



City of Racine, Wisconsin

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: Finance and Personnel: April 26, 2021

Common Council: May 2, 2021

SUBJECT:

Communication sponsored by Mayor Mason, on behalf of the Director of City Development, requesting approval of Environmental Consultants (as solicited by Official Notice 17-2020 – Request for Qualification, Environmental and Engineering Services related to Brownfield Initiatives) and the permission to enter into professional services contracts.

PREPARED BY:

Matthew G. Sadowski, Planning Manager

EXECUTIVE SUMMARY:

City Staff is requesting permission to enter into a professional services contract with Terracon Consultants, Inc. and LF Green Development, LLC for environmental and engineering services as related to the City's Brownfield Initiatives.

PROJECT BACKGROUND:

As a condition of funding from the US Environmental Protection Agency (EPA) the Redevelopment Authority of the City of Racine (precursor to the current Community Development Authority) and the City of Racine solicit qualifications from environmental firms roughly every three years. The EPA funding assists the CDA and the City in advancing their brownfield cleanup objectives. The selected firm(s) have been instrumental in advancing site evaluation, cleanup and redevelopment efforts for multiple projects, large and small, such as:

- Indian Motor Cycle dealership development
- Racine Heat Treating ownership transfer
- River Bend Loft Apartment development
- Welcome Mart gas & convenience center and mini-strip mall
- Racine Steel Casting
- Gold Medal loft apartments
- Horlick Historic District planned development
- Southside Industrial Park
- Walker-Harbor Side site remediation

... and many more.

The selected firm also assists in the writing and monitoring of grants, grant reporting, and reporting to regulatory agencies (DRN, EPA, WEDC).

ANALYSIS:

In response to official notice #17-2020 issued on December 21, 2020, ten environmental firms submitted qualifications to perform environmental services for the CDA and City by the filing deadline of January 21, 2021. Of the ten firms, staff from the Department of City Developments brownfields team selected seven for in person (Zoom) interviews. The ten firms submitting RFQ's are as follows. Those shaded represent the firms selected for interviews:

- Brownfield Development Solutions
- GZA Environmental
- LF Green Development, LLC
- Ramboll US Corporation (CDA/City existing brownfields environmental consultant)

- Terracon Consultants, Inc.
- The Reese Group, LLC
- The Sigma Group, Inc.
- United Engineering Consultants, Inc.
- Brownfield Environmental Engineering
- Fehr Graham

Consultant interviews were conducted between February 23 through March 1.

From the seven interviews, two consultants were selected by staff to be recommended to the CDA and the City to serve as the environmental consultant to the CDA and the City. A staff member then contacted references provided by the selected consultants to gain further insight as to their qualifications.

The two firms selected as the recommended consultants are Terracon Consultants, Inc. and LF Green Development, LLC.

WHY TWO CONSULTANTS:

While not requiring it for all cases, the EPA recommends creating a pool of multiple consultants to foster competitive pricing and responsiveness. Having more than one consultant can also decrease project scheduling conflicts when only one consultant is under contract.

In addition to these benefits, the Department of City Development's brownfield team's recommended firms represent a small firm (LF Green) that should be able to more quickly mobilize for small and more immediate projects. The larger firm (Terracon) can be tapped to address larger scale and more long term projects.

Multiple governmental units and construction firms have brownfield environmental consultant pools: Milwaukee County, Waukesha County and City, Kenosha County, and Mortenson Development.

BUDGETARY IMPACT:

In the past, the vast majority (70%) of funding for the environmental consultant has come from grant funding either from the EPA or DNR. Other funding has been obtained from Tax Increments District administrative funds, general professional service accounts of the Department of City Development and the CDA, project specific line items in the City's Capital Improvement Budget, and cost sharing with the property owner or developer.

While being highly project and/or grant driven, estimated annual brownfield environmental consultant expenditures average \$200,000.

RECOMMENDED ACTION:

Staff recommends that the City of Racine approves a Resolution authorizing Executive Director of the Community Development Authority/Director of City Development or and authorized representatives to negotiate and execute contracts for brownfield environmental services for the Community Development Authority of the City of Racine and the City of Racine.