



**AGENDA
CITY OF HARRISONVILLE
PUBLIC WORKS COMMITTEE
REGULAR MEETING
CITY HALL
AUGUST 7, 2014
6:00 PM**

- I. Call to Order**
 - A. Attendance**
- II. Approval of Minutes**
 - A. Public Works Committee - Regular Meeting - Jul 3, 2014 6:00 PM**
- III. Agenda Items**
 - A. Fiber Optic Connections**
 - B. WTP Improvements-Scope of Services**
 - C. Power and Water Building**
- IV. Stormwater Issues**
- V. Public Works Project Updates**
 - A. Public Works Update August 2014**
- VI. Airport Reports**
 - A. Airport Report July 2014**
- VII. General Discussion**
- VIII. Adjourn**

This meeting will be open to the public.

Posted on City Hall Bulletin Board this 31st day of July, 2014

Kim Hubbard, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PUBLIC WORKS COMMITTEE
REGULAR MEETING
CITY HALL
JULY 3, 2014
6:00 PM

I. Call to Order

The meeting was called to order at 6:00 PM by Chair Ivan Stull

Attendee Name	Title	Status	Arrived
Kevin Wood	Member	Present	
Doug Meyer	Alternate	Present	
Morris Coburn	Member	Present	
David Dickerson	Member	Absent	
Ivan Stull	Chair	Present	
Bill Mollenhour	Member	Absent	

Others Present: Finance Director Mike Tholen, Public Works Director Jerry Gibbs, Assistant Public Works Director Eric Patterson, Airport Manager James Green, and City Clerk Kim Hubbard

II. Approval of Minutes

- A. Public Works Committee - Regular Meeting - Jun 5, 2014 6:00 PM** Accepted
Minutes were approved.

III. Agenda Items

A. MoDOT Sales Tax Question Presentation for August Ballot

Lee Anne Kell, Missouri Department of Transportation was present and discussed the Transportation Sales Tax question scheduled for the August election. Ms. Kell spoke about how the 3/4 sales tax (if passed) would provide approximately \$5.4 billion in funding for transportation projects.

There was also discussion about the dollars that would be allocated to the counties and cities which would be approximately 5% of the sales tax.

B. 2014 Annual Micro-Pave Program Recommended

Mr. Patterson reported there was one (1) bid received from Pavement Management. Mr. Patterson also reported that he had received a phone call earlier and the bid was decreased by \$3,400 and he would like to use that savings and the remaining dollars over the bid amount for the asphalt program.

Mr. Patterson asked for a recommendation from the committee for approval from the Board of Aldermen.

C. 2014 Annual Asphalt Overlay Program Recommended

Mr. Patterson reviewed the bids that were received and stated it was staff's recommendation to award the bid to Hanrahan Asphalt Paving Company for a total of \$181,135 for the base bid plus an additional of \$28,554.50 for alternate streets for a total of \$209,689.50 and the remaining dollars over the bid amount to do as much of Meadowlark as possible. Mr. Patterson asked the committee for a positive recommendation to the Board of Aldermen which was made.

D. MASTER PLANNING SOUTHWEST INDUSTRIAL AREA

Mr. Gibbs reviewed the master plan of the water and sewer for the Industrial area located on the southwest side of Harrisonville. Mr. Gibbs explained staff will be soliciting a Request for Qualifications for consultants and that it could be one consultant for water and sewer or it could be two separate consultants.

There was discussion regarding the waterlines under I49 and there is one that has no conduit and what could happen if there was a leak and the effect it would have on businesses that relied on that connection.

Mr. Gibbs reviewed the options for the selection process and stated staff would recommend option two (2) which would have representatives from the committee, and that staff and those representatives would review the RFQ's, make selections and bring final candidate(s) and scope of services back to the committee. Mr. Gibbs was given direction to put information together and to email an agenda and the information to committee members asking for volunteers.

E. RedZone (CCTV of Sanitary Sewer)

Mr. Patterson reviewed the contract that has been entered into with RedZone and reported staff was leaning towards proceeding with the YES Program in which they would televise the entire system over a three (3) year period at a cheaper price. Mr. Patterson gave a short presentation showing how the software worked and reported that staff has been able to fix the places that were found with the software.

IV. Stormwater Issues

There were no stormwater issues brought forward.

V. Public Works Project Updates

A. PUBLIC WORKS UPDATE JUNE 2014

Mr. Gibbs and Mr. Patterson reviewed the updates.

VI. Airport Reports

A. AIRPORT REPORT JUNE 2014

Mr. James reviewed the Airport Report

VII. General Discussion

A. Update on Harrisonville Auto Lube Claim

Minutes Acceptance: Minutes of Jul 3, 2014 6:00 PM (Approval of Minutes)

Mr. Gibbs reported the insurance company had denied Harrisonville Auto Lubes' claim. There was discussion on whether the City should go ahead and replace what we originally said we would replace, if the cost of the repairs should pro-rated based on the age of the parking lot, and if the City should cut a check for the repairs and let the business take care of the repairs. There was also discussion regarding the City putting a policy in place for these types of situations.

VIII. Adjourn

Alderman Coburn moved to adjourn. Mayor Wood seconded and it was approved.

The meeting adjourned at 7:04 P.M.

