



Department of  
**Community Investment**

**Memorandum**

Monday, October 26, 2015

TO: Redevelopment Commission  
FROM: Brock Zeeb, Director of Economic Resources  
SUBJECT: Weaver Consulting Agreement

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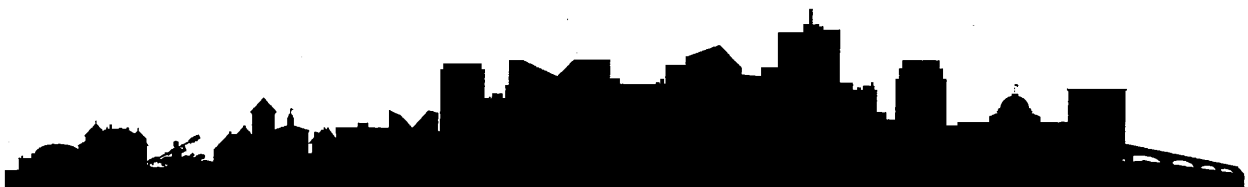
On October 25, 2012, the Commission approved an Environmental Indemnity Agreement (EIA) for remediation of the Studebaker Building 84 site, the last remaining Studebaker manufacturing building in South Bend.

The Commission has completed what it expected to be the extent of remediation to the Studebaker 84 site and Millennium Site. The Phase 1 and Phase 2 Environmental Assessments have been submitted to Indiana Brownfields for both sites. The Commission has a staked interest in the negotiation and results of the Indiana Brownfields final commentary.

Staff is requesting to further engage Weaver Consulting in a contract not to exceed \$40,000 to be the point of contact and negotiate the Commission's interest based on the environmental testing and reports. The contract would be funded out of the current environmental cleanup budget approved by the Commission. This professional services contract would not increase that budget, but be a contract award out of that overall budget.

The end result of the Weaver Consulting / Indiana Brownfields negotiations will be some type of comfort letter or restrictive covenants that are recorded and follow the deed of the land.

Staff requests approval of the professional services contract with Weaver Consulting in an amount not to exceed \$40,000.





October 22, 2015  
Project Number: 0058-378-01

Mr. Brock Zeeb, Director of Economic Resources  
City of South Bend  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

**Re: Amendment to Existing Environmental Services Contracts**

**Former Millenium Environmental, Inc.  
604 S. Scott Street  
South Bend, Indiana**

and

**Ivy Tower Facility Renovation Project  
635 S. Lafayette Blvd and 600 United Drive  
South Bend, Indiana**

Dear Mr. Zeeb:

Weaver Consultants Group, LLC (WCG) appreciates the opportunity to provide the South Bend Redevelopment Commission (SBRC) this amendment to our existing environmental services contract to provide environmental consulting/testing services associated with the referenced sites. Services provided to date include:

**Millennium Site**

- Complete Indiana Brownfields Program (IBP) Comfort/Site Status Letter Request Form
- Complete Phase I Environmental Site Assessment (ESA) for Comfort Letter
- Complete *draft* Environmental Restrictive Covenant for Comfort Letter
- Project management activities including meetings associated with Comfort Letter application.

**Ivy Tower Site**

- Complete IBP Comfort/Site Status Letter Request Form
- Complete Phase I ESA for Site Status Letter

- Complete Phase II Environmental Site Assessment/Site Investigation for Site Status Letter
- Project Management activities including meetings associated with Site Status Letter application.
- Limited site characterization prior to preparing abatement (lead and asbestos) specifications
- Preparation of environmental abatement specifications
- Environmental response service during abatement
- 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.
- Removal of hazardous and/or regulated waste. WCG services included 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.
- 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.
- 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.

For this amendment to the contract, the following additional services are proposed. In some cases the services have already been rendered (denoted in bold), even though it was outside the scope of the previous approved work with the objective of keeping the overall project moving forward. These services include:

- **Two Phase I ESA updates of the 2014 Phase I ESA completed for the Millennium property.**
- **Submittal of second Comfort Letter request application for the Millennium property to account for property owner's concern associated with the IBPs comments associated with vapor intrusion.**
- **One Phase I ESA update of the 2014 Phase I ESA completed for the Ivy Tower property.**
- **Project management services associated with the proposed parking lot/cap across the impacted soil/debris south of Building 113.**
- **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).**
- On-going project management services (communications, meetings, written responses to IBP comments) to obtain Comfort Letter for the Millennium property and Site Status Letter for the Ivy Tower Property from current submittals to the IBP and ONLY AS DIRECTED by the SBRC, not Studebaker Building 84, LLC or associated companies. These services, however, do not include additional sampling/testing, design, and new report preparation that maybe requested by the IBP to obtain letters.

#### **COST ESTIMATE**

To address the services proposed including those that were not included as part of the previous contracts, an additional \$ 40,000.00 are being requested to be added.

Mr. Brock Zeeb  
October 22, 2015  
Page 4 of 4

We fully expect to complete the outlined tasks described above for the stated sum, and this cost will not be exceeded without your prior authorization. You will be invoiced on a unit-rate basis only for the work actually performed.

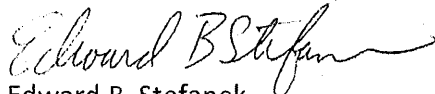
#### **AUTHORIZATION**

If this proposal amendment meets with the SBRC's objectives, please indicate authorization to proceed by signing the attached Proposal Acceptance Sheet and returning one complete copy of this proposal to us for our files. We propose that the outlined work be performed in accordance with the Terms and Conditions and Fee Schedule previously agreed upon by the SBRC and WCG for environmental services associated with this project. Any modification to this proposal amendment or the previously agreed upon Terms and Conditions and Fee Schedule must be accepted by both parties. This proposal is valid if accepted within 60 days of issuance.

If you should have any questions or comments concerning this proposal amendment, please do not hesitate to contact our office.

Sincerely,

**Weaver Consultants Group, LLC**



Edward B. Stefanek

Senior Project Manager

Attachments: Proposal Acceptance Sheet

WEAVER CONSULTANTS GROUP, LLC  
7121 GRAPE ROAD  
GRANGER, INDIANA 46530  
Voice: (574) 271-3447  
Fax: (574) 271-3343

PROPOSAL ACCEPTANCE SHEET

Description of Services: **Environmental Services – Contract Amendment**  
Project: **Millennium Comfort Letter/IVY Tower Renovation Project**  
Property Address: **604 S. Scott Street and 635 S. Lafayette Blvd**  
Project City/State: **South Bend, Indiana**  
Date: **10/22/2015**  
Fee Amendment: **\$ 40,000.00**

For approval and payment of charges, invoices will be charged to the account of:

Firm: **South Bend Redevelopment Commission** Attention: **Mr. Brock Zeeb**  
Street Address: **227 West Jefferson Blvd.** Telephone: **574-235-9339**  
City/State: **South Bend, Indiana** Fax: **574-235-9021**  
Zip Code: **46601**

This AGREEMENT is subject to the following special provisions/payment schedule:  
See attached proposal.

Accepted by:

\_\_\_\_\_  
South Bend Redevelopment Commission

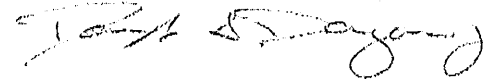
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By (Signature)

\_\_\_\_\_  
By (Type/Print)

\_\_\_\_\_  
Title

Accepted \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Weaver Consultants Group, LLC



\_\_\_\_\_  
By (Signature)

Douglas G. Dorgan, CPG

\_\_\_\_\_  
By (Type/Print)

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Title

Accepted \_\_\_\_\_ October 22, 2015 \_\_\_\_\_