

COUNCIL WORKSHOP ITEM

ITEM:	ENVIRONMENTAL CLEANUP SERVICES FOR PARKING DECK CONSTRUCTION – AMENDMENT No. 1 PROJECT #14-00		
DATE:	July 15, 2004		
PREPARED BY:	David H. Barber, P.E. – Director of Public Works Michael D. Millette, P.E. – Asst. Director of Public Works - Engineering		
PURPOSE:	Authorize an amendment to the existing contract with Versar , Inc. to remove additional petroleum impacted soils.		
AMOUNT:	\$108,740.44	ACCOUNTS:	107.541.0000.5815 107.422.0000.5815
BUDGET AMOUNT:	\$25,000.00		

DISCUSSION:

On February 27, 2004, the Village entered into an agreement with Versar, Inc., the Village’s environmental services consultant to remove petroleum contaminated soil from the Parking Deck site. The original agreement anticipated that 960 tons of material would be found and that the disposal cost would be \$18.00 per ton. Services to remove the soil were to be performed in a three-day period.

Unfortunately, the extent and concentration of the waste was more than anticipated. The actual amount of material removed was 2005 tons and the disposal costs was \$20.00 per ton due to the higher concentration of contaminant in the soil. The removal process also took longer than expected and Versar was on site for six full days and parts of thirteen others. Testing services also increased proportionately. Additionally, the depth of parts of the excavation required clean backfill to be brought onsite for which the existing agreement had a set price, but no estimated quantity. Also, an allowance of \$1,647 is included to complete the disposal of material that had to be stored at our transfer site.

Versar indicates that the majority of the site has now been remediated. One area near the former Hart’s Garage has indications of further contamination but until this past week was inaccessible due being underneath construction and storage trailers.

ATTACHMENTS:

Amendment

RECOMMENDATION:

Staff recommends approval of Amendment No. 1 in the amount of \$108,740.44.

Funding for this item is provided in the TIF Capital Projects budget and accounted for in account 107.541.0000.5815 with additional funding in account 107.422.0000.5815 if needed.



June 14, 2004

Mr. Michael Millette
Assistant Director of Public Works
Village of Downers Grove
5101 Walnut Avenue
Downers Grove, IL 60515-4074

Subject: Request for Contract Modification to
Provide Environmental Cleanup Services During
Parking Deck Construction
Downers Grove, Illinois
Versar Proposal No. Q04-3313

Dear Mr. Millette:

This letter is to request a contract modification from the Village of Downers Grove for environmental cleanup services provided by Versar, Inc. (Versar) at the Parking Deck construction site, Downers Grove, Illinois (Site). This proposal supplements our original proposal, dated February 5, 2004, to provide environmental cleanup services at the Site.

MODIFICATIONS TO SCOPE OF WORK

This contract modification request includes the following services: removal and disposal of petroleum-impacted soil from various areas of the Site (above and beyond the original estimated quantities); backfilling the resultant excavations; supplemental sampling and analytical testing; project reporting; project oversight and inspection; and project management services.

Soil remediation activities were generally conducted as outlined in our February 5 proposal, with the modifications noted herein. The task numbers correspond to the task numbers in the original scope of work.

Task 1. Pre-Mobilization Activities

The impacted soil was located in a congested area on the west side of the parking deck. A project kick-off meeting was added to the scope to coordinate between the various entities involved in the project, including Turner Construction, Dawn Companies (subcontractor working for both Turner and Versar), Versar and the Village (including the Owners Representative).

The purpose of the meeting was to discuss excavation and disposal procedures, Site logistics (routing of trucks into and away from the work area), schedule, confirmation sampling and analytical testing

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protocols, and approval procedures. Pre-mobilization activities took considerably more effort than we originally anticipated due to the number of parties involved.

