

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
1/9/2024

SUBJECT:	SUBMITTED BY:
Second Amendment to the Agreement with True North Consultants	Dave Fieldman Village Manager

SYNOPSIS

A resolution has been prepared to authorize the second amendment to the professional services agreement for environmental consulting services, as part of the redevelopment of the Civic Center property, to True North Consultants, Inc. of Naperville, Illinois in the amount of \$18,440, for a total contract amount of \$157,213.

STRATEGIC PLAN ALIGNMENT

The 2023-25 Long Range Plan identifies *Civic Center Project* as a Priority Action Item.

FISCAL IMPACT

The FY24 Budget includes funds for this agreement amendment in the Major Building Fund.

RECOMMENDATION

Approval on the January 9 Consent Agenda.

BACKGROUND

The Village is redeveloping the Civic Center property, an 8-acre site east of Washington Street, bordered on the north by the BNSF Railroad and on the south by Curtiss Street. On December 7, 2021, the Village Council authorized a contract with True North Consultants, Inc. for the preparation of an updated Phase I Environmental Site Assessment (ESA), a limited Phase II ESA, Clean Construction and Demolition Debris (CCDD) assessment, and Building Hazardous Material Survey. On April 11, 2023, the Village Council [amended the agreement with True North](#) for additional environmental work in preparation for the sale and redevelopment of Lot 2 of the Civic Center Subdivision.

True North prepared and submitted environmental reports to the Illinois Environmental Protection Agency (IEPA) to obtain a No Further Remediation Letter for Lot 2. The IEPA reviewed the reports and directed that additional testing and analysis be performed.

The second amendment will authorize True North to undertake supplemental site investigation activities including eleven soil borings, the installation of three monitoring wells, and laboratory testing, and to respond to the IEPA's review comments. The additional work will commence as soon as possible.

ATTACHMENTS

Resolution

Second Amendment to Contract

RESOLUTION NO. ____**A RESOLUTION AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE
AND TRUE NORTH CONSULTANTS, INC.**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the form and substance of a certain Second Amendment (the "Agreement"), between the Village of Downers Grove (the "Village") and True North Consultants, Inc. (the "Consultant"), for additional environmental consulting services, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Mayor

Passed:

Attest: _____

Village Clerk

**SECOND AMENDMENT TO THE AGREEMENT BETWEEN
THE VILLAGE OF DOWNERS GROVE AND TRUE NORTH CONSULTANTS, INC.**

This Amendment is made this 27th day of December, 2023, by and between True North Consultants, Inc. ("Consultant") and the Village of Downers Grove, Illinois, an Illinois municipal corporation with offices at 801 Burlington Avenue, Downers Grove, Illinois 60515, ("Village").

WHEREAS, the Village and Consultant entered into an Agreement to provide environmental consulting services, as part of the redevelopment of the Civic Center property on or about December 7, 2021 ("the Agreement"); and

WHEREAS, the Village has received and is satisfied with the aforementioned services; and

WHEREAS, the parties desire to amend the Agreement to add additional services and address compensation for the same as set forth in this Amendment.

NOW, THEREFORE, in consideration of the mutual benefits that will result to the parties, the parties desire to amend the Agreement as follows:

1. The "Scope of Services" of the Agreement shall be amended to include the services described in True North Proposal # P123-1158, dated December 15, 2023 (the "Proposal"), which is attached hereto as Exhibit A and incorporated herein by reference.
2. The "Term of the Agreement" of the Agreement shall be extended as necessary for Consultant to complete the additional services set forth in the Proposal.
3. The "Basic Fees" for the additional services contemplated by this Amendment total \$ 18,440.00 as set forth on the Proposal attached hereto as Exhibit A.
5. All other terms from the December 7, 2021 Agreement remain in full force and effect.

VILLAGE OF DOWNERS GROVE

TRUE NORTH CONSULTANTS, INC.

Village Manager



Executive Vice President

Date: _____

Date: December 27, 2023



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True North Consultants, Inc.
1000 East Warrenville Road, Suite 140
Naperville IL 60563
(630) 717-2880
bmiheich@consulttruenorth.com

QUOTATION

Proposal Date:	12/15/2023
Proposal #:	P123-1158

Client

Village of Downers Grove
David Fieldman
801 Burlington Avenue
Downers Grove, IL

Project

SRP Consulting - DG Civic Center Lot 2
Downers Grove Civic Center - Lot 2
801 Burlington Avenue
Downers Grove, Illinois 60515

Description	Quantity	Units	Rate	Amount
Task 1 - Supplemental Site Investigation	1	Project	\$12,765.00	\$12,765.00
Task 2: Response to IEPA SRP Comments Letter	1	Project	\$4,475.00	\$4,475.00
General: Correspondence, Meetings, Coordination with IEPA and Project Stakeholders	1	Project	\$1,200.00	\$1,200.00
Subtotal				\$18,440.00
Total				\$18,440.00

True North is providing this proposal to generate a response to the November 9, 2023 Illinois EPA response letter associated with the combined Focused Site Investigation Report/Remedial Objectives Report/Remedial Action Plan. The scope of work includes supplemental site investigation activities, detailed further below, as negotiated and confirmed with the IEPA SRP Project Manager. The supplemental SI activities will be coordinated during normal business hours with the site owner to supplement existing site data in accordance with the IEPA comments and request. Additionally, meetings with the IEPA project manager have been arranged and will be coordinated as necessary to discuss each of the comments provided within the November 9 correspondence as well as future SI results and implications for any additional remedial action(s). The submittal will include a technical response to each item identified in the IEPA correspondence, including discussion of the additional SI results with respect to regulatory objectives, additional supporting figures, and any proposed remedial actions based on the site characterization data.

The supplemental Site Investigation activities referenced herein includes completion of up to eleven additional soil borings and installation of three soil gas wells. Three exterior soil borings will be advanced to a depth of 15' below ground surface (bgs) with soil sample collection for laboratory analyses of the focused contaminants of concern identified as VOCs, SVOCs, RCRA Metals, PCBs and pH. At these three locations, TPH analyses will be also included as necessary for any locations exhibiting VOC impact considering the current IEPA requirements and based on site conditions encountered during drilling. Up to eight exterior borings will be advanced to a depth of 5' bgs with collection of up to eight arsenic samples and one TPH sample. Additionally, one interior soil gas well and up to two exterior soil gas wells will be installed to a depth of 3-5' bgs for collection of soil gas samples to be analyzed for volatile chemicals. Prior to drilling, a private utility locate/soil boring clearance will be performed for each proposed sample location.

True North will schedule the drilling and sampling activities within approximately two weeks from authorization to proceed, pending driller availability. All analytical results should be received within approximately two weeks from completion of sampling. Additional site investigation or lab analyses may be necessary depending upon the results of the investigation proposed herein and IEPA feedback regarding these results. The written response will be prepared and provided in DRAFT format to the client for review within approximately two weeks from receipt of all analytical results and confirmation from the IEPA that further site characterization is not currently necessary. The response can be submitted to the IEPA for review upon approval from the client and receipt of the signed IEPA forms associated with this submittal.



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Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name	Signature:	Date:

Thank You For Your Business!