



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: June 7, 2021

SUBJECT: Project with Midwest Engineering Associates for Site Investigation

BACKGROUND:

The proposal here is for the City to conduct its due diligence for the proposed Flaherty & Collins project on the property adjacent to City Hall. Given the amount of the proposed investment (\$50M), staff believes this to be a needed and prudent step given the significance of the investment and the scope of the overall project.

Midwest Engineering Associates is the ideal candidate for this investigation given their extensive past experience with the Levee District. The estimated cost for the work is \$46,500 which will be covered by TIF funds. A scope of their estimate is provided.

RECOMMENDATION: Approval, as presented.

RESOLUTION NO. 2122-026

East Peoria, Illinois

_____ , 2021

RESOLUTION BY COMMISSIONER _____

**RESOLUTION TO APPROVE ENGINEERING SERVICES CONTRACT
WITH MIDWEST ENGINEERING ASSOCIATES FOR
SITE REVIEW FOR FLAHERTY & COLLINS PROJECT SITE**

WHEREAS, the City of the East Peoria (“City”) has established, amended and expanded its West Washington Street Redevelopment Project Area, which includes the Levee District development project area; and

WHEREAS, in an effort to continue the development of the Levee District development project area, in May 2020, the City entered into a development agreement with Flaherty & Collins, Inc. for the development of property currently owned by the City within the Levee District development project area (the “Flaherty & Collins Development Site”) as a mixed-used project consisting of residential apartments, commercial buildings and related parking facility, and the Flaherty & Collins Development Site is depicted in attached “Exhibit A”; and

WHEREAS, in order to have the Flaherty & Collins Development Site reviewed for this development project as part of the parties’ due diligence for proceeding with this development project, the City has negotiated an agreement with Midwest Engineering Associates (“MWEA”) for providing engineering services to conduct the necessary site review for the Flaherty & Collins Development Site for a fee of \$46,500.00 under the terms and conditions set forth in the contract attached hereto as “Exhibit B” and incorporated by reference (the “Site Review Contract”); and

WHEREAS, the City hereby finds that the Site Review Contract with MWEA for these necessary engineering services related to review of the Flaherty & Collins Development Site is in the best interests of the City and is in furtherance of the City’s continued development of the Levee District development project area and the West Washington Street Redevelopment Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. The above recitations are found to be true and correct.

Section 2. The Site Review Contract with MWEA is hereby approved.

Section 3. The Mayor or his designee is hereby authorized and directed to execute the Site Review Contract with MWEA (Exhibit B) on behalf of the City for the engineering services to review the Flaherty & Collins Development Site, together with such changes therein as the Mayor in his discretion deems appropriate, at a total cost of \$46,500.00; provided, however, that the City shall have no obligation under the Site Review Contract with MWEA until such time as an executed original of such documentation has been delivered to MWEA.

APPROVED:

Mayor

ATTEST:

City Clerk

EXHIBIT A

Flaherty & Collins Development Project Site

Flaherty & Collins Project Site



0 0.0125 0.025 0.05 Miles

EXHIBIT B

Site Review Contract for Engineering Services



EXHIBIT A

TO
MEMORANDUM OF UNDERSTANDING TASK ORDER NO. 002
DATE May 27th, 2021

PROJECT SUMMARY SHEET

Project Name: IEPA SRP Site Investigation Proposal

Midwest Engineering Associates, Inc. Job No.: 20200026

Midwest Engineering Associates, Inc. Project Manager: Robert Culp

Scope of Services Requested:

The following scope of work is based on the SRP requirements and findings of the previous Site Investigation conducted on the Property (Conestoga-Rovers & Associates, October 2002).

The SI will be conducted in conformance with generally accepted industry standards and practices. The investigation will consist of a total of ten (10) soil borings across the 2.7 acre site. Approximate locations are shown on the attached drawing. Soil borings will be advanced to a depth of approximately 15 feet. Three of these soil borings will be advanced to a depth of up to 20 feet in order to reach groundwater, and will be converted to monitoring wells. The borings will be placed to determine the presence of contamination, if any, that may be present on the Property related to past use of the Property.

Soil borings will be advanced using either a direct push drill rig (Geoprobe®) or hollow stem augers. Soil will be collected using a stainless steel core sampler with a disposable sampling sleeve. Soil samples will be collected at approximately two-foot intervals and screened for organic vapors with a photoionization detector (PID). These samples will also be observed for potential chemical staining and odors. Two samples from each soil boring will be selected for laboratory analysis in order to assess both shallow and deep contaminant concentrations. Generally, a sample from the depth with the highest PID reading is selected and another representing conditions at another

depth.

If groundwater is encountered, three monitoring wells will be installed by hollow stem auger. MSA will return to the Property on two separate occasions to develop and survey the wells, and to conduct groundwater sampling and hydraulic conductivity testing. Groundwater samples will be collected with a peristaltic pump to assess contaminant concentrations at the Property. Selected soil samples and any collected groundwater samples will be submitted for chemical analysis by a certified analytical laboratory.

Based on preliminary communications with the IEPA project manager, Kimberly Brown, laboratory analysis for soil and groundwater will include the following IAC 740 Appendix A *Target Compound List*:

- volatile organic compounds (VOCs)
- semivolatile organic compounds (SVOCs)
- pesticides
- polychlorinated biphenyls (PCBs)
- inorganics
- pH

If soil screening or visible contamination suggests petroleum contamination may be present, samples will also be analyzed for total petroleum hydrocarbons (TPH). Standard laboratory turnaround is seven to ten business days.

Soil cuttings and purged groundwater will be drummed on site for disposal at a later date by a licensed environmental contractor.

A written report documenting field activities, laboratory results, and conclusions will be provided for submittal to IEPA.

In the interest of reducing the need for future mobilizations to the Property, MSA recommends that a work plan for the Site Investigation be submitted to the IEPA for a brief review prior to conducting the investigation.

Required Schedule for Midwest's Services:

MWEA can start work immediately upon receipt of an executed copy of this agreement, or written notice to proceed, or e-mail referring to this proposal with instructions to proceed.



Midwest Engineering

Associates, Inc.

Estimated Hours & Costs:

The fee for the SI was based on quotes from multiple laboratories and drilling subcontractors, and includes contingencies for additional samples if field conditions warrant. Only actual samples collected will incur the proposed costs.

- A. Project Management / IEPA Consultation / Coordination
- B. Field Work –Soil Screening, Sampling and Logging, Sample Pack & Ship, Well Development, Surveying and Sampling, Hydraulic Conductivity Testing, Mileage, Equipment
- C. Work Plan, Data Evaluation and Reporting
- D. Drilling and Drum Disposal Subcontractors (10 soil borings; 3 converted to monitoring wells)
- E. Laboratory Analysis (up to 20 soil samples / 3 groundwater samples + field blank)
- F. Private Utility Locate

The estimated total fee for the project will be approximately **\$46,500**.

We look forward to working with you on this project, if you have any questions, please contact us.

I appreciate the opportunity to continue to work on the project.

Sincerely,

Robert D. Culp, P.E., C.F.M.
Senior Project Manager