Kevin Wood, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Kim Hubbard, City Clerk

Minutes Acceptance: Minutes of Jul 3, 2014 6:00 PM (Approval of Minutes)



STAFF REPORT

TO: Public Works Committee
FROM: Keith Thomas, Director
DATE: July 29, 2014
SUBJECT: Fiber Optic Substation Connections

Type of Item: *Presentation*

Communications via the radio system from the three substations to the electrical SCADA system has deteriorated over the last few years. Reliable communication during storms is extremely critical for safety and minimizing electrical outages. Unfortunately, historically the last few years, this is when it is the least reliable. Communication is also critical with the MPUA for correct usage and billing.

Glass fiber was investigated as the communication link between the Electric Department and the three substations. After the route was chosen on our existing poles, distances were calculated for fiber prices, installation, and termination equipment. Ball park prices for this were approximately \$56,000 for a 32 tube turnkey installation. This would fix the communication reliability issues the department was having with the substations and the MPUA.

When choosing the route for the fiber, it was discovered how close it was to the PD and other City buildings. The fiber tubes could actually be increased from 32 to 72 tubes for an additional \$4,000 along the trunk route. Approximately 40 of these tubes could be dropped into the PD for use by all the departments in the City for future communication, phone, and internet. Termination equipment could be installed at the PD to allow for future expansion by the other departments during the first phase of this installation. Approximate labor cost for the terminations and installation into PD Server Room is approximately \$3,000 plus \$10,000 for the switching equipment. This would allow immediate full service connection to City IT Infrastructure from the Electric Department and any other city facility who could financially afford to tap into two of the spare 56 tubes. These original costs could possibly be shared by the Electric and CWSS Funds.

As an example, the Water Department cost for this connection would be approximately \$3,500 which includes 1000' of installed fiber. The Street Department cost would be approximately \$2,000 due to the close proximity to the South Substation and could pay for itself in less than two years.

These fiber connections allow direct network connectivity to City IT resources such as internet, phone service, and server applications. We can continue to utilize the new phone system that we recently implemented at the PD and City Hall for these other departments which result in a direct savings to them on their antiquated phone systems. It would allow for more centralized internet and IT infrastructure which leads to better management and monthly savings. This will improve

efficiency in the use of city applications by all departments able to connect to them, allowing them more consistent and faster access to financials, documents, and data. This direct connection to the server room will allow satellite offices to utilize the primary city internet connection and firewalls providing some monthly savings while ultimately providing less points of entry for virus and web attacks.

A. Action Item (ID # 1503)

Fiber Optic Connections



STAFF REPORT

TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: July 18, 2014
SUBJECT: WTP Improvements-Scope of Services

Type of Item: *Agreement*

Background - The existing Harrisonville Water Treatment Plant (WTP) was commissioned in 1977 and has a capacity of 2.4 MGD if run for 24 hours. Plant processes include rapid mix, coagulation, flocculation, sedimentation, filtration, and disinfection. Raw water is conveyed from Lake Harrisonville and treating the water can often be difficult with the existing WTP processes; process challenges include moderately low alkalinity, low turbidity, and variable atrazine and manganese concentrations. Additionally, there are multiple aesthetical issues in the finished water that trigger complaints throughout the year. Customers often complain of poor water quality with a wide range of taste and odor (T&O) issues that lead residents and commuters to perceive that the water is not safe to drink. A Capital Facilities Plan (CFP) was recently completed identifying the improvements required to eliminate taste and odor issues, expand plant capacity, meet existing and future regulatory requirements, increase plant life, and improve overall water quality.

Issue - Amendment 3 to the Burns and McDonnell Contract is the scope of services to design the water treatment plant project as proposed in the CFP. The scope includes the preliminary design, final design, bid phase and construction phase overview. The scope is divided into two separate contracts. Contract 1 is for the replacement of the filter media and underdrains. The designs costs are estimated at \$177,000. The underdrains and air scour have a long lead time. The city will be purchasing the equipment, underdrains and air scour blower, in advance for the contractor to install. The project costs including the engineering and equipment is estimated to be \$1.3M. A completed filter redesign will be submitted to MDNR within 3 months from the notice to proceed. Contract 2 requires the city to issue a second notice to proceed to Burns and McDonnell to proceed with the design of the plant modifications. Contract 2 will complete the remainder of the design including ozone. The estimated cost is \$1,298,000. The total is a maximum fee not to exceed.

The scope of services is comprehensive. The project of renovating a 37 year old plant to modern standards is complicated. Adding ozone adds an additional layer of complexity. The total project engineering is estimated at \$1.475M. An engineering contract of this size will require City staff and Burns and McDonnell to review costs and progress on a timely basis. At least monthly progress meetings would be anticipated. This will give each of us greater opportunity to find savings in engineering and/or construction.

Staff is recommending Public Works Committee forward a positive recommendation for

approval to the Board of Alderman for the scope of service and issuing a notice to proceed for Contract 1.

B. Action Item (ID # 1496)

WTP Improvements-Scope of Services

Attachments:

Harrisonville AM3 7-16-14 (PDF)



AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT ENGINEER-OWNER AGREEMENT

AMENDMENT No. 3

Date: July 16, 2014

THIS AMENDMENT modifies the Agreement dated January 24, 2013 made by and between **Burns & McDonnell Engineering Company, Inc.**, hereinafter called **ENGINEER**, and the City of Harrisonville, a Missouri municipal corporation, hereinafter called the "City," for the following Project: Water Treatment Plant Improvements. For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree to make the following changes to their Agreement as shown in Exhibit A.