Task 2. Soil Remediation Activities

1. Petroleum-impacted soil was excavated from the affected areas and hauled to the approved landfill in Morris, Illinois. Impacted soil initially appeared to be limited to a zone of black organic soil, approximately five feet deep, behind Ballydoyle Irish Pub. For the purposes of the original proposal, we assumed a maximum of 960 cubic tons of petroleum-impacted soil would be excavated and disposed off-site.
2. Site excavation work began in early February, and continued intermittently until the end of April. The original schedule anticipated the work would be completed in three days. Altogether, a total on 19 total and partial work-days were required to complete the work (not including the stockpiled material still to be disposed). Versar's field engineer spent six full days at the Site during impacted soil activities, and approximately 54.5 hours on a part-time basis to coordinate impacted soil activities. The total cost for Versar field labor during this period was approximately \$11,173.80, as opposed to our original budget estimate of \$2,175.00.
3. The horizontal and vertical extent of petroleum-impacted soil was greater than anticipated, and petroleum-impacted soils were found in other areas of the Site during underground utility construction (e.g., north of the parking deck near former Hart's garage).
4. During the course of the work, approximately four loads were rejected at the landfill because of excess contaminant levels. These loads were returned to the Downers Grove waste transfer facility on Curtiss Street and temporarily stockpiled; approximately two loads of this material remains at the transfer facility. Extra fees were incurred for the rejected loads from the landfill as well as for trucking the material to an alternate disposal site or the waste transfer facility. The costs associated with the rejected loads are estimated to be approximately \$883.20.
5. To-date, approximately 1860 tons of petroleum-impacted soil has been excavated and disposed off-site in Community Landfill in Morris, Illinois, and another 145 tons have been disposed in Settlers Hill Landfill in West Chicago, Illinois, for a total of 2005 tons (1045 more tons than originally anticipated).
6. Due the contaminant levels in the soil, Community Landfill charged \$20.00 per ton (\$23.00 with 15% mark-up) for disposal instead of the \$18.00 per ton (\$20.70 with 15% mark-up) originally quoted.
7. The increase in tonnage of impacted soil disposed at the two facilities plus the increase in the unit rate for disposal at the Community Landfill in Morris resulted in total disposal fees of

- \$45,781.50. This value represents an increase of approximately \$25,909.50 in disposal costs above our original estimate of \$19,872.00. This cost includes Versar's 15% mark-up on subcontractor fees.
8. The increase in tonnage of impacted soil disposed at the two facilities resulted in total excavation, loading and hauling fees of \$68,406.30. This value represents an increase of approximately \$43,472.30 in excavation, loading and hauling costs above our original estimate of \$24,934.00. This cost includes Versar's 15% mark-up on subcontractor fees.
 9. Versar incurred miscellaneous subcontractor fees of approximately \$2,670.30 for Visqueen, which was not part of our original budget.
 10. Versar's original proposal included a unit price for backfill, but no costs for backfill were included in the proposed budget. Because the horizontal and vertical extent of petroleum-impacted soil at the Site was greater than anticipated, approximately 976 cubic yards of backfill was imported to the Site. The cost of importing backfill was approximately \$11,729.34, which was not part of Versar's original budget.
 11. Versar estimates 30 tons of petroleum-impacted soil at the transfer facility must still be loaded and disposed. We estimate the cost to load, haul and dispose of this material will be \$1,647.30, including Versar oversight and 15% subcontractor mark-up.

Task 3. Documentation Sampling and Analytical Testing

Versar originally anticipated six soil samples would be collected from the floor and side-walls of the excavation for documentation sampling. Because the horizontal and vertical extent of petroleum-impacted soil was greater than anticipated, and petroleum-impacted soils were found in other areas of the Site, additional sampling and analyses was required.

Versar collected additional subsurface soil samples at five locations along the alignment of the 36-inch diameter pipe on Saturday, March 6. Versar collected four soil samples from the floor and three soil samples were collected from each the east and west side-walls of the excavation, and one sample was collected from a test pit. The samples were analyzed for BTEX and PNAs.

The total cost associated with sampling and analytical testing costs was approximately \$3,438.5, which represents an increase of approximately \$2,319.50 from our original budget estimate.

Task 4. Reporting and Project Management

Versar issued a preliminary letter report to document initial environmental cleanup activities conducted at the Site through March 17, 2004, and Daily Inspection Reports have been issued for

each day Versar was at the Site. The preliminary report does not cover all environmental cleanup activities because the final scope of work included excavation and disposal of significantly greater volumes of petroleum-impacted soil and subsequent backfilling than originally anticipated, work in areas not covered by the preliminary report, and Versar's on-site involvement was much longer than originally anticipated.

A final written report has not been issued pending completion of all environmental cleanup activities related to the project. Versar will prepare a final written report to document the full extent of soil remediation activity conducted at the Site, as requested by the Village. The final report will include a description of all field activities, a figure outlining remediated areas, Daily Inspection Reports, and waste manifests documenting soil disposal.

Because the volume of petroleum-impacted soil was greater than anticipated and because the time required to complete the project was much longer than anticipated, project management costs were significantly increased. Unanticipated project management costs included the project kick-off meeting, coordination with Village and various contractor's and subcontractor's to adjust work schedule, resolution of problems (such as disposition of rejected loads), and internal Versar scheduling and budget tracking.

The total cost associated with reporting and project management costs was approximately \$15,210.20, including pre-mobilization activities, preliminary report, project management and final reporting. The total project cost for reporting and project management is approximately \$11,110.20 more than our original budget estimate.

REQUESTED BUDGET INCREASE

Versar provided environmental cleanup services at the Site as outlined in our February 5, 2004 proposal, and as modified herein. These services were provided on a combination unit price and time-and-expense basis.

