


COUNCIL COMMUNICATION

	Number:	21-335	Meeting:	July 19, 2021
	Agenda Item:	70	Roll Call:	21-1170
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving exception to Request for Proposal (RFP) process for good cause and approving Professional Services Agreement (PSA) with Impact7G, Inc. for professional services for the demolition of DICO buildings – asbestos abatement, hazardous materials removal, and demolition oversight, not to exceed \$100,000.

SYNOPSIS:

Recommend approval of exception to the Engineering Department’s RFP process for good cause and approval of the PSA with Impact7G, Inc. (Ryan Peterson, President, 9550 Hickman Road, Suite 105, Clive, Iowa 50325), for a total cost not to exceed \$100,000, based on hourly rates, to provide air monitoring and full-time project observations, project management, and closure report in conjunction with the demolition of buildings at the property at 200 S.W. 16th Street.

FISCAL IMPACT:

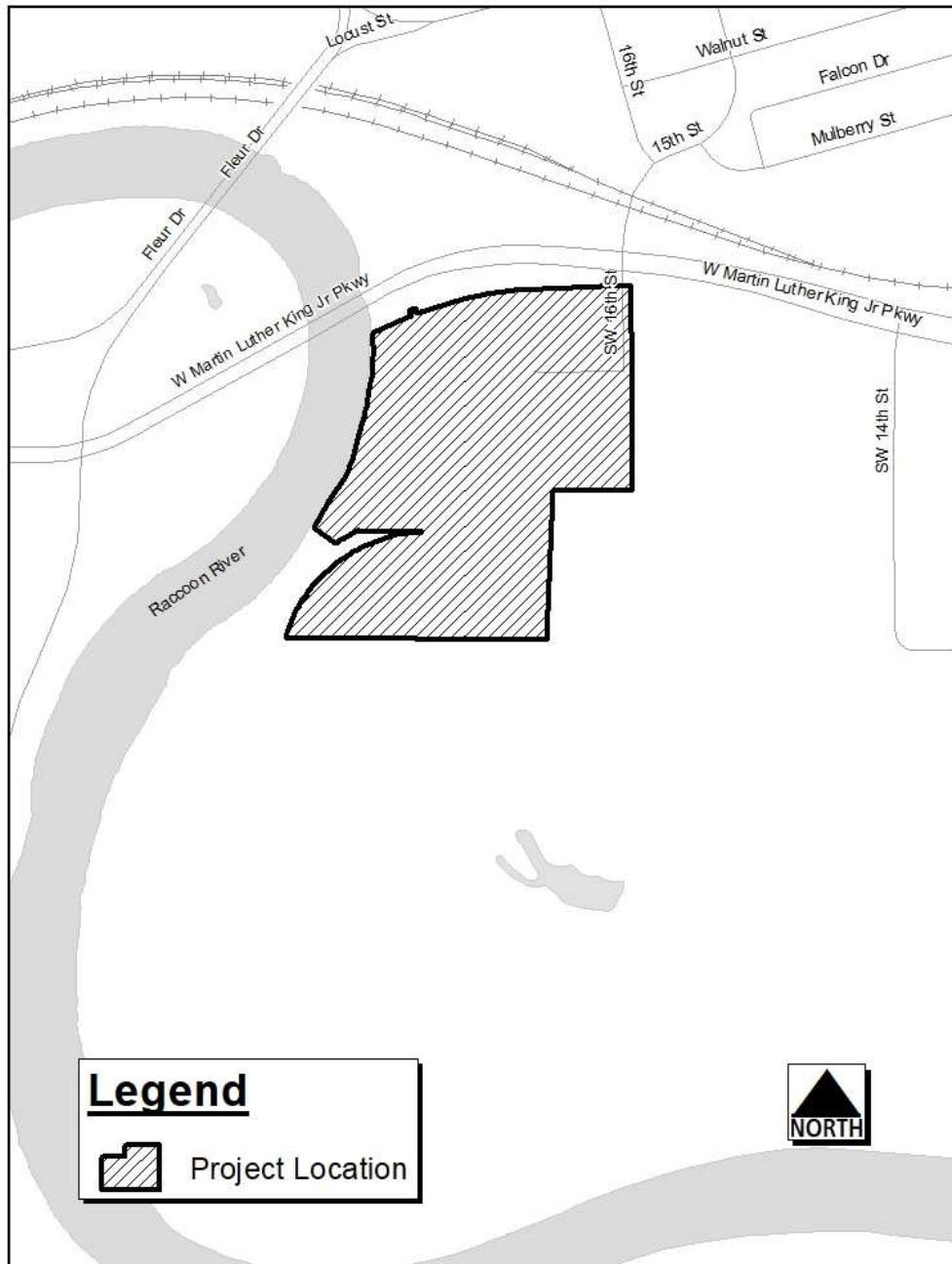
Amount: \$100,000

Funding Source: 2021-2022 CIP, Page 44, DICO Site Improvements, MS023

ADDITIONAL INFORMATION:

- On May 28, 2021, the City took ownership of the property located at 200 S.W. 16th Street.
- In accordance with the Consent Decree between with the United States Department of Justice (DOJ), and Environmental Protection Agency (EPA), Dico, Inc., Titan Tire Corporation, Titan International, Inc. and the City of Des Moines, the City will be demolishing the production and office buildings, and the EPA will be demolishing and disposing of Buildings 1, 2, and 3, remediate the south pond and replacement of the groundwater treatment system.
- A previous Asbestos Materials Survey (ACM) conducted by Impact7G, Inc. identified asbestos and other hazardous materials within the buildings that need to be removed and properly disposed of during demolition activities.

- To complete the demolition project, the City needs to hire a Consultant to perform air monitoring and full-time project observations of asbestos abatement, hazardous material removal, and demolition procedures; perform project management services throughout abatement and demolition activities that include preparing and conducting meetings and coordination between the Contractor, City, and EPA personnel; also, prepare a Closure Report upon completion of clearance sampling and receipt of analytical data, and provide technical assistance associated with the site to the City.
