



# City of Grand Island

Tuesday, June 11, 2002

Council Session

## Item G9

### #2002-151 - Approving Proposal for Pistol Range Engineering Services

*The City of Grand Island leased the pistol range at the former Cornhusker Army Ammunition Plant as a police training facility on October 14, 1988. When the lease was renewed on September 23, 1993, the City agreed, "to environmentally restore and cleanup said property, at its sole expense, in accordance with applicable laws and regulations." This concession was necessary as a condition for extending the lease and given that the City had no alternative weapons training facility available then or now, the Mayor and City Council approved the lease as revised.*

*Currently the US Army Corps of Engineers is finishing its plans for disposal of CHAAP. On July 6, 2001, the Corps advised the City that the pistol range was to be closed effective October 1, 2001, and the City was to proceed with carrying out the environmental cleanup provided in the lease renewal of 1993.*

*In furtherance of the City's compliance with the lease, the City advertised a request for proposals for sampling, engineering design and cost estimates for cleaning up the lead at the pistol range in excess of USEPA Nonresidential Action Levels of 400 ppm, using either recycling or remediation processes.*

*The request for proposals was advertised in accordance with the procurement code and RFPs were sent to eight firms. Four responses were received. The RFP required bidders to respond with hourly fees by personnel classification plus estimated miscellaneous expenses up to a predetermined "not to exceed" amount on a projected phase basis. The following firms provided responses:*

<i>Name</i>	<i>Address</i>	<i>Not To Exceed Amount</i>
<i>Jacobson Helgoth, Consultants, Inc.</i>	<i>Omaha, Nebraska</i>	<i>\$59,400%</i>
<i>Olsson Associates</i>	<i>Grand Island, Nebraska</i>	<i>\$34,387%%</i>
<i>TCW Environmental Services</i>	<i>Lincoln, Nebraska</i>	<i>\$90,905 min. - \$121,750 max.</i>
<i>Mid-Western Lead Co.</i>	<i>Grand Island, Nebraska</i>	<i>No Amount Quoted</i>

*The proposals were reviewed and scored separately by the City Attorney and Building Department Director. The proposals of Jacobson Helgoth and Olsson Associates were similar in a number of respects except that Jacobson Helgoth emphasized their intent to approach the project as a recycling operation, an alternative which likely has substantially less cost as*

*compared to remediation when the work plan is carried out by a contractor, the site is cleaned up and the pistol range removed. This is the process which Jacobson Helgoth is currently using in the course of a cleanup of a firing range at Elk City, Nebraska owned by the Douglas County Sheriff's Department. Because the cleanup of the CHAAP pistol range will require approval by the USEPA and/or Nebraska Department of Environmental Control, irrespective of whether a recycling or remediation process has followed, proposals were required to discuss this issue in their proposal. Successful utilization of a recycling approach to cleanup the pistol range will likely result in somewhat higher consulting and engineering fees which should be more than offset by lower contract costs in the course of execution of the work plan. Because the qualifications of personnel, projected hours and hourly rates are similar between the Olsson Associates and Jacobson Helgoth, the proposals the "not to exceed" fees are of limited significance. A comparison of the projected hours and billings rates for professional classifications is as follows:*

<i>Description</i>	<i>Jacobson Helgoth</i>	<i>Olsson Associates</i>
<i>Projected project hours</i>	<i>592 hr.</i>	<i>381 hr.</i>
<i>Team leader or principal</i>	<i>\$125/hr.</i>	<i>\$153/hr.</i>
<i>Senior scientist</i>	<i>\$100/hr.</i>	<i>\$103/hr.</i>
<i>Project scientist</i>	<i>\$65/hr.</i>	<i>\$74/hr.</i>
<i>Civil Engineer</i>	<i>\$80/hr.</i>	<i>\$54/hr.</i>

*Based on our evaluation of the proposals, it is the recommendation of City staff that the contract for engineering services related to the pistol range clean up be awarded to Jacobson Helgoth Consultants, Inc. based on their experience in projects of this nature including particularly recent experience related to the cleanup of a firing range and other lead contaminated sites in the State of Nebraska.*

*The expenditure can come from 61550020-85465. There are sufficient funds available for the project in the current 2001-2002 City budget.*

Staff Contact: Charlie Cuypers

RESOLUTION 2002-151

WHEREAS, the City of Grand Island invited proposals for Soil Sampling, Sample Analysis, Remediation Plan Design and Oversight to remove lead contamination at the Pistol Range located on the former Cornhusker Army Ammunition Plant, according to plans and Request for Proposals on file with the Purchasing Division of the Legal Department; and

WHEREAS, proposals were due on May 9, 2002; and

WHEREAS, Jacobson Helgoth Consultants, Inc. of Omaha, Nebraska, submitted a proposal in accordance with the terms of the Request for Proposals and all other statutory requirements contained therein; such proposal based on hourly rates and expenses being in an amount not to exceed \$59,400; and

WHEREAS, a proposed agreement with Jacobson Helgoth Consultants, Inc. for such services has been reviewed and approved by the City Attorney and the Building Department Director.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Jacobson Helgoth Consultants, Inc. of Omaha, Nebraska for soil sampling, sample analysis, remediation plan design and oversight to remove lead contamination at the pistol range located on the former Cornhusker Army Ammunition Plant for an amount not to exceed \$59,400 is hereby approved.

BE IT FURTHER RESOLVED, that an agreement between the City and such contractor be entered into for such project; and the Mayor is hereby authorized and directed to execute such agreement on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska on June 11, 2002.

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RaNae Edwards, City Clerk

Approved as to Form ? _____ June 6, 2002           ?   City Attorney
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