

ORDINANCE NO. 6 -07

By: Mr. Lampke *m. McClelland*

An Ordinance to appropriate \$5,900.00 from the unencumbered General Fund for the purpose of paying various fees and expenses in connection with the possible acquisition of undeveloped real property for future city uses.

Whereas, in 2003, a Phase I Environmental Site Assessment and Geotechnical Study were performed for a property subsequently donated to the Bexley located on Sheridan Avenue and known as Tax Parcel I.D. No. 020-000159; and,

Whereas, the City now proposes to acquire two parcels immediately north of the donated parcel, known as Tax Parcel I.D. No's 020-000157 and 020-003693; and,

Whereas, the 2003 Phase I Assessment recommended a Limited Chemical Analysis of Soils, which subsequently was not performed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO;

Section 1. That the amount of \$5,900.00 is hereby appropriated from the unencumbered General Fund for the purpose of paying Stone Environmental Engineering & Science, Inc. for a Phase I Environmental Site Assessment of Parcel I.D. No's 020-000157 and 020-003693, and for a subsurface impact/soils chemical analysis on Parcels 020-000159, 020-000157, and 020-003693.

Section 2. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: 3.13, 2007

Helen Mac Murray
President of Council

Attest: Zafer
Clerk of Council

Approved: 3/19, 2007

David H. Madison
David H. Madison, Mayor

*01.23.07 First Reading
2.27.07 Second Reading
3.13.07 Third Reading
Passed*

January 17, 2007

Mr. Bruce Langner
Development Director
City of Bexley
2242 East Main Street
Bexley, OH 43209

Re: Proposal for a Phase I and II Environmental Site Assessment
Two Lots owned by BVL Associates

Dear Mr. Langner:

This letter presents our scope of services and cost estimate to provide Phase I and II Environmental Site Assessment (ESA) services to the City of Bexley for the purchase of two lots currently owned by BVL Associates and located north of Mayfield Place in Bexley. The City purchased a lot north of Mayfield Place in 2003 and desires to purchase two additional lots north of this one. The subject properties are known as Franklin County Parcels 020-000157 and 020-003693.

Background and Understanding

Stone Environmental visited the subject properties with you on January 12th and reviewed a Geotechnical Study of the Mayfield Place property prepared in January 2003, and a Phase I ESA report dated February 2003. Both reports were prepared by the H.C. Nutting Company. The reports indicated that the lots were used as landfills in the mid-1900s. The geotechnical evaluation determined that landfilled wastes ranged in depth up to 12.5 feet. The environmental assessment report recommended sampling of the landfill for RCRA metals due to the presence of glass in the borings. According to your review and contact with H.C. Nutting, the chemical testing of the soil never occurred.

Scope of Services

Upon receipt of written authorization to proceed, we will prepare a Phase I ESA that meets the requirements of U.S. EPA's All Appropriate Inquiry as specified in 40 CFR Part 312. These requirements incorporate the ASTM Phase I ESA standards but add new requirements to document information that could not be obtained as well as additional detailed information about adjoining sites. Much of the information we will need to complete the Phase I ESA is included in the report for the Mayfield Place property.

To determine the chemical characteristics of the property, we will drill eight borings on the properties at various locations to a depth of 12 feet or refusal. We will utilize a Geoprobe to complete this work. Continuous soil samples will be obtained with this

direct-push unit, and each sample will be field-screened with a Photoionization Detector (PID) to determine if volatile chemical components are present. The four samples with the highest PID readings will be analyzed for VOCs and RCRA metals. We will place a temporary well consisting of a PVC pipe and short slotted screen in each boring and collect a ground water sample from four locations. These four samples will also be analyzed for VOCs and RCRA metals.

As an option to the Geoprobe or in addition to it, the City of Bexley could provide a backhoe and an operator so that several test pits can be dug across the site. The test pits will allow for a better view of the subsurface. Stone Environmental will identify four locations for the test pits, log the excavation as it occurs, field screen soil samples, and collect four samples for analysis for VOCs and RCRA metals.

We will photograph and otherwise document all field activities as they occur. We will prepare a written report of our findings and render an opinion as to the environmental liabilities that may have to be addressed if Bexley proceeds with purchasing the property. Test results will be compared to State of Ohio VAP standards for commercial and industrial soil and ground water.

In order to conduct this assessment, we will need permission to access the site with the drill rig and the backhoe (if Bexley opts to construct the test pits). We will also need assistance in identifying past owners of the property for interviews.

Schedule

We estimate three weeks to complete this project. The field investigations will require one day of work, but laboratory analysis will take approximately two weeks to complete.

Compensation

We propose to perform this work on a time and material basis for a not-to-exceed cost of \$5,900. This estimate is based on the following:

Direct Labor		\$2,300
Subcontract Driller		\$1,500
Direct Project Expenses		\$ 250
Laboratory Analysis		
VOCs	8 samples @ \$125 =	\$1,000
RCRA Metals	8 samples @ \$105 =	\$ 840
		\$1,840
Total Estimated Cost		\$5,890

The following are our hourly labor rates for this project: Sr. Project Engineer - \$100; Scientist - \$55; field technician - \$45; clerical - \$40.

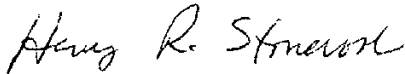
Personnel

This work will be performed under my direction. Jon Zanders will be the field technician and Amy Leibrand the scientist/researcher. We will subcontract drilling work to Envirocore of Plain City and laboratory analysis to North Coast Environmental Laboratories. This team has worked together on many similar projects in a very responsive and cost-effective manner.

You may authorize us to proceed by signing and returning a copy of this proposal or issuing a purchase order referencing this document.

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project.

Sincerely,
Stone Environmental



Henry R. Stonerook, P.E., BCEE
President

Accepted by: _____

Date: _____

January 17, 2007

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President

Accepted by: *Bruce A. Langress*

Date: *3-19-07*