printed or Typed)

_____, 20____
Date

_____, 20____
Date

ATTACHMENT 1

Exhibit A
Former Phillips 66 Station, Warrenville, Illinois
Stage 1 Site Investigation
MSA Task Order July 13, 2021

SCOPE OF SERVICES

Terracon's scope of services, as outlined below, is designed to meet the Illinois Environmental Protection Agency's (IEPA's) Stage 1 site investigation requirements (35 IAC Section 734.315) and was requested/agreed upon in discussions with the IEPA. The Stage 1 site investigation will consist of an on-site soil and groundwater investigation to supplement existing data for the site.

Soil and Groundwater Sampling

- § Update Health and Safety Plan and perform utility clearances. A private utility locator will be contracted to clear the proposed soil boring locations.
- § Advance six (6) borings using a Geoprobe to 25 feet below ground surface (bgs) or the depth of groundwater, whichever is encountered first. Approximate boring locations shown on Exhibit B.
- § Collection of soil samples from each 5-foot interval above the groundwater table.
- § Advance one boring by Geoprobe to approximately 12 feet bgs from an uncontaminated area of the site (likely near the northwest corner of site building) to collect up to two (2) samples for fractional organic carbon (foc) analysis. Samples collected for foc will also be analyzed for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). In addition, up to two soil samples (one per geologic unit identified) will be collected for soil bulk density, soil particle density, moisture content testing, and soil classification.
- § Purging and sampling of nine (9) existing groundwater monitoring wells (MW-1A, MW-2 through MW-7, MW-9, and MW-10). Includes repair of damaged monitoring well MW-4 flush-mounted cap (unable to be opened during prior sampling). If MW-4 cannot be repaired, it will be replaced and surveyed to allow sampling.

Analysis of Soil and Groundwater Samples by Accredited Laboratory

- § USEPA SW-846 and ASTM Methods, standard laboratory turnaround time (approximately 5 to 7 business days after receipt of samples by laboratory)
- § Analysis of up to 21 soil samples for indicator compounds benzene, toluene, ethylbenzene, total xylenes (BTEX), methyl tert-butyl ether (MTBE), and polynuclear aromatic hydrocarbons (PNAs), plus three (3) quality assurance/quality control samples (one duplicate, a matrix spike, and a matrix spike duplicate).
- § Analysis of up to two (2) soil samples for foc, VOCs, and SVOCs, soil bulk density, soil particle density, moisture content, and visual/manual soil classification (ASTM D2488, abbreviated method).
- § Analysis of nine (9) groundwater samples for BTEX/MTBE, and PNAs, and two (2) trip blanks for BTEX and MTBE

Reporting and Communications

- § If analytical data meets IEPA Tier 1 Remediation Objectives (ROs), Terracon will prepare a Site Investigation Completion Report (SICR).
- § If the analytical results exceed ROs, Terracon will prepare a Stage 3 (off-site) Site Investigation Plan (SIP) and budget, since on-site delineation of impacts will no longer be possible.
- § The SICR or Stage 3 SIP/budget will be provided in draft to the City for review. Following review, the document will be finalized and submitted to the IEPA.
- § This proposal assumes we do not need to perform a new/updated potable water supply well survey or hydraulic conductivity testing.

Disposal of Investigation-Derived Waste (IDW)

Soil cuttings and monitoring well purge water will be drummed. The drums will be properly labeled to identify the contents and accumulation date(s) and a soil sample will be analyzed for waste characterization parameters for a LUST site. Subsequent to soil waste characterization results, Terracon will coordinate the disposal of IDW in accordance with applicable regulatory requirements. One drum of groundwater and two drums of soil are anticipated at this time. Assumes soils and groundwater are non-hazardous.

UST Fund Billing Package

The City is eligible to access funds for the site from Illinois' Underground Storage Tank Fund (UST Fund). Terracon will prepare one (1) reimbursement billing package to submit to the IEPA. It should be noted that approved IEPA budgets typically are less than actual fees for services provided by contractors and consultants; the UST Fund does not fully reimburse the owner for the total expenditures.

Fee (time and material)

The total budget for the scope of work discussed above is \$38,600 (time and materials).