1. The parties agree that ARTICLE II ENGINEER's SCOPE OF SERVICES is amended as follows:
 40. Preliminary Design and General Work:
 - a. Conduct a project initiation meeting for Construction Contract 1 – Filter Improvements to clarify Owner's requirements for the project; preliminary design criteria for the filter replacement bid package; pre-purchase of underdrains and air scour blower; review available data and project organization and staffing; and present initial work plan and schedule.
 - b. Contact regulatory agencies concerning the filter improvement project to determine their requirements. Communicate findings to Owner.
 - c. Conduct a project initiation meeting for Construction Contract 2 – Process Improvements to clarify Owner's requirements for the project; select locations of the proposed facilities including ozone/chemical/electrical building, exterior chemical storage tanks, and high service pump station; preliminary design criteria; process improvement bid package; review available data and project organization and staffing; and present initial work plan and schedule.
 - d. Contact regulatory agencies concerning the process improvement project to determine their requirements. Communicate findings to Owner.
 - e. Provide, through subcontract, survey for the site including elevations, property lines, easements, structures, and existing utilities.
 - f. Provide, through a subcontract, geotechnical engineering services including exploratory work, laboratory and field testing, professional guidance in tests to be made at test locations based on preliminary drawings and designs, and professional interpretations of exploratory and test data for up to 12 test holes, for the three proposed structures – chemical/electrical building, future ozone building, and high service pump station and wet well.
 41. Establish Final Design Criteria and Issue Design Memorandum:
 - a. Finalize process design criteria for the Construction Contract 1 - Filter Improvements including the underdrains, media, air scour system, and associated electrical and controls.
 - b. Finalize process design criteria for the Construction Contract 2 - Process Improvements including the type, number, capacity, size, and loading rate for major process components.
 - c. Finalize chemical application points, average dosages, and dosage ranges.
 - d. Develop process instrumentation diagrams showing process components showing integration of proposed improvements into the existing water treatment plant
 - e. Finalize pre-packaged high service and backwash pumping station design criteria including firm capacity and the capacity range of the pumping stations, and identification of pump type, number, capacity, speed ranges, drive type, horsepower, and type of control for high service and backwash pumping units.
 - f. Finalize wet well capacity and dimensions.

- g. Finalize pipeline design criteria for yard piping including size, material, pressure class and isolation.
- h. Finalize filter building improvement details for store front separation of filters, remodel of lab, addition of an office, and associated electrical and HVAC changes.
- i. Prepare a detailed design memorandum and preliminary drawings to establish agreement on scope, parameters, performance requirements, and project schedule and approach. The memorandum will include a project description, project participants, lines of communication, and drafting standards to be used. Submit copies to Owner for review.
- j. Meet with Owner and obtain Owner's comments on the design memorandum and preliminary drawings. Resolve any questions, revise documents if necessary, and resubmit copies to Owner.
- k. Update opinion of probable cost for Construction Contracts 1 and 2.

42. Final Design:

- a. Evaluate sequence of phased construction for Construction Contract 2 work and coordination of work with Owner and operation of the water treatment plant with two separate bid and construction phases.
- b. Prepare detailed drawings and specifications and other contract documents for the proposed construction work and for the materials and equipment required. Construction Contract 1, up to three months, includes replacement of filter underdrains and media and addition of air scour blower in exterior weather enclosure, controls, air piping and valves, and associated temporary electrical and control and City pre-purchase of the underdrains and air scour blower.
- c. Prepare detailed drawings and specifications and other contract documents for the proposed construction work and for the materials and equipment required. Construction Contract 2, up to 12 months, includes the remaining water treatment plant process improvements -including one new chemical/electrical /ozone building; chemical feed skids, scales, day tanks and piping for chemicals; exterior liquid alum tank; modular ozone generator, chiller, ozone injection skid with degas and ozone destruction, VSA/PSA oxygen feed gas system, and pipeline flash reactor; equipment demolition and addition of liquid lime system in existing high service pump station building; pre-packaged high service and backwash pump station and concrete wet well; replacement of Basin 1 solids contact equipment and concrete repair work including sloped floors; yard piping; filter building architectural and mechanical improvements; grading; repowering the existing chemical and filter building and existing equipment; and electrical, controls and SCADA.
- d. Provide drawings and specifications to Owner for review at the 50 and 90 percent stages of project completion for Construction Contracts 1 and 2.
- e. Meet with Owner after documents have been reviewed to discuss comments and to resolve any questions.
- f. After the conference with Owner, make any necessary modifications and submit revised contract documents to the regulatory agencies for review and to Owner for record purposes.
- g. After receipt of agency review comments and Owner's comments on final documents, revise and resubmit if necessary to the regulatory agencies and to Owner.
- h. Upon completion of the review of the contract documents, prepare the opinion of probable construction cost.
- i. Prepare Bidding Requirements, Bid Forms, Contract Forms, and Conditions of Contract for the construction contract documents, and Advertisement for Bids.
- j. Assist Owner with permit acquisition.

43. Bid Phase Services:

- a. Coordinate bid opening date, time, and place with Owner, and prepare Advertisement for Bids. Project includes two bid phases – one for Construction Contract 1 for filter improvements and one for Contract  process improvements.

