



Legislation Details (With Text)

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**File created:** 12/17/2012      **In control:** City Council  
**On agenda:** 12/17/2012      **Final action:** 12/17/2012  
**Enactment date:** 12/17/2012      **Enactment #:** R-12-574

**Title:** Resolution to Approve Additional Appropriation (\$32,583.00) and Professional Services Agreements with Tetra Tech Geo (RFP No. 834, \$44,498.00) for Environmental Investigation and Rueter & Associates (RFP No. 833, \$26,935.00) for Historic Structure Assessment at 415 West Washington (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 415 W WashingtonTetraTechPSA.pdf, 2. Tetrafeecosts.pdf, 3. 415 W WashingtonReutersPSA2, 4. reutersscopeofwork.pdf, 5. reuterfee proposal.pdf

Date	Ver.	Action By	Action	Result
12/17/2012	2	City Council	Approved	Pass

Resolution to Approve Additional Appropriation (\$32,583.00) and Professional Services Agreements with Tetra Tech Geo (RFP No. 834, \$44,498.00) for Environmental Investigation and Rueter & Associates (RFP No. 833, \$26,935.00) for Historic Structure Assessment at 415 West Washington (**8 Votes Required**)

Attached for your review and approval is a resolution to appropriate additional funds in the amount of \$32,583.00 for site investigations at the city-owned property at 415 West Washington, and to approve Professional Services Agreements with Tetra Tech Geo for Engineering and Professional Consulting Services for Environmental Investigation - Hazardous Materials Survey of Buildings and Phase I/Phase II Environmental Site Assessments in the amount of \$44,498.00 and with Rueter & Associates for Professional Consulting Services for Historic Structure Assessment at the site in the amount of \$26,935.00.

City Council approved Resolution R-12-321 on July 16, 2012, which directed staff to undertake these investigations and appropriated \$50,000.00 from the General Fund, fund balance for the work. However, additional funds are needed to cover the two referenced Professional Services Agreements, possible contingency and the staff costs associated with this work.

To select the most qualified consulting firms, requests for proposals were posted to the Michigan Inter-governmental Trade Network (MITN) BidNet® website. In response to these requests, fourteen consulting teams submitted proposals for the Environmental Investigation (RFP 834) and six for the Historic Structure Assessment (RFP No. 833). Selection committees comprised of City of Ann Arbor staff reviewed the submittals and selected one firm for each proposal.

Tetra Tech Geo was selected as the most qualified firm for the Environmental Investigation (RFP 834) based on their professional qualifications, past involvement with similar projects, proposed work plan,

and competitive fee schedule. This contract involves conducting ASTM Phase I and II Environmental Site Assessments and a building hazardous materials survey at the city-owned property at 415 West Washington. The work will include assessment of the extent and magnitude of environmental concerns and recommendations for remediation of the property. Tetra Tech Geo received Living Wage approval on June 22, 2012 and Contract Compliance approval on May 24, 2012.

Rueter & Associates was selected as the most qualified firm for the Historic Structure Assessment (RFP No. 833) also based on their professional qualifications, past involvement with similar projects, proposed work plan, and competitive fee schedule. This contract involves conducting an historic structure assessment (HSA) to fully document the physical condition of the historic structures at the 415 West Washington Street site. The assessment will provide a comprehensive understanding of the current condition and needs, if any, for restoring the structures to allow their repurposing. Reuter & Associates received Living Wage approval on November 8, 2012 and Contract Compliance approval on November 8, 2012.

Together, these projects will assess the condition of the city-owned structures at 415 West Washington as well as the environmental condition of the site with the goal to develop planning level cost estimates and direction for needed remediation or repair. This information will be utilized by the City as it considers details for the reuse of the property.

Prepared by: Deborah Gosselin, Systems Planning Engineer, Public Services

Reviewed by: Craig Hupy, Public Services Area Administrator

Approved by: Steven D. Powers, City Administrator

Whereas, Council Resolution R-12-321 approved on July 16, 2012 directed staff to undertake environmental investigations and historical structure assessment at the City-owned property at 415 West Washington and appropriated \$50,000.00 from the General Fund, fund balance to perform this work;

Whereas, Professional Services are needed in the form of engineering and consulting services to perform the 415 West Washington Environmental Investigation and Historic Structure Assessment;

Whereas, Proposals were received by Procurement and evaluated by City of Ann Arbor staff on the basis of professional qualifications, past involvement with similar project, proposed work plan, and cost;

Whereas, Tetra Tech Geo was selected for the Environmental Investigation - Hazardous Materials Survey of Buildings and Phase I/Phase II Environmental Site Assessments (RFP #834) in the amount of \$44,498.00 based on their professional qualifications, past involvement with similar projects, proposed work plan, and competitive fee schedule;

Whereas, Rueter & Associates was selected for the Historic Structure Assessment (RFP No. 833) in the amount of \$26,935.00, based on their professional qualifications, past involvement with similar projects, proposed work plan, and competitive fee schedule;

Whereas, Tetra Tech Geo received Living Wage approval on June 22, 2012 and Contract Compliance approval on May 24, 2012, and Rueter & Associates received Living Wage and Contract Compliance approval on November 8, 2012; and

Whereas, \$32,583.00 of additional funding is required to complete this work, including possible contingency items and City staff time;

RESOLVED, That City Council appropriate an additional \$32,583.00 from the General Fund, fund balance to the General Fund Capital Budget (Fund 00CP), increasing the funding for the environmental investigations and historic structure assessments at 415 West Washington to \$82,583.00, to be available without regard to fiscal year;

RESOLVED, That City Council approve a Professional Services Agreement with Tetra Tech Geo in the amount of \$44,498.00 for Engineering and Professional Consulting Services for 415 West Washington Environmental Investigation - Hazardous Materials Survey of Buildings and Phase I/Phase II Environmental Site Assessments;

RESOLVED, That a contract contingency in the amount of \$4,450.00 be established for the 415 West Washington Environmental Investigation - Hazardous Materials Survey of Buildings and Phase I/Phase II Environmental Site Assessments and the City Administrator be authorized to approve change orders to the contract with Tetra Tech Geo, not to exceed \$4,450.00 in order to satisfactorily complete the work;

RESOLVED, That City Council approve a Professional Services Agreement with Reuter & Associates in the amount of \$26,935.00 for Professional Consulting Services for 415 West Washington Historic Structure Assessment;

RESOLVED, That a contract contingency in the amount of \$2,700.00 be established for the 415 West Washington Historic Structure Assessment and the City Administrator be authorized to approve change orders to the contract with Reuter & Associates not to exceed \$2,700.00 in order to satisfactorily complete the work;

RESOLVED, That \$4,000.00 be made available to fund City staff time for oversight and administration of the work by Tetra Tech Geo and Reuter & Associates;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said agreements following approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized and directed to take the necessary administrative actions to implement this resolution.