



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 5/17/04

No.: 04-225

Agenda Item Type: Resolution

No.:

Communication

Roll Call

Submitted by: Eric A. Anderson, City Manager

### SUBJECT—

Resolution Approving Selection of Firms to Perform Phase I Environmental Assessment Work in Select Areas

### SYNOPSIS—

Council is requested to authorize staff to negotiate agreements with Apex Environmental Inc., Barker Lemar Engineering Consultants, Environmental Resource Services Inc., Stanley Consultants Inc. and Tetra Tech EM Inc. to conduct Phase I environmental assessment work primarily in the downtown and in key industrial redevelopment areas.

### FISCAL IMPACT—

EPA funds will be used to conduct all Phase I environmental assessment work. Funding is derived from the City's Brownfields Showcase Community budget. The total project cost is estimated at \$169,623.

### RECOMMENDATION—

Approval.

**BACKGROUND—**

During the past several years, the City has successfully competed at the national level to secure EPA funding for Phase I and Phase II environmental assessments and for cleanup. The City continues to serve as a national model to advance the cause of brownfields redevelopment. This project represents one of its innovations.

The City intends to diminish environmental uncertainty involved in real estate transactions in order to attract investment and improve the community’s quality of life. Phase I environmental assessment work is proposed to remove barriers to investment related to perceived environmental contamination and to ascertain whether or not Phase II work is needed. The goals of Des Moines’ Brownfields Economic Redevelopment Initiative are to (1) encourage the protection of the environment and the public health on brownfields and (2) create new opportunities for redevelopment and reinvestment.

On February 27, 2004 and on March 1 and 17, 2004, the Finance Department, Purchasing Division, sent a Request for Proposals (RFP), an addendum and a response to requests for clarification respectively to 37 firms. The City Council authorized this solicitation on February 23, 2004 by Roll Call No. 04-391. On March 26, 2004, the City received 10 proposals. Subsequently, the Selection Committee, comprised of staff from the Office of Economic Development and the Engineering Department, analyzed the responses based on the following competitive criteria—technical approach, team performance, experience, cost and whether the office where work will be performed is located in Des Moines.

The Selection Committee is recommending that Council authorize staff to negotiate agreements with the following firms based on (1) their responses to the RFP, (2) available budgetary resources and (3) timeliness to conduct the work. Significant progress must be achieved by October 2004 in order to satisfy EPA contractual requirements. Project location (map attached), name of recommended firm and cost are listed below in categorical priority order.

***PRIORITY 1: ONGOING PROJECTS***

<b><i>PROJECT LOCATION</i></b>	<b><i>RECOMMENDED FIRM</i></b>	<b><i>COST</i></b>
<b><i>Agrimergent Technology Park - Update</i></b>	<i>Apex Environmental Inc., Urbandale</i>	<b><i>\$ 9,522</i></b>
<b><i>Riverpoint West - Update</i></b>	<i>Barker Lemar Engineering Cons., West DSM</i>	<b><i>\$ 15,899</i></b>
<b><i>Guthrie Avenue Business Park South</i></b>	<i>Apex Environmental Inc., Urbandale</i>	<b><i>\$ 7,000</i></b>
<b><i>SUBTOTAL</i></b>		<b><i>\$ 32,421</i></b>

***PRIORITY 2: DOWNTOWN AND ENVIRONS***

<b><i>PROJECT LOCATION</i></b>	<b><i>RECOMMENDED FIRM</i></b>	<b><i>COST</i></b>
<b><i>Gateway West Area</i></b>	<i>Barker Lemar Engineering Cons., West DSM</i>	<b><i>\$ 24,881</i></b>
<b><i>Riverpoint East</i></b>	<i>Apex Environmental Inc., Urbandale</i>	<b><i>\$ 7,822</i></b>

<i>West Riverwalk Area</i>	<i>Apex Environmental Inc., Urbandale</i>	<i>\$ 7,650</i>
<i>East Village/River Hills Area</i>	<i>Environmental Resource Services, Ames</i>	<i>\$ 16,060</i>
<i>SE Connector Area</i>	<i>Stanley Consultants Inc., Des Moines</i>	<i>\$ 27,750</i>
<i>Riverpoint South</i>	<i>Apex Environmental Inc., Urbandale</i>	<i>\$ 8,025</i>
<i>Union Pacific Bell Avenue Yard</i>	<i>Apex Environmental Inc., Urbandale</i>	<i>\$ 2,650</i>
<b><i>SUBTOTAL</i></b>		<b><i>\$ 94,838</i></b>

***PRIORITY 3: INDUSTRIAL REDEVELOPMENT OPPORTUNITIES***

<b><i>PROJECT LOCATION</i></b>	<b><i>RECOMMENDED FIRM</i></b>	<b><i>COST</i></b>
<i>Agribusiness Enterprise Zone East</i>	<i>Apex Environmental Inc., Urbandale</i>	<i>\$ 10,400</i>
<i>Central Place Industrial Park</i>	<i>Apex Environmental Inc., Urbandale</i>	<i>\$ 7,822</i>
<i>Valley Gardens Area</i>	<i>Tetra Tech EM Inc., Lenexa, KS</i>	<i>\$ 17,182</i>
<b><i>SUBTOTAL</i></b>		<b><i>\$ 35,404</i></b>

***PRIORITY 4: TARGETED COMMERCIAL DEVELOPMENT***

<b><i>PROJECT LOCATION</i></b>	<b><i>RECOMMENDED FIRM</i></b>	<b><i>COST</i></b>
<i>SE 30<sup>th</sup> Street Corridor</i>	<i>Environmental Resource Services, Ames</i>	<i>\$ 6,960</i>

***TOTAL PROJECT COST***  
***\$169,623***

The City requested costs to conduct Phase I environmental assessments in three additional targeted commercial development areas—the Sixth Avenue corridor, University Avenue corridor and the Euclid Avenue area. However, there are insufficient funds to conduct these studies based on the EPA approved work plan.

It is anticipated that Council will be requested to enter into agreements with the recommended environmental consulting firms in June 2004. Environmental assessment results will be available to the public on the City's web site in fall/winter 2004. Developers and others will be able to access it confidentially when researching development opportunities. The City negotiated with Kansas State University to create a dynamic property inventory with the Phase I results that will be linked to the City's and Polk County's GIS databases. Kansas State secured EPA grant funds to conduct this work, which is underway.

This project will generate significant benefits. The City of Des Moines will obtain additional tax base from new investment in properties previously not considered for reinvestment. Property owners interested in selling their holdings will learn valuable information to assist in completing real estate transactions. Real estate professionals will facilitate property sales more efficiently because the Phase I environmental assessments that lenders often require on commercial and industrial properties will be completed, thereby minimizing delays and uncertainty. Ultimately, the City intends to create relationships that will yield positive economic and environmental outcomes.