



City of Grand Island

Tuesday, May 25, 2004

Council Session

Item G16

**#2004-126 - Approving Award of Contract for Phase I
Environmental Assessment Report - 1219 W. North Front Street -
Thompson Bldg., Utilities Dept.**

Staff Contact: Gary R. Mader; Dale Shotkoski

Council Agenda Memo

From: Gary R. Mader, Utilities Director
Dale Shotkoski, Asst. City Attorney/Purchasing

Meeting: May 25, 2004

Subject: Award of Contract for Phase I Environmental
Assessment Report – 1219 West North Front Street –
Thompson Building

Item #'s: G-16

Presenter(s): Gary R. Mader, Utilities Director

Background

The Council approved the purchase of the building at 1219 West North Front Street (the old Thompson Building) for the use of the Underground Division of the Electric Department on March 23, 2004. The purchase offer is contingent upon a satisfactory Phase I Environmental Site Assessment Report and an inspection for the presence of asbestos. A Phase I Environmental Site Assessment Report is a background check of all of the known uses and owners of the property to determine if any environmental problems exist within the building or are causing problems with the surrounding area. A Phase I checks records, interviews past owners and conducts a walk through to determine possible environmental problems. An asbestos survey consists of an inspection and sampling of any suspicious materials within the building (e.g.: ceiling tile, insulation or floor tile) to test for the presence of asbestos.

The Utilities Department requested quotes from local vendors to perform a Phase I Environmental Assessment and Asbestos Survey in accordance with the City Purchasing Policy.

Discussion

The quotes received are as follows:

<i>Milco Environmental Services</i>	\$2,200.00
of Kearney, NE	
(both Phase I & Asbestos Survey)	

<i>Olsson Associates</i>	\$6,300.00
Of Grand Island & Lincoln, NE (Both Phase I & Asbestos Survey)	
 <i>GSI</i>	
of Grand Island, NE – Phase One Only	\$1,750.00
Third Party Environmental	
of Grand Island NE– Asbestos Survey Only	<u>\$ 850.00</u>
TOTAL	<u>\$2,600.00</u>

The lowest responsive bid was from MILCO Environmental Services of Kearney, NE. The Legal Department has reviewed and approved the proposed contract.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the contract from MILCO Environmental Services.
2. Disapprove or /Deny the contract.
3. Modify the contract to meet the wishes of the Council.
4. Award to another bidder.
5. Table the issue.

Recommendation

City Administration recommends that Council approve the award of the contract for Phase I Environmental Assessment and Asbestos Inspection to MILCO Environmental Services, Inc. of Kearney, NE.

Sample Motion

Move to award the contract for Phase I Environmental Assessment and Asbestos Inspection to MILCO Environmental Services, Inc.

RESOLUTION 2004-126

WHEREAS, on March 23, 2004, by Resolution 2004-58, the City Council of the City of Grand Island approved the acquisition of property at 1219 West North Front Street (the former Thompson Building) for the use of the Underground Division of the Electric Department; and

WHEREAS, such purchase is contingent upon a satisfactory Phase I Environmental Site Assessment Report and an inspection for the presence of asbestos; and

WHEREAS, the Utilities Department obtained quotes from local vendors to perform a Phase I Environmental Assessment and Asbestos Study; and

WHEREAS, MILCO Environmental Services of Kearney, Nebraska submitted a quote of \$2,200 to perform such services; and

WHEREAS, the proposed contract between the City and MILCO Environmental Services has been reviewed and approved by the City Attorney's office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that MILCO Environmental Services of Kearney, Nebraska is hereby approved to complete a Phase I Environmental Assessment and Asbestos Study on the property located at 1219 West North Front Street for the amount of \$2,200; and the Mayor is hereby authorized and directed to execute such contract on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, May 25, 2004.

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/> _____
May 19, 2004	<input type="checkbox"/> City Attorney