- b. Assist Owner in placing advertisements of the Advertisement for Bids.
 - c. Identify potential contractors and suppliers, and distribute copies of the Advertisement for Bids. Maintain a record of prospective bidders and suppliers to whom bidding documents have been issued.
 - d. Provide and distribute CDs construction contract documents for bidding purposes with hard copies of forms requiring signature.
 - e. Conduct one (each) mandatory pre-bid meeting for each of the two construction contracts.
 - f. Distribute the plan holders' list to recipients of bidding documents prior to bid opening.
 - g. Interpret construction contract documents. Prepare and issue addenda to the construction contract documents when required.
 - h. Assist Owner during bid opening. Answer questions during bid opening; prepare tabulation of bids, and review questionnaires and bids for completeness.
 - i. Prepare and distribute formal bid tabulation sheets, evaluate bids, and make written recommendations to Owner concerning construction contract award.
44. Construction Phase Services:
- a. Prepare and furnish to Owner unsigned conforming copies of the construction contract documents for execution by Owner and Contractor. Provide copies of the construction contract documents to the Owner for distribution with the Notice to Proceed to the successful bidder.
 - b. Perform project administration services during the two construction phases of the project. Project includes two construction phases – one for the filter improvements and one for the process improvements.
 - c. Conduct a pre-construction conference for each of the two construction projects.
 - d. Participate in the contractor's monthly progress meetings with Owner and Contractor to review the progress of the work and other matters concerning the project. Contractor will be responsible for preparation and distribution of meeting notes. Perform up to five visits (up to 25 hours) to the site during the filter improvements construction and up to 13 visits (up to 65 hours) during process improvements construction.
 - e. Interpret construction contract documents when requested by Owner or the Contractor and reply to requests for information.
 - f. Review and process the Contractor's monthly payment requests, and forward to Owner if deemed appropriate.
 - g. Review Contractor's documentation and administer the processing of change orders, including applications for extension of the Contract Time. Evaluate the cost and scheduling aspects of all change orders and, where necessary, negotiate with the Contractor to obtain a cost for the work.
 - h. Upon completion of the project, revise the construction contract drawing to conform to the construction records. Submit two full-size black line copies for the revised drawings along with Contractor's record drawings to the Owner for review. Incorporate the Owner's comments and submit one set of full-size set of drawings and one electronic set of drawings in AutoCAD format and PDF for each project to the Owner.
 - i. Review reports from laboratory and field testing and sampling services, including testing laboratory services furnished by Owner, on field tests and test analyses of equipment and materials, including concrete, soil, soil compaction, and asphalt.
 - j. Upon substantial completion, inspect the construction work and prepare a list of the items to be completed or corrected before final completion of the project. Submit results of the inspection to Owner and the Contractor.
 - k. Upon completion or correction of the items of work on the list, conduct a final inspection to determine if the work is completed. Provide written recommendations to Owner concerning final payment, including a list of items, if any, to be completed prior to making such payment.

- l. Receive and review the consent of surety to final payment furnished by the Contractor.
 - m. Provide project management during the Construction Contract 1 (up to six months) and Construction Contract 2 (up to 12 months).
2. The following adjustments are made to the ENGINEER's compensation:
The Fee for Work described in this AMENDMENT shall be the not to exceed amount of One Hundred Seventy-Seven Thousand Dollars (\$177,000) for design, bid and construction phase services for Construction Contract 1 for filter improvements and One Million Two Hundred Ninety-Eight Thousand Dollars (\$1,298,000) for design, bid and construction phase services for Construction Contract 2 for process improvements. City will provide a written letter authorizing initiation of work for Construction Contract 1 and Construction Contract 2.
3. The time for completion of ENGINEER's Services is adjusted as follows:
The filter improvements will be issued to MDNR for review within three months and the remaining process improvements will be issued to MDNR for review within eight months from the time that a signed Amendment from the OWNER is received by the ENGINEER.
4. Other changes to the Agreement, if any, are stated below:
Add the following section:

OWNERS' RESPONSIBILITIES

The Owner will furnish, as required by the Services and not at the expense of the Engineer, the following items:

1. Existing property, boundary, easement, right-of-way, and utility surveys, and property descriptions when such information is required, unless acquired directly by the Engineer through subcontracted services.
2. All maps, drawings, reports, records, audits, annual reports, and other data that are available in the files of the Owner and which may be useful in the Services involved under this Agreement.
3. All of Owner's requirements for the Project, including but not limited to, schedule milestones; any financial constraints; and any Owner criteria, standards, design objectives or design constraints.
4. Assistance of the Owner's staff as required in performance of Engineer's services.
5. Obtain access to public and private property when required in performance of the Engineer's services.
6. Obtain required easements and rights-of-way including obtaining title reports and property appraisals with engineering assistance provided by the Engineer.
7. Royalties and fees for patented processes used in the work, except those required to be paid by construction contractors as part of the construction contract.
8. Shop, mill, or laboratory inspection of materials, laboratory and field testing, and field sampling services. The Engineer will review the reports furnished by such laboratories which are required for the construction contract.
9. Permits required for the projects with engineering assistance provided by the Engineer.
10. Payments for review of permits, drawings, and specifications by governmental agencies.
11. Payments for special consultants requested by the Owner.
12. Payments to Contractor in accordance with the terms of the construction contract documents.
13. Legal advertisement of project letting or bid date and such other publications of the "Advertisement for Bids" as desired by the Owner.
14. Execution and distribution of the construction contract documents, including review of the Contractor's insurance certificates and bonds for acceptance by the Owner's legal counsel, and issuing the notices required by the construction contract documents. Insurance and legal services as may be required during the progress of the Projects.