- The City Engineer believes that good cause exists to exempt the procurement of these professional services from the Engineering Department's RFP process, including advertisement, for project design and schedule efficiencies. Impact7G, Inc. (Consultant) is qualified to perform the professional services and was selected to complete the demolition of DICO buildings – asbestos abatement, hazardous materials removal, and demolition oversight based upon the following:
 - The Consultant completed an Asbestos Containing Materials Survey of the project.
 - The Consultant completed an inventory of hazardous materials observed within the former DICO office and production buildings.
 - The Consultant prepared plans and specifications for the asbestos abatement, hazardous materials removal, and demolition of the former DICO structures in preparation of the City taking ownership of the DICO property.
 - The Consultant provided cleaning and waste disposal of materials within two (2) above ground 2,800-gallon storage tanks after the City took ownership of the DICO property.
 - The Consultant's familiarity with the City and Iowa Department of Natural Resources.
 - The Consultant's experience with environmentally contaminated sites and remediation.
- City staff has negotiated a PSA with Impact7G, Inc. for a total cost not to exceed \$100,000, based on hourly rates, to provide professional services, including air monitoring and full-time project observations, project management, and closure report in conjunction with the demolition of buildings at the DICO property.



PREVIOUS COUNCIL ACTION(S):

Date: June 14, 2021

Roll Call Number: [21-0835](#)

Action: Ordering construction of the following:

- (F) [Demolition](#) of DICO Buildings at 200 SW 16th Street: Receiving of bids, (6-29-21) and Setting date of hearing, (7-19-21). Engineer's estimate, \$923,000. ([Council Communication No. 21-268](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: February 8, 2021

Roll Call Number: [21-0205](#)

Action: [Access](#) and Indemnification Agreement with Dico, Inc. and Titan International, Inc. to allow asbestos inspection on the Dico property. Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff does not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA would require a Supplemental Agreement, which may require Council action.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.