




Department of
Community Investment

Memorandum

October 24, 2016

TO: Redevelopment Commission
FROM: Chris Dressel, Staff 
SUBJECT: Environmental Services Contract for Ivy Tower Facility - Weaver Consultants Group

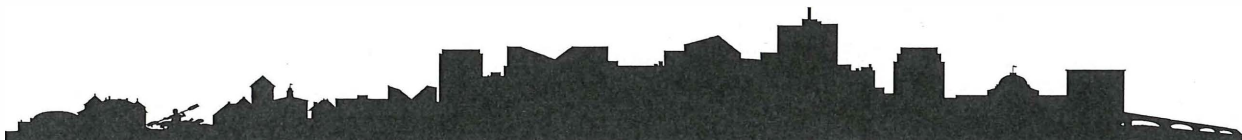
Attached is a proposal from Weaver Services Group LLC for environmental services related to the ongoing Ivy Tower Facility Renovation Project (Building 84, Building 113, and Future Parking Lot) not to exceed \$10,000.

Coordinate Site Status Letter Application Activities with Indiana Brownfields Program:

- On-going project management services (communications, meetings, written responses to Indiana Brownfields Program (IBP) comments) to obtain Site Status Letter for the Ivy Tower Property from current submittals to the IBP.
- Complete Phase I & Phase II Environmental Site Assessment/Site Investigation for SSL
- One Phase I ESA update of the 2014 Phase I ESA completed for the Ivy Tower property.
- Project Management activities including meetings associated with Site Status Letter application.

Coordinate Lead Based Paint, Asbestos, and, Polychlorinated Biphenyl (PCB) abatement

- Limited site characterization prior to preparing abatement (lead and asbestos) specifications
- Preparation of environmental abatement specifications and response service during abatement
- Screening and testing of building component surfaces to further characterize the presence of lead-based paint including window frames, fire protection pipes, and roof trusses.
- Sampling, testing, EPA work plan, EPA notification, EPA completion report preparation, bid specification preparation for polychlorinated biphenyl (PCB) remediation, and contractor oversight associated with PCB-impacted concrete within one transformer room located below the ground surface.
- Additional bid specification preparation and project management activities associated with asbestos and lead-based paint abatement.
- Additional project management time associated with multiple pre-bid meetings.
- Modification of USEPA notice associated with PCB cleanup. Initially the cleanup space was going to be backfilled, then that was modified to reusing room and replacing concrete floor.



- Additional project management time associated with meetings both at SBRC offices and on-site. This included discussions regarding occupancy designation for the transformer room, historical preservation concerns associated with the lead-based paint abatement, awarding the lead-based paint abatement contract to Interstate Environmental Services instead of Environmental Demolition Group, and addressing property owner and SBRC concerns regarding what building components were to be (or not to be) included as part of the lead-based paint abatement project.
- Additional bid specification preparation associated with lead-based paint abatement (original scope).
- Additional inspections of the building. Inspections included confirmatory lead-based paint analysis.
- Additional bid specification preparation, lead screening/testing, clearance report review, and management/oversight associated with lead-based paint abatement, for lead-based paint abatement change orders for Floors 5 and 6 of Building 84.
- Additional bid specification preparation/management and clearance testing for PCB impacted soil removal (not the concrete and initial round of PCB soil clearance sampling and testing).

Coordinate removal of hazardous/regulated waste from site:

- Includes contract specification preparation, coordination with three qualified contractors prior to bid, site inspection and inventory of material, and project management/oversight services associated with contractor and property owner during removal.
- Oversight and management of IDEM inspection associated with hazardous/regulated waste materials.
- Completion of 2014 hazardous waste report.
- Screening and testing of concrete pavement within courtyard to assess possible disposal alternatives.

Staff seeks commission approval to proceed with the proposal as presented. Please contact me at 235-5843 or cdressel@southbendin.gov if you have any questions.