15. Demolition, clean-up or refurbishment of existing facilities remaining after completion of the project that are not a functional part of the upgraded WTP including the raw water vault, rapid mix structure, and chemical building.
16. Water quality analyses required in performance of the Services.
17. Coordinate with MDNR and provide all SRF documentation.
18. Owner will provide resident during construction. Engineer can provide but this is not included in the current scope.

5. The terms of this AMENDMENT supersede any contrary terms of the Agreement. This AMENDMENT will be deemed a part of, and be subject to, all other terms and conditions of the Agreement. Except as modified above, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT the day and year first written above.

CITY: City of Harrisonville, Missouri

ENGINEER: Burns & McDonnell Engineering Company, Inc.

By: _____

By: _____

Name: Keith Moody

Name: Ron Coker, P.E.

Title: City Administrator

Title: Senior Vice President

By: _____

By: _____

Name: _____

Name: L. Jeffrey Klein, P.E.

Title: City Clerk

Title: Project Manager

Attachment: Harrisonville AM3 7-16-14 (1496 : WTP Improvements-Scope of Services)



STAFF REPORT

TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: July 14, 2014
SUBJECT: Power and Water Building

Type of Item: *Report*

This is a status update on cleaning up the inside of the buildings.

Testing - Staff has been working with Jill Biesma with Environmental Advisors and Engineers, Inc. To develop a testing plan for the removal of hazardous and non hazardous material from the building. Lead paint was found on the walls, asbestos in the floor/ceiling tile, hydrocarbons at different levels in the water in the pits where the generators were placed. All require special handling and disposal. Attached is a spreadsheet identifying the areas to be tested. The next step will be to begin testing and quantifying the material.

Structural - Norton and Schmidt was retained to provide a structural inspection of the Power and Water Building. Their scope was to determine if the building is safe to enter to remove salvageable items and/or dangerous/hazardous materials which may exist. Their conclusions are, the building is safe to remove materials. Their findings and observations are attached.

The 2014 Budget has allocated \$170,000 for cleanup and removal of fuel day tanks, water removal, asbestos/lead removal and the razing of the buildings in place and covering w/ 2 feet of soil. If material in the pits is not contaminated it may be able to stay in place. The demolition contractor will be able to salvage any material from the building.

C. Action Item (ID # 1490)

Power and Water Building

Attachments:

2014-1544reportRFS (PDF)

City of Harrisonville FSP_07_01_14 - prelim draft for Client (PDF)

July 10, 2014

Mr. Jerry Gibbs
Director of Public Works
300 East Pearl Street
Harrisonville, Missouri
e/m: jgibbs@ci.harrisonville.mo.us

**RE: STRUCTURAL INSPECTION
OLD POWER & WATER BUILDINGS
INTERSECTION OF INDEPENDENCE & VINE
HARRISONVILLE, MISSOURI**

JOB #2014-1544

Dear Jerry:

On Thursday, July 10, 2014, visual observations of the buildings at the above location were made per your request. This report has been prepared for your use only and is not intended to benefit any third parties. Following is a summary of the findings and opinions for your review.

SCOPE OF WORK

The purpose of the examination was to determine if the building is safe to enter for the purposes of cleaning out any valuable materials and/or dangerous/hazardous materials which may exist. No structural repair recommendations have been requested, nor were they determined as a part of this site visit.

It should be noted that this examination did not attempt to check for possible termite damage, water damage, or for structural components that are concealed from view by finish or stored materials. Nor were the existing conditions reviewed for possible asbestos, lead paint, radon gas, or any other toxic substances or environmental risks. When making visual observations of a building, it is required that certain assumptions be made regarding the existing conditions. Because these assumptions may not be verifiable without expending added sums of money, or destroying adequate or serviceable portions of the building, the owner of this report agrees that we will be held harmless, indemnified and defended by you from and against all claims, loss, liabilities, or expenses (including legal fees) arising out of the services provided by this report.

OBSERVATIONS

It is my understanding that the original building was located at the northeast section of the building complex, with a 1929 addition at the northwest side, and a newer addition on the south side. Several open exposed underground concrete tanks exist south of the original building and east of the south building addition.

Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS HARRISONVILLE, MISSOURI

JOB #2014-1544

An examination of the interior of the buildings revealed no indications of safety concerns from a structural standpoint of entering the building. The concrete slab-on-grade and concrete structure appears to be adequate, structurally sound, and capable of supporting the temporary use for the purposes of the removal of stored items. No indications of major concerns with the floor structures in these areas were noted.

Portions of the building were found to be concrete slab-on-grade, while other portions were found to contain a basement or partial crawl space. All of the basement and crawl space areas contain standing water, which appears to be from a few inches deep to a few feet deep. The wet areas were not entered or viewed; however, nothing was found either during the interior or exterior inspection of the buildings to indicate a structural concern with the foundation or their capacity to support the personnel while in the building to clean it out.

Indications of possible settlement at the northwest quadrant of the building (slab-on-grade) were noted. This does not pose any structural issues for entering the building for the purposes discussed.

