

COUNCIL COMMUNICATION

	Number:	25-401	Meeting:	November 3, 2025
	Agenda Item:	8	Roll Call:	25-1467
	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 Terracon Consultants, Inc. for DICO 2026-2027 Annual Services - Operation, Maintenance, and Sampling of On-site Groundwater Remediation Treatment System, not to exceed \$200,000.

SYNOPSIS:

Recommend approval of exception to the Engineering Department's RFP process for good cause and approval of the PSA with Terracon Consultants, Inc. (M. Gayle Packer, President; 10841 S. Ridgeview Road, Olathe, Kansas 66061) for a total cost not to exceed \$200,000, based on hourly rates and reimbursable costs, to perform routine operation and maintenance associated with the current groundwater remediation (i.e. pump and treat) system; prepare and submit monthly operations and discharge reports to Environmental Protection Agency (EPA), Iowa Department of Natural Resources (IDNR), Polk County, and the City; prepare and submit semi-annual groundwater monitoring reports to the EPA; update Air and National Pollutant Discharge Elimination System (NPDES) permits as required; participate in meetings and provide technical assistance associated with the site to the City; and perform site visits during installation of the new treatment system by the EPA; and evaluate the as-built instructions of the new treatment system to ensure understanding and successful operation. Conduct quarterly meetings with the EPA contractor during the first year of operation of the new treatment system to ensure the new system is functioning properly.

FISCAL IMPACT:

Amount: \$200,000

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 65, DICO Site Improvements, MS023, Tax Increment Funding Fund

ADDITIONAL INFORMATION:

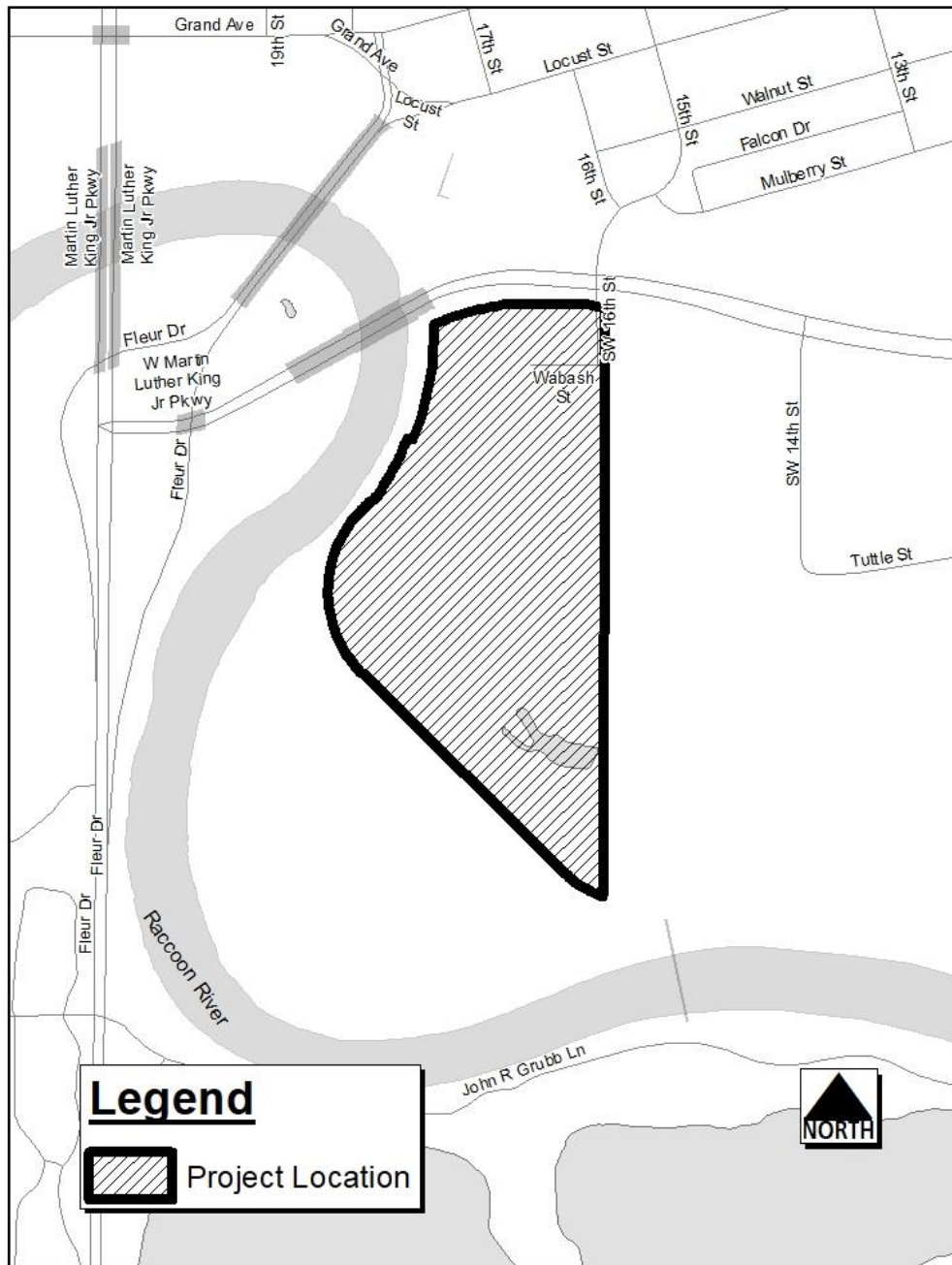
- The former DICO industrial property is located east of the Raccoon River, south of West Martin Luther King, Jr. Parkway, and west of SW 16th Street. Prior uses of the site included a grey iron foundry, steel wheel and manufacturing plant, chemical and herbicide distribution, and pesticide formulation processes. During these processes, various contaminants were released into the soil and groundwater. Industrial activities discontinued by 1979, and the plant ceased operations in 1995.

