

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Reports1

Council to consider authorizing MC Schaff and Associates to conduct a Phase 1 Environmental Site Assessment, and subsequent assessments if required, for the NPPD Solar project.

Staff Contact: Nathan Johnson, City Manager

May 19, 2015

Nathan Johnson
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
njohnson@scottsbluff.org

Re: *Technical and Cost Proposal* – Professional Environmental Consulting Services to Develop a Phase I Environmental Site Assessment for a 2 Acre Parcel of Property Located at the Scottsbluff NPPD Facility

Dear Mr. Johnson:

Panhandle Geotechnical & Environmental, Inc. (PG&E) has formulated this *Technical and Cost Proposal* detailing how we can be of assistance to you by assessing the environmental integrity of 2 acre parcel of property located at the Scottsbluff NPPD facility.

CORPORATE OVERVIEW

PG&E was founded in 1967 by MC Schaff, P.E. in a response to the need for a high quality and responsive geotechnical and environmental engineering company to serve the Western Nebraska region. As such, PG&E was formed to provide service in three key areas, including Geotechnical Engineering, Environmental Engineering, and Construction Quality Control Testing. In accordance with these three key areas of service, our goal is to provide quality, economically feasible, consulting and engineering services that create economic value for our clients.

Over the years, PG&E has developed a highly qualified staff of engineers, geologists, environmental scientists, safety professionals, indoor air quality professionals, industrial hygienists, licensed drillers and environmental technicians to serve our client's needs. Each staff member is motivated to provide clients with quality, professional and cost effective services. The commitment by our employees and the reliable services that we provide has developed a strong, long-term and loyal working relationship with our clients who include individuals and companies in the private sector as well as federal, state and local government agencies.

From an environmental perspective, PG&E has a wide range of experience related to property due diligence assessments (Phase I ESA); Phase II assessments and investigations; hydrogeological studies; soil and groundwater sampling and monitoring programs; petroleum contamination/compliance assessments; remedial treatment system design, construction and operation; hazardous waste management; regulatory compliance audits and reviews; and water quality investigations to name just a few. Additionally, our industrial hygiene team provides indoor air quality evaluations, risk assessments, building contaminant assessments (i.e. mold, asbestos, mercury, PCB, lead-based paint), environmental and safety training, and compliance planning and written program development.

PG&E OFFICE LOCATIONS

Headquartered in Scottsbluff, Nebraska, PG&E has grown to include an office in Cheyenne, Wyoming. These office locations allow us to effectively service clients throughout Nebraska, Wyoming, South Dakota, Colorado, and Kansas.

PROFESSIONAL LIABILITY INSURANCE PROTECTION

In consideration of protecting the interests of our clients, PG&E maintains professional liability insurance coverage for all projects. A summary of this coverage includes: Professional Liability Errors/Omissions, inclusive of Pollution Liability in the amount of \$4,000,000 per occurrence/\$4,000,000 aggregate, Comprehensive General Liability in the amount of \$4,000,000 per occurrence/\$4,000,000 aggregate, Automobile Liability in the amount of \$1,000,000 per occurrence, and Workers Compensation.

PROJECT UNDERSTANDING

To assist in adequately assessing the subject properties for potential environmental liabilities, PG&E will conduct a *Phase I Environmental Site Assessment* (Phase I ESA) in accordance with ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation: 1527-13). The purpose of the *Phase I ESA* is to identify Recognized Environmental Conditions associated with hazardous substances or petroleum products that have been, or are, on the property. A number of services are typically beyond the scope of ASTM E1527-13, including asbestos sampling, radon testing, soil and groundwater analysis, lead-based paint inspection or testing, drinking water analysis, and wetland determination. Although these services are not included as part of this *Technical and Cost Proposal*, PG&E can provide them, if deemed necessary, at additional cost.

The *Phase I ESA* will include completion of a site reconnaissance, interviews with individuals familiar with the history and use of the subject properties, completion of regulatory agency file reviews, and evaluation of database information and other information concerning potential environmental liabilities associated with the subject property and/or surrounding properties. Following completion of the *Phase I ESA*, PG&E will provide a written report of the assessment results for the subject properties. Based on our recent discussions, PG&E has developed the following Scope-of-Service in accordance with project information made available to-date:

Scope-of-Service

Task I: Record Review

PG&E personnel will obtain and review records to assist in identifying Recognized Environmental Conditions associated with the subject property. PG&E will review appropriate documentation, files, maps and records to determine the existence of known or suspected releases or citations for illegal environmental practices at the subject properties. The review will be in accordance with Section 7: *Records Review* of the ASTM *Phase I Standard Practice*.

Task II: Site Reconnaissance

PG&E personnel will conduct detailed site reconnaissance activities of the properties to obtain specific information and data necessary to formulate the *Phase I ESA*. This effort will include collection of information relative to physical site characteristics, site use, material inventories, storage locations, and surrounding land use. PG&E will visually survey surrounding land uses to identify visible potential Recognized Environmental Conditions. During the site reconnaissance, PG&E will make reasonable attempts to interview

individuals with knowledge of current and/or prior uses of the subject properties in accordance with Sections 9 and 10 of the ASTM *Phase I Standard Practice*.

Task III: Interviews

PG&E will interview owners and occupants of the properties, if available, to obtain information indicating the existence of Recognized Environmental Conditions. Local government officials will be interviewed concerning solid and hazardous waste disposal practices, potable drinking water sources and other related environmental matters and/or concerns.

Task IV: Evaluation and Report

Upon collection and review of site-specific information and data, PG&E will develop a *Phase I/ESA* report for each property which meets the recommended format and content outlined by ASTM 1527-13. PG&E will include its professional opinion in assessing risks related to the property, and a recommendation regarding the need for any additional or detailed investigation to identify potential contamination, related liabilities, and/or projected cleanup.

Upon completion of the aforementioned tasks, PG&E will develop a *Phase I/ESA* report and provide two copies of the report for your use.

Project Cost and Authorization to Proceed

PG&E has formulated an opinion of probable cost based on the information available at the time of development of this Technical and Cost Proposal. PG&E has developed a cost of **\$2,500.00** to perform the referenced Phase I ESA within approximately three weeks of authorization to proceed. This cost includes all travel related costs and the above scope-of-service outline.

PG&E appreciates having the opportunity to present this *Technical and Cost Proposal*. We trust the content and format of this correspondence is consistent with our previous discussions and your expectations. Your authorization to proceed can be given by executing and returning one copy of the attached Acceptance of Proposal.

Should you have any questions, or wish to discuss this correspondence in greater detail relative to the technical requirements or anticipated project costs and pricing controls, please do not hesitate to contact me at bhilbert@panhandlegeotech.com or at (308) 632-6735. On behalf of the professional staff at PG&E, we look forward to your review and the opportunity to successfully complete this project.

Sincerely,
Panhandle Geotechnical & Environmental, Inc -Scottsbluff, Nebraska



Brian Hilbert
Environmental Scientist/Project Manager

Acceptance of Proposal
2 Acre Parcel of Property Located at the Scottsbluff NPPD Facility

The above prices and conditions are hereby accepted. Panhandle Geotechnical & Environmental, Inc. is hereby authorized to proceed with the work described above. Payment will be made upon receipt of invoice.

Signature(s) _____

Date of acceptance: _____

Note: Upon acceptance of proposal, please sign and date, and return a copy to Panhandle Geotechnical & Environmental, Inc., keeping the original copy for your records.