A check of the roof frame revealed areas of significant deterioration, rot and rusting to be occurring as a result of long term water leaks. Sections of the roof appear to be soft, are failing, and are allowing water, gravel and roofing material to enter the building. It is assumed that the roof will not be accessed or walked on to retrieve any stored items. However, if the roof surface is walked on, then care should be taken to ensure that the rotten and deteriorated areas avoided. Also, if the clean out work is completed during the winter months, care should be taken to ensure that a heavy snow or ice load does not occur in the soft roof areas which could be pose an issue. Other than for those times when a heavy snow load exists, the roof appears to be adequate and should not pose a safety issue in clearing out the building.

During the site visit, it was mentioned that personnel may be interested in renovation or reusing the buildings. While this can be completed and the structure capable of supporting additional loads, significant renovations and repair work would be required. The roof on the buildings is shot and structural repairs, along with roof replacement, would be needed. In addition, significant brick and mortar deterioration is occurring throughout the exterior of the older buildings, especially at the top of the buildings and the parapets where additional spalling, deterioration, and missing parapet caps were noted. This is common of vacant buildings that have not been maintained, but can be costly to remove the loose material and retuck point the buildings as needed. This does not pose a safety issues for the temporary use noted.

During the exterior inspection it was noted that the two (2) older buildings contain lots of brick and mortar deterioration due to long term exposure to the elements. Currently, this does not pose any safety issues for the temporary use of the buildings; however, significant work would be needed if the buildings are to be renovated and occupied long term. An examination of the exterior of the south building revealed minor water damage to exist. Overall, this does not pose

Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS HARRISONVILLE, MISSOURI

JOB #2014-1544

any safety issues and very limited tuck pointing would need to be completed to renovate the south building.

Observations of the concrete holding tanks revealed deterioration of the concrete, including at the fence embedment. Some of the fence is loose and not protecting the property from people entering the site and possibly getting injured. The tanks do not appear to “hold” anything of value or dangerous material.

CONCLUSIONS

In conclusion, it is my opinion that these buildings are safe to enter for the purposes of cleaning out any items and disposing of hazardous materials. I am further of the opinion that the buildings can be renovated, but would most likely cost hundreds of thousands of dollars for renovation. If I may be of further service to you in this matter, please feel free to call.

Sincerely,



Warren D. Schwabauer, Jr., P.E., CBIE
Principal
Charter Member of NABIE
Kansas P.E. #10709; Missouri P.E. #E-22664
[Norton & Schmidt Consulting Engineers](#)
311 East 11th Avenue
North Kansas City, Missouri 64116
direct line: (816) 701-7329
e-mail: wds@nortonschmidt.com



ENCLOSURES: photo sheets, billing invoice
(©Norton & Schmidt Consulting Engineers, LLC 2014)
lw

Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

**OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI**

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

**OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI**

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

OLD POWER & WATER BUILDINGS
HARRISONVILLE, MISSOURI

JOB #2014-1544



Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

Norton & Schmidt

Consulting Engineers, LLC
Established 1967
Kansas City • Atlanta

July 10, 2014

BILLING INVOICE

Mr. Jerry Gibbs
Director of Public Works
300 East Pearl Street
Harrisonville, Missouri
e/m: jgibbs@ci.harrisonville.mo.us

**RE: STRUCTURAL INSPECTION
OLD POWER & WATER BUILDINGS
INTERSECTION OF INDEPENDENCE & VINE
HARRISONVILLE, MISSOURI**

JOB #2014-1544

Fee for structural site visit: \$900.00

ACCOUNT BALANCE: \$900.00

Please remit on or before August 10, 2014, and refer to the above referenced job number.

Thank you,



Warren D. Schwabauer, Jr., P.E., CBIE
Principal
Charter Member of NABIE
Kansas P.E. #10709; Missouri P.E. #E-22664
Norton & Schmidt Consulting Engineers
311 East 11th Avenue
North Kansas City, Missouri 64116
direct line: (816) 701-7329
e-mail: wds@nortonschmidt.com

Norton & Schmidt Tax Identification Number: 01-0552618
lw

Attachment: 2014-1544reportRFS (1490 : Power and Water Building)

