

Legislation Text

File #: 1943, **Version:** 1

CC MEETING: April 7, 2015

DATE: March 30, 2015

TO: Leonard Martin, City Manager

FROM: Scott Hudson, Environmental Services Director

Consider A **Resolution Authorizing The City Manager To Execute A Contract With KBA EnviroScience, Ltd. For The Installation And Sampling Of Permanent Groundwater Monitoring Wells At 1309 South Broadway** In An Amount Not To Exceed \$13,750.00.

BACKGROUND:

Phase II environmental site assessments conducted at 1309 South Broadway, a property currently owned by the city, indicate benzene in the soil and groundwater at levels above the protective concentration level under the Texas Risk Reduction Program (TRRP). It is important to define the extent of the impact of benzene on the soil and groundwater at this site so that the appropriate course of action can be determined.

Additional data gathered from this project will allow consideration of remediation or risk assessment options. If contaminants are confined to a small area, both in the soil and groundwater, it may be possible to leave the contaminants in place.

FINANCIAL IMPLICATIONS:

The cost of the installation and sampling of permanent groundwater monitoring wells will be taken from the Transit-Oriented Development Capital Projects Fund. The projected cost of \$13,750.00 in addition to the \$15,300.00 cost of prior samplings will exceed the \$25,000.00 expenditure threshold without City Council action.

IMPACT ON COMMUNITY SUSTAINABILITY:

The property at 1309 South Broadway is in the midst of, and vital to, a strong revitalization in the Downtown Transit Center District. It is therefore, important that this property be brought to its full commercial potential. Full utilization of this property can only be possible if the benzene contamination is confirmed, characterized and delineated for determining the next steps to satisfy TRRP requirements. The installation and sampling of permanent groundwater monitoring wells will provide for this.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of the attached resolution authorizing the City Manager to contract with KBA EnviroScience, Ltd. for the installation and sampling of permanent groundwater monitoring wells at 1309 South Broadway in an amount not to exceed \$13,750.00.