

NORTHGLENN URBAN RENEWAL AUTHORITY

RESOLUTION NO.

N13-11
Series of 2013

A RESOLUTION APPROVING A FIRST AMENDMENT TO AN AGREEMENT WITH TERRACON CONSULTANTS, INC.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NORTHGLENN URBAN RENEWAL AUTHORITY, THAT:

Section 1. The First Amendment to Professional Services Agreement attached hereto as **Exhibit A** is hereby approved, and the Chairperson of the Authority is authorized to execute the same on behalf of the Authority.

DATED this 13th day of February, 2013.

Rosie Garner
Chairman

ATTEST:

APPROVED AS TO FORM

Debbie Tuttle
Executive Director

Jeff Parker
NURA Attorney

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS FIRST AMENDMENT AGREEMENT is made and entered into this 13th day of February, 2013, by and between the Northglenn Urban Renewal Authority, 11701 Community Center Drive, Northglenn, Colorado 80233-8061 (hereinafter referred to as "NURA") and Terracon Consultants, Inc., with an address of 10625 West I-70 Frontage Road, Wheat Ridge, Colorado (hereinafter referred to as "Consultant").

For the consideration hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. The Scope of Services in the Agreement for Professional Services dated November 14, 2012 (the "Agreement"), entered into by and between NURA and Consultant is hereby amended by the addition of additional work as set forth in the attached **Exhibit A**.
2. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment on the date first set forth above.

**NORTHGLENN URBAN RENEWAL
AUTHORITY**

By: _____
Rosie Garner Date
Chair

ATTEST:

Debbie Tuttle Date
Executive Director

APPROVED AS TO FORM:

Jeff H. Parker Date
NURA Attorney

EXHIBIT A
SCOPE OF SERVICES



February 6, 2013

Northglenn Urban Renewal Authority
11701 Community Center Drive
Northglenn, Colorado 80233

Attn: Debbie Tuttle, Executive Director
P: 303.450.8743
E: dtuttle@northglenn.org

Re: Environmental Excavation Oversight
Approximately 10-Acres of Undeveloped Land
East 120th Avenue and Grant Street
Northglenn, Adams County, Colorado
Terracon Proposal No. 25130015

Dear Ms. Tuttle:

Terracon Consultants, Inc. (Terracon) is pleased to provide you with this proposal to provide environmental services at the above referenced site.

A. PROJECT INFORMATION

The site consists of an approximate 10-acre tract of undeveloped grassed land located at the southwestern corner of East 120th Avenue and Grant Street in Northglenn, Adams County Colorado. Community Center Drive transects the middle portion of the site in a north to south direction.

Based on review of the historical information, the site was developed with a farmhouse and associated buildings from at least the mid-1950s. A gasoline station (former Sinclair Station) was apparent on the northwestern portion of the site from at least 1968 until 2007, when the facility was removed.

The former Sinclair Station was once the location of three underground storage tanks (USTs) used for the containment of gasoline, a 550-gallon UST for the storage of waste oil, a 550-gallon UST that contained heating oil, a fuel dispenser island, and hydraulic lifts in the service bay.

The underground storage tanks have been removed from the property. During tank removal, per Colorado Department of Labor and Employment (CDLE) - Division of Oil and Public Safety (OPS) guidance, one groundwater grab sample was collected from the UST excavation for laboratory analysis prior to backfilling the excavation with clean fill material. Laboratory analysis of the groundwater sample detected benzene at 250 micrograms/liter ($\mu\text{g/L}$), exceeding the Colorado Risk



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P [303] 423-3300 F [303] 423-3353

Geotechnical



Environmental



Construction Materials



Facilities

Environmental Excavation Oversight

East 120th Avenue and Grant Street ■ Northglenn, Colorado
February 6, 2013 ■ Terracon Proposal No. P25130015



Based Screening Levels (RBSLs) for benzene of 5.0 µg/L. A Corrective Action Plan (CAP) was approved by the OPS on October 2, 2007 to install one groundwater monitoring well in the former UST excavation pit and perform quarterly sampling.

A second groundwater sampling event was performed on February 6, 2008. Benzene, toluene, ethylbenzene, and xylenes (BTEX) compounds were not detected above their respective laboratory detection limits. The OPS issued a No Further Action (NFA) letter on April 30, 2008 in reference to the three gasoline USTs which were removed from the site on July 3, 2007.

Even though an NFA has been issued for the site, there are potentially areas remaining where hydrocarbons in the soil may be present that are in excess of the OPS regulatory standards.

B. SCOPE OF SERVICES

1. Environmental Excavation Oversight

A Terracon environmental professional will provide oversight of the soil excavation work associated with areas of potential petroleum hydrocarbon impact. This professional will observe the soil conditions in select areas that potentially may have been impacted by hydrocarbons from the former Sinclair Station. During this excavation work, soil samples will be collected for field screening with a photo-ionization detector (PID) equipped with a 10.2 electron-volt (eV) ultraviolet lamp source for a direct reading in parts per million (ppm). Soil that exhibits hydrocarbon concentrations in excess of 25 ppm with the PID will be segregated and temporarily stored on-site. In the event that hydrocarbon impacted soil will need to be stored temporarily on-site, representative soil samples will be collected for laboratory analysis to determine disposal options.

If hydrocarbon impacted soil is discovered and field screening indicates that the extent of impacted soil has been removed, confirmation soil samples will be collected from the limits of the excavation for laboratory analysis.

The soil will be analyzed for volatile organic compounds by EPA Method 8260B and for total petroleum hydrocarbons as gasoline and diesel range organics by EPA Method 8015. Up to 6 soil samples will be collected from the site for laboratory analysis.

2. Report Preparation

A report will be prepared documenting the excavation activities observed and sampling results obtained. Recommendations will be provided in the final report.

C. SCHEDULE

Services will be initiated upon receipt of a requisition for work provided by NURA. The final report will be submitted approximately two weeks following receipt of the laboratory analytical results. Field

activities are anticipated to take approximately one, 8-hour day to complete.

D. SCOPE AND REPORT LIMITATIONS

The findings and conclusions presented in the final report will be based on conditions encountered at the time the investigation was conducted. Please note that we do not warrant database or third party information (such as interviewees) or regulatory agency information used in the compilation of reports. The investigation is an assessment that is limited to the scope described herein; its results would not necessarily represent latent conditions that may be present at the site. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site. No warranties, express or implied, are intended or made except as otherwise provided in the agreement.

E. COMPENSATION

The project fee is **\$3,900.00** to be invoiced on a lump sum basis. The fees are valid for ninety (90) days from the date of this proposal and are based on the assumption that all field services will be performed under safety Level D personal protective procedures and Terracon personnel will make such site visits as are reasonably required to perform the specified work. Should unforeseen conditions be encountered that require additional services in the assessment program we will contact you as soon as such conditions are recognized. Should additional services be required, we will negotiate additional fees beyond those proposed herein and submit a change order to you.

F. AUTHORIZATION

If this Scope of Services meets with your approval, work may be initiated by forwarding a NURA task order or requisition to (303) 423-3353 or by electronic mail to sbhoffman@terracon.com.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call us if you have any questions or comments regarding this proposal or require additional services.

Sincerely,
Terracon Consultants, Inc.



Steven B. Hoffman, P.G.
Senior Project Manager



Daniel F. Schneider, P.E.
Environmental Department Manager