Site Area or Building Area	Figure Reference Area	Sampling Area Dimensions and Limitations/Special Conditions (see also H&S concerns column)	Historical Uses of Site and Parameters of Potential Concern from Phase I results, and past sampling data	Historical Uses of Adjacent Properties and Parameters of Potential Concern from Phase I results	Media	Notes on Media Volumes and Distribution of Potential Contaminants	Vertical depths proposed to be sampled by Media	Proposed Sampling Equipment	General Sampling Approach and Methods	H&S potential concerns (confined space, trip and fall, mold/fungus, acm, lead, snakes, rats, electricity, unknown materials, pH, other)
Building A - four (4) exposed generator pits	Building A pits	Dimensions to be measured by City of Harrisonville staff	Dumping of various waste and debris into the pits by city staff. Materials put into the pits were not recorded. Drums and other unmarked containers with unknown contents have been observed. PCBs oil is not suspected based on records, but confirmation screening should be conducted.		Liquid	Sample only liquid and scum initially to allow for debris removal. Sample sludge after debris has been removed and noting materials removed.	Below scum	Bailer/Scoop/ submerge container/peristaltic pump	Attempt to obtain only the liquid	Confined space, potential mold/fungus, petroleum products. pH unknown. Potential snakes, spiders or rats. None observed to date.
					Scum		Surface	Coliwasa	Attempt to obtain only the scum on the surface	
Building A - pits under floor (via plate covered stairs)	Building A pits	Conduct evaluation following assessment and mitigation of health and safety hazards	Standing water of unknown origin (volume unknown, approximately 6 feet deep) with reddish-orange scum floating on surface.		Liquid	Sample only liquid and scum initially to allow for debris removal. Sample sludge after debris has been removed and noting materials removed. Samples analyzed for VOCs (8260) and OA-1 (TPH-gasoline) and OA-2 (TPH-diesel range) indicated TPH (unspecified/unidentified) at 2.4 mg/L, 80.4 mg/L, and 116 mg/L and were all non-detect for VOCs.	Below scum	Bailer/Scoop/ submerge container/peristaltic pump	Attempt to obtain only the liquid	Confined space, potential mold/fungus, petroleum products. pH unknown. Potential snakes, spiders or rats. None observed to date.
					Scum		Surface	Coliwasa	Attempt to obtain only the scum on the surface	
Building B, 1st floor - water storage vault/clear well	Building B vault	Dimensions to be measured or estimated by City of Harrisonville staff	Standing water of unknown origin (depth and volume unknown), may be previously treated water		Liquid	Volumes to be determined	As much of water column as possible	Bailer/Scoop/ submerge container/peristaltic pump	Attempt to obtain only the liquid	Confined space, potential mold/fungus. pH unknown. Potential snakes, spiders or rats. None observed to date.
Building C, 1st floor - clearwell vault	Building C vault	Dimensions to be measured by City of Harrisonville staff	Standing water of unknown origin (depth and volume unknown), may be previously treated water		Liquid	Volumes to be determined	As much of water column as possible	Bailer/Scoop/ submerge container/peristaltic pump	Attempt to obtain only the liquid	Confined space, potential mold/fungus. pH unknown. Potential snakes, spiders or rats. None observed to date.
Building D, basement	Building D	Conduct evaluation following assessment and mitigation of health and safety hazards	Standing water of unknown origin (approximately one foot deep, volume unknown) with black scum floating on surface. Drums and other containers in water. Black oily staining on walls.		Liquid	Volumes to be determined. Sample only liquid and scum initially to allow for debris removal. Sample sludge after debris has been removed and noting materials removed.	Below scum	Bailer/Scoop/ submerge container/peristaltic pump	Attempt to obtain only the liquid	Confined space, potential mold/fungus, petroleum products. pH unknown. Potential snakes, spiders or rats. None observed to date.
					Scum		Surface	Coliwasa	Attempt to obtain only the scum on the surface	
Exterior former water treatment concrete vaults	South side of Building B and between the concrete basins and Building B	Dimensions to be measured by City of Harrisonville staff - concrete vault on the south side of Building B, between the concrete basins and Building B	Water treatment basins and concrete vault		Liquid	Volumes to be determined	As much of water column as possible	Bailer/Scoop/ submerge container/peristaltic pump	Bailer or disposable bailer	Confined space, potential mold/fungus. Potential snakes, spiders or rats. None observed to date.

- Potential Preliminary Sequence of Events
- 1 Sample and manage/remove/dispose of standing water in all buildings; evaluate re-infiltration; remove straw stack in Bldg B
 - 2 Once water and straw stack has been removed, enter previously unaccessed areas to evaluate presence of other previously unidentified concerns; sample sludge in all buildings
 - 3 Conduct inventory/sampling/categorization/consolidation of drums and containers; stage in Bldg A
 - 4 Conduct asbestos survey, lead survey, PCB/mercury light fixtures assessment, and PCB caulking assessments
 - 5 Re-evaluate priorities based on completion and review of data from the first four items

Note: Debris to be thrown in roll off with no sampling

Site Area or Building Area	Media	Hazardous Waste Testing Parameters	Analytical Method	Number of Characteristic Samples	QC Samples	Testing Parameters for WWTP acceptance	Analytical Method	Number of Characteristic Samples	QC Samples	Special Waste Testing Parameters	Analytical Method	Number of Characteristic Samples	QC Samples	Other Notes
Building A - four (4) exposed generator pits	Liquid	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel/PCBs	8260/8270/6010/OA-1/OA-2/8082	4	1									
	Scum	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel/PCBs	8260/8270/6010/OA-1/OA-2/8082	4	1									
Building A - pits under floor (via plate covered stairs)	Liquid	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel/PCBs	8260/8270/6010/OA-1/OA-2/8082	4	1									
	Scum	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel/PCBs	8260/8270/6010/OA-1/OA-2/8082	4	1									
Building B, 1st floor - water storage vault/clear well	Liquid	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel	8260/8270/6010/OA-1/OA-2	4	1									
Building C, 1st floor - clearwell vault	Liquid	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel	8260/8270/6010/OA-1/OA-2	4	1									
Building D, basement	Liquid	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel/PCBs	8260/8270/6010/OA-1/OA-2/8082	4	1									
	Scum	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel/PCBs	8260/8270/6010/OA-1/OA-2/8082	4	1									
Exterior former water treatment concrete vaults	Liquid	VOCs/SVOCs/RCRA Metals/TPH-Gasoline/TPH-diesel	8260/8270/6010/OA-1/OA-2	2	1									



STAFF REPORT

TO: Public Works Committee
FROM: Eric Patterson, Asst. Director
DATE: July 30, 2014
SUBJECT: Public Works Update August 2014

Type of Item: Report**WATER SYSTEMS**

- ☐ **KC Water Transmission Main:**
 - ☐ Discussions are moving forward. Kansas City Water has stated an agreement has been reached in principal. Requested Kansas City provide an "Agreement to Assign" to Lees Summit
- ☐ **Water Treatment Plant Upgrades**
 - ☐ Reviewing draft scope of service for design of filter replacement and water treatment improvements. Filter/backwash to be completed by late winter.