- In 1983 the EPA classified the site as a “Super Fund” site due to groundwater contamination. Des Moines Water Works closed water extraction wells in the area and, by 1987, a pump and treat system was operational to help remediate the contaminated groundwater.
- In the 1990’s, remedial plans implemented by DICO included cleaning inside of buildings, removal of railroad tracks, and constructing an asphalt ‘cap’ over the contaminated soils. The two (2) buildings on the south end of the site were demolished and removed, except for floors and footings that remained as part of the ‘cap’ to keep contaminants encapsulated.
- Numerous groundwater monitoring wells located on the site are routinely checked and sampled for contaminants.
- Several extraction water wells located on the site are checked and periodically sampled.
- On September 14, 2020, by Roll Call No. 20-1490, City Council approved a Consent Decree regarding the Des Moines Trichloroethylene (TCE) Superfund Site to accept title to the DICO Property and assume responsibility for performance of certain environmental response actions.
- In exchange for accepting the DICO Property, the City is obligated to:
 - Operate and maintain the existing groundwater treatment system, including sampling and reporting.
 - Operate and maintain the replacement optimized groundwater treatment system to be installed by the EPA, including sampling and reporting.
 - Operate and maintain the existing asphalt cap, including annual inspections.
 - Subject to EPA approval, the City may choose to grade the site with clean fill material over the asphalt cap.
 - Prepare the following for EPA approval:
 - Soil/Materials Management Plan in the event the cap is breached.
 - Quality Assurance Project Plan
 - Health and Safety Plan
 - Operation and Maintenance Plans
 - Execute, record and comply with the environmental covenant that places limitation on activity and use of the DICO property.
- Professional services of an environmental consultant are needed to:
 - Perform routine operation and maintenance associated with the current groundwater remediation (i.e. pump and treat) system.
 - Prepare and submit monthly operations and discharge reports to the EPA, IDNR, Polk County, and the City.
 - Prepare and submit semi-annual groundwater monitoring reports to the EPA.

- Update Air and National Pollutant Discharge Elimination System (NPDES) permits as required.
- Participate in meetings and provide technical assistance associated with the site to the City.
- Perform site visits during installation of the new treatment system by the EPA and evaluate the as-built instructions of the new treatment system to ensure understanding and successful operation.
- Conduct quarterly meetings with the EPA contractor during the first year of operation of the new treatment system to ensure the new system is functioning properly.

These services are required for the City to fulfill the ongoing sampling, reporting, and operation of the groundwater treatment (pump and treat) system obligations agreed to in the consent decree between 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. On-site services at the property have been transferred to the City.

- The City Engineer recommends that good cause exists to exempt the procurement of these professional services from the Engineering Department's RFP process, including advertisement. Terracon Consultants, Inc. is qualified to perform the professional services to complete the DICO 2026-2027 Annual Services – Operation, Maintenance, and Sampling of On-site Groundwater Remediation Treatment System based on:
 - The consultant was previously selected through the Engineering Department's 2025-2027 On-Call Environmental Services RFP process.
 - The consultant has previously provided various environmental consulting and testing services for the existing groundwater treatment system at the DICO site.
 - The consultant has historical knowledge of the DICO site and prepared previous reports for the City.
 - The consultant has prepared an Environmental Assessment of the project site and reporting to the EPA and IDNR.
 - The consultant's familiarity with City requirements and processes.
 - Staff from the previous firm that provided these services now work for Terracon.
 - The consultant's capacity to provide services for continued operation and monitoring of the existing groundwater monitoring wells, extraction wells, and the existing groundwater treatment system as well as the new treatment system by the EPA.
- City staff have negotiated a PSA with Terracon Consultants, Inc. for a total cost not to exceed \$200,000, based on hourly rates and reimbursable costs, to provide professional services for DICO 2026 - 2027 Annual Services - Operation, Maintenance, and Sampling of On-site Groundwater Remediation Treatment System.



PREVIOUS COUNCIL ACTION(S):

Date: January 25, 2021

Roll Call Number: [21-0071](#)

Action: [Approving](#) exception to RFP process for good cause and approving PSA with Barker Lemar & Associates, Inc. d/b/a Evora Consulting, LTD for Dico 2021 Annual Services – Operation, Maintenance, and Sampling of On-Site Groundwater Remediation Treatment System, not to exceed \$120,000. ([Council Communication No. 21-036](#)) Moved by Boesen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

City staff do not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA will require a Supplemental Agreement which may require Council action. Additional services may be required to respond to EPA requirements and possible development activity.

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