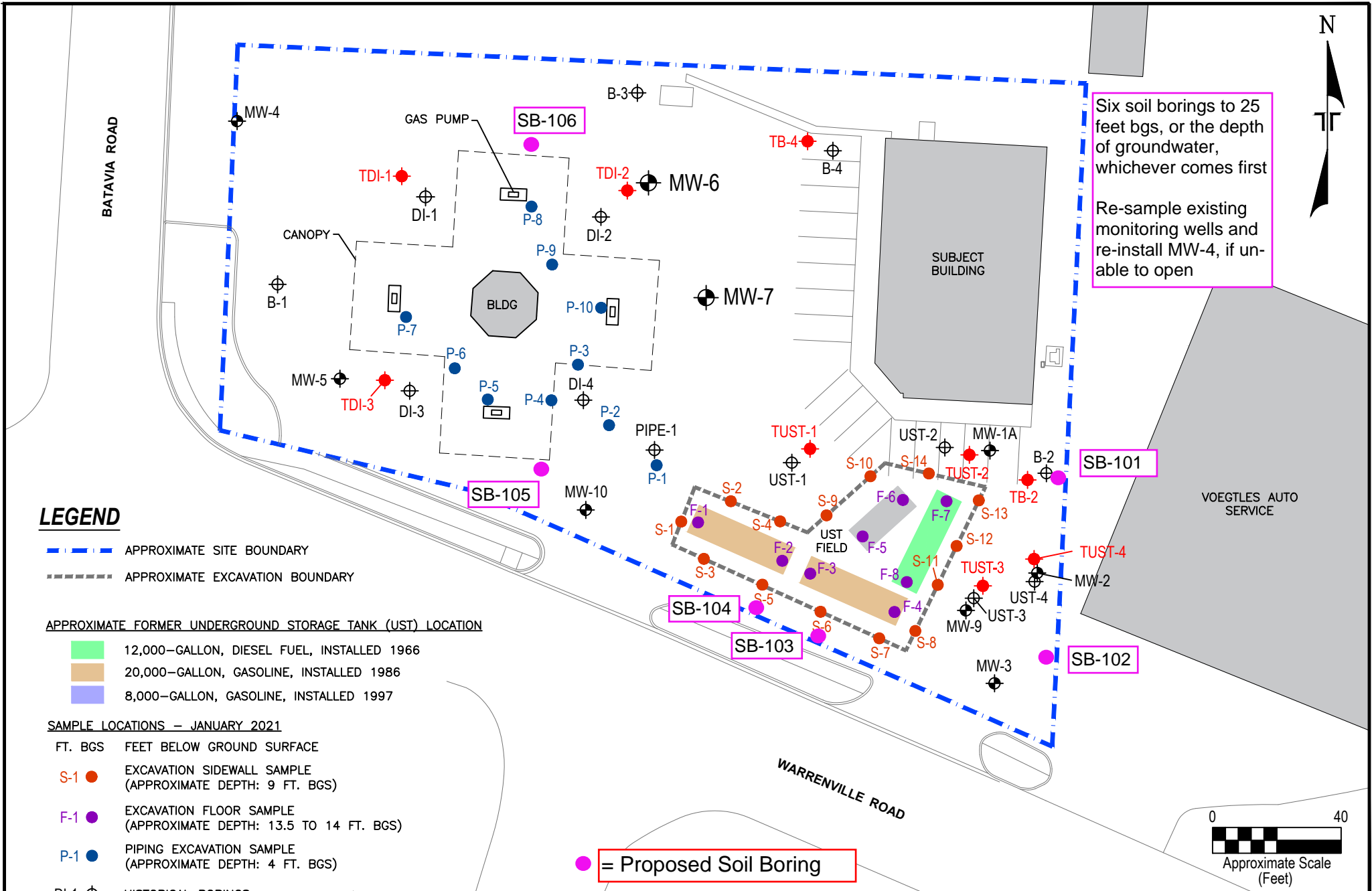
Project contingency \$5,000 – for unforeseen circumstances, if any, and subject to written approval by the City prior to any expenditures.

Total estimated fee for this proposal is \$43,600.

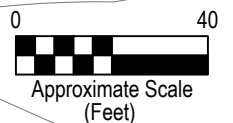


Six soil borings to 25 feet bgs, or the depth of groundwater, whichever comes first

Re-sample existing monitoring wells and re-install MW-4, if unable to open



● = Proposed Soil Boring



LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE EXCAVATION BOUNDARY

APPROXIMATE FORMER UNDERGROUND STORAGE TANK (UST) LOCATION

- 12,000-GALLON, DIESEL FUEL, INSTALLED 1966
- 20,000-GALLON, GASOLINE, INSTALLED 1986
- 8,000-GALLON, GASOLINE, INSTALLED 1997

SAMPLE LOCATIONS – JANUARY 2021

- FT. BGS FEET BELOW GROUND SURFACE
- S-1 EXCAVATION SIDEWALL SAMPLE (APPROXIMATE DEPTH: 9 FT. BGS)
- F-1 EXCAVATION FLOOR SAMPLE (APPROXIMATE DEPTH: 13.5 TO 14 FT. BGS)
- P-1 PIPING EXCAVATION SAMPLE (APPROXIMATE DEPTH: 4 FT. BGS)
- DI-1 ⊕ HISTORICAL BORINGS
- TDI-1 TERRACON BORINGS
- MW-1 ⊕ MONITORING WELL

Project Mngr:	MCL	Project No.	11197222C
Drawn By:	OS	Scale:	AS SHOWN
Checked By:	MCL	File No.	11197222D[1]
Approved By:	MCL	Date:	JUNE 2021

Terracon
Consulting Engineers and Scientists

192 Exchange Boulevard Glendale Heights, Illinois 60139
(630) 445-0196 (630) 357-9489

Proposed Stage 1 Site Investigation

IEMA INCIDENTS 20200871 AND 20210036
FORMER PHILLIPS 66 STATION
28W244 WARRENVILLE ROAD
WARRENVILLE, DUPAGE COUNTY, ILLINOIS

EXHIBIT

B