SANITARY SEWERS

- ☐ **Ann Street Sanitary Sewer:** Powers Trenching completing the invert construction
- ☐ **CCTV - GPS of Manholes** is almost complete & re-televising complete - Provided Redzone with Notice to Proceed with the YES Program. Entering year 2 of 3
- ☐ **WWTP sludge removal** - Construction contract being voted on by BOA on 8-04-14

STORMWATER

- ☐ **Morningview Storm Drainage Improvement Project:** Four easements acquisitions are required before the project can be bid.
- ☐ **Chateau** - waiting for survey completion

GENERAL/TRANSPORTATION

- ☐ **Power and Water Building** - Discussing tonight
- ☐ **Mechanic Street-**
 - ☐ MoDOT reviewing utility design & construction staging
 - ☐ Tentative bid date spring 2015
- ☐ **291Partners in Progress-**
 - ☐ Pre-Construction meeting scheduled for 08-06-14 at MODOT's Lee's Summit office
 - ☐ Utility Relocation is underway
 - ☐ Start date week following Labor Day
- ☐ **North Independence Bridge** -

- ☐ Project is 99.5% complete waiting final cleanup and seeding
- ☐ **2014 Sidewalk Program:**
 - ☐ Construction to start in July
- ☐ **Fats Oil and Grease Program (FOG)**
 - ☐ Robert Edward and Steve Woodring are developing a FOG program to start identifying accountability for the growing grease buildup in the collection system and the WWTP.

A. Discussion Item (ID # 1511)

Public Works Update August 2014



STAFF REPORT

TO: Public Works Committee
FROM: Jerry Gibbs, Director
DATE: July 31, 2014
SUBJECT: Airport Report July 2014 by James Green, Airport Manager

Type of Item: *Report***Hangar and Tie Down Space:**

- All Hangars are Full, 15 people on the waiting list
- 5 Outside tie down spots available

Fuel:

- Potential jet fuel sales - approx. 300 gallons
- 100LL - our current price is \$5.70 per gallon
- Fuel prices in our service area:

Lee's Summit	\$5.37 per gal.
Ottawa	\$5.55 per gal.
Gardner	\$5.65 per gal.
Johnson County	\$6.40 per gal.
Butler	\$5.50 per gal

AVG. GAS Sales: (June 24th to July 30th)

Price	\$5.70 per gallon
Gallons Sold	1,411.73
Revenue	\$8,046.90
Profit	\$988.21

Airport AGIS/Airport Layout Plan Project:

This project is on schedule to be completed in the next couple of months. A lot of the data collected is now being reviewed by the FAA but comments have not been made at this point.

Airport Projects and Grant Funding:

It does not appear that the airport will be able to secure a land donation to support the construction project for the south hangar area pavement rehab and connecting taxiway project. Unless funds can be identified for this project during the 2015 budget process the design contract approved by the Board of Alderman last fall will be canceled. The City's consultants, H.W. Lochner Inc, and the airport manager will prepare a list of projects that maximizes the usefulness of the remaining land as match funds available.

Airport Open House:

The Airport Open House will be held on September 27th, 2014. Much like years past we are planning to have a pancake breakfast, aircraft displays and free rides for attendees.

Youth rides (18 and under) are being provided by the Experimental Aircraft Association's Young Eagle Program. Adults will still have an opportunity for a ride with some of the volunteer pilots from the airport.

A. Discussion Item (ID # 1512)

Airport Report July 2014

Attachments:

Potential Jet Fuel Sales July 14 (XLS)

POTENTIAL JET FUEL SALES

(in gallons)

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	ANNUAL TOTAL
2003	?	?	1,700	2,300	2,300	2,500	2,000	2,500	1,800	1,500	1,200	1,400	19,200
2004	1,800	2,500	3,500	2,500	1,500	1,500	3,000	2,800	2,000	2,000	3,200	3,400	29,700
2005	2,100	1,400	1,200	2,200	2,400	2,000	1,500	1,000	2,000	1,500	1,000	1,300	19,600
2006	1,000	1,500	1,800	1,800	1,000	1,300	1,000	1,200	1,500	1,000	1,100	800	15,000
2007	500	1,000	1,000	1,200	1,000	1,200	1,000	500	600	500	300	200	9,000
2008	200	200	200	100	100	200	300	400	200	250	150	100	2,400
2009	150	100	100	150	200	250	150	250	150	150	100	100	1,850
2010	250	350	250	150	150	100	100	150	100	0	200	250	2,050
2011	350	300	250	200	250	200	250	350	200	200	250	200	3,000
2012	150	250	150	200	400	300	200	200	300	200	350	100	2,800
2013	350	250	150	200	250	300	450	250	200	350	550	350	3,650
2014	1,800	500	200	200	300	350	300						3,650