Versar originally estimated the cost to perform these services would be approximately Fifty Two Thousand Two Hundred Dollars (\$52,200.00). This Contract Modification requests an increase of One Hundred Eight Thousand Seven Hundred Forty Dollars and Forty-Four Cents (\$108,740.44) for the increased scope of services, as described herein, bringing the total project budget to \$160,940.44.

Versar's total project budget includes all labor, field supervision, equipment, waste disposal, and reporting costs. The attached table presents a detailed breakdown of the original estimated costs

and actual costs incurred for this project. The attached table also includes projected costs to complete all work on the project. Subcontractor costs in the breakdown include Versar's 15% markup in accordance with the Contract.

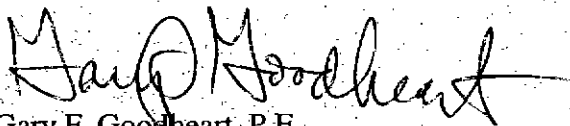
CONTRACT MODIFICATION AUTHORIZATION

Versar has performed the scope of work outlined in our original proposal and as modified herein in accordance with the Terms and Conditions outlined in our Professional Services Agreement with the Village, dated September 18, 2001. Please sign below to acknowledge our formal authorization for this contract modification.

CLOSING

Versar appreciates the opportunity to be of continued service to the Village of Downers Grove. If you have questions or need further information, please contact Gary Goodheart at (630) 268-8555, Extension 220.

Sincerely,



Gary F. Goodheart, P.E.
Department Head, Engineering



Robert M. McDonald
Vice President

Contract Modification Accepted By:

Name

Date

SUMMARY OF COSTS
ENVIRONMENTAL CLEANUP AND DISPOSAL
PARKING GARAGE, DOWNERS GROVE, ILLINOIS
 Versar Project Number 110242.0007.001 and .002

ITEM	Unit Cost	Units	Original Estimated Quantities	Original Estimated Cost	Actual Quantities	Actual Cost to-Date Plus Projected Cost to Complete
1. Pre-mobilization/sampling activities: Versar labor, sampling and analysis						
• Versar labor and incidental costs				\$1,920.00		\$2,083.40
• Analytical Testing				\$230.00		\$264.30
2. Environmental Cleanup Activities:						
• Versar oversight, vehicle and incidental costs	\$725.00	Day	3.00	\$2,175.00	6.00	\$4,350.00
• Versar labor and incidental costs						\$6,823.80
• Subcontractor: Excavation and Loading ¹	\$1,584.00	day	3.00	\$4,752.00	7.00	\$11,088.00
• Subcontractor: Transportation to Community Landfill in Morris, IL ¹	\$403.65	Load	50.00	\$20,182.00	134.00	\$54,089.10
• Subcontractor: Community Landfill Disposal Costs ^{1,2}	\$20.70	Ton	960.00	\$19,872.00	1860.00	\$42,780.00
• Subcontractor: Transportation to Environtech Landfill in West Chicago, IL ¹	\$403.65	Load		\$0.00	8.00	\$3,229.20

ITEM	Unit Cost	Units	Original Estimated Quantities	Original Estimated Cost	Actual Quantities	Actual Cost to-Date Plus Projected Cost to Complete
• Subcontractor: Landfill Disposal, Environtech Landfill in West Chicago, IL ¹	\$20.70	Ton	0.00	\$0.00	145.00	\$3,001.50
• Subcontractor: CA-6 Stone Backfill ¹	\$8.34	Ton	0.00		976.18	\$8,141.34
• Subcontractor: Trucking (stone only) ¹	\$89.70	Hour			40.00	\$3,588.00
• Subcontractor: Visqueen ¹	\$20.70	LF			129.00	\$2,670.30
• Subcontractor: Rejected load charge ¹	\$86.25	Each			4.00	\$345.00
• Subcontractor: Hourly trucking after rejected load ¹	\$89.70	Hour			6.00	\$538.20
★ Subcontractor: Transportation of stockpiled contaminated soil from DG Transfer facility to Morris ¹	\$403.65	Load			2.00	\$807.30
★ Subcontractor: Community Landfill Disposal Costs ^{1,2}	\$23.00	Ton			30.00	\$690.00
★ Versar oversight costs for removal of contaminated soil from DG Transfer facility	\$75.00				2.00	\$150.00
3. Documentation Sampling and Analysis			6.00	\$1,119.00		\$3,438.50

ITEM	Unit Cost	Units	Original Estimated Quantities	Original Estimated Cost	Actual Quantities	Actual Cost to-Date Plus Projected Cost to Complete
4. Reporting & Project Management				\$1,950.00		\$6,862.50
★ Final Report of Soil Remediation Activities						\$6,000.00
Totals				\$52,200.00		\$160,940.44

Notes:

- ★ Activities to be completed (Estimate cost = \$7,647.30)
- 1 Subcontractor costs include 15% Versar mark-up
- 2 Actual Community Landfill Disposal Costs = \$20.00/ton