



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/19/2024

File ID: TMP-4961

Department: Engineering

Subject:

Type of Action: Approval/Action

Resolution authorizing the Mayor to enter into an Agreement between the City of Huntsville, Alabama and OMI, Inc., for Environmental Site Assessment Services for Mill Creek, Project No. 71-25-SP09.

Resolution No.

Finance Information:

Account Number: 3080-71-00000-530000-BUDGET01-

City Cost Amount: \$311,317.00

Total Cost: \$311,317.00

Special Circumstances:

Grant Funded: N/A

Grant Title - CFDA or granting Agency: N/A

Resolution #: N/A

Location: (list below)

Address: N/A

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

Professional services contract between OMI and the City of Huntsville for environmental site assessments for Mill Creek redevelopment in accordance with HUD Part 58 requirements to include asbestos determinations on existing structures and soil sampling within the site.

RESOLUTION NO. 24-

BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the Mayor be, and is hereby authorized, to enter into an Agreement between the City of Huntsville, Alabama and OMI, Inc., in the total amount of THREE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$311,317.00) for Environmental Site Assessment Services for Mill Creek, Project No. 71-25-SP09, in Huntsville, Alabama, on behalf of the City of Huntsville, a municipal corporation in the State of Alabama, which said Agreement is substantially in words and figures similar to that document attached hereto and identified as "Agreement between the City of Huntsville and OMI, Inc., for Environmental Site Assessment Services for Mill Creek, Project No. 71-25-SP09," consisting of a total of seventeen (17) pages plus thirty-seven (37) additional pages consisting of Attachments 1-15, and the date of December 19, 2024, appearing on the margin of the first page, together with the signature of the President or President Pro Tem of the City Council, and an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

ADOPTED this the 19th day of December, 2024.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 19th day of December, 2024.

Mayor of the City of Huntsville,
Alabama

AGREEMENT BETWEEN
CITY OF HUNTSVILLE, ALABAMA
AND
OMI, INC.
FOR
ENVIRONMENTAL SITE ASSESSMENT SERVICES
FOR
MILL CREEK

Project No. 71-25-SP09
December 19, 2024

President of the City Council of the
City of Huntsville, AL
Date: December 19, 2024

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AGREEMENT BETWEEN
CITY OF HUNTSVILLE, ALABAMA
AND
OMI, INC.
FOR
ENVIRONMENTAL SITE ASSESSMENT SERVICES
FOR
MILL CREEK

Project I.D Number 71-25-SP09

THIS AGREEMENT made as of the 19th day of December in the year 2024, by and between the CITY OF HUNTSVILLE, ALABAMA (hereinafter called OWNER), and OMI, INC., (hereinafter called ENGINEER).

WITNESSETH, for the considerations hereinafter set forth, the parties hereto agree as follows:

ARTICLE 1 - ENGAGEMENT OF THE ENGINEER

The OWNER hereby engages the ENGINEER, and the ENGINEER hereby accepts the engagement to provide general engineering and consultation as a representative of the OWNER to include the following:

- 1.1 Environmental Site Assessment Services for Mill Creek, as further described in ARTICLE 2, and hereinafter called PROJECT.
- 1.2 By executing this Agreement, the ENGINEER represents to the OWNER that the ENGINEER is a professional qualified to act as the ENGINEER for the PROJECT and is licensed and certified to practice engineering by all public entities having jurisdiction over the ENGINEER and the PROJECT. The ENGINEER further represents to the OWNER that the ENGINEER will maintain all necessary licenses, certifications, permits or other authorizations necessary to act as ENGINEER for the PROJECT until the ENGINEER's remaining duties hereunder have been satisfied. The ENGINEER shall assign only qualified personnel to perform any service concerning the PROJECT. All services rendered by the ENGINEER for the PROJECT shall be performed by or under the immediate supervision of experienced and qualified professionals licensed, certified, and registered as appropriate in the State of Alabama possessing the expertise in the discipline of the service being rendered. The ENGINEER assumes full responsibility to the OWNER for the negligent acts, errors and omissions of its consultants or others employed or retained by the ENGINEER in connection with the PROJECT.
- 1.3 Execution of this Agreement by the ENGINEER constitutes a representation that the ENGINEER has become familiar with the PROJECT site and the local conditions under which the PROJECT is to be implemented. The ENGINEER agrees to provide all necessary engineering services required to professionally accomplish the ENGINEER's defined scope of services.

ARTICLE 2 – SERVICES OF THE ENGINEER

- 2.1 ENGINEER shall provide for OWNER Environmental Site Assessment Services for Mill Creek.

- 2.2 These services shall include consultation and advice; customary civil, structural, mechanical and electrical engineering design services; and Architectural services incidental thereto, as outlined herein and further described in the SCOPE OF SERVICES, ATTACHMENT 1.
- 2.3 The ENGINEER shall serve as the OWNER's professional representative in those portions of the PROJECT to which this Agreement applies and shall consult with and advise the OWNER during the performance of these services.
- 2.4 The ENGINEER shall promptly correct, or have corrected, any errors, omissions, deficiencies or conflicts in the ENGINEER's work product or that of his sub-contractors/sub-consultants, without additional compensation for time, reproduction or distribution.
- 2.5 Field surveying work is required and shall be performed in accordance with "Standards of Practice for Surveying in the State of Alabama" as required by the Alabama Board of Registration for Engineering and Land Surveyors. Surveying shall include P.K. Nails or other permanent stationing markings as well as staking of right-of-way, easements and parcels of land acquired by the City of Huntsville. Property corners shall be set at the new right-of-way. Easements shall be staked as requested by the City of Huntsville. The above field work shall be performed as a minimum as needed at the time of right-of-way acquisition and one additional time near the 100% submittal stage as determined by the OWNER. The cost for these services is included in the fees for Basic Services.

Survey data shall be based on a US Public Land Survey System corner or quarter corner. Said corner or quarter corner shall be field verified by the surveyor and a state plane coordinate provided in deliverables submitted to the City of Huntsville. All survey work shall be based on the following datum's:

Coordinate System:	US State Plane
Zone:	Alabama East 0101
Vertical Datum:	The North American Vertical Datum of 1988 (NAVD 88)
Horizontal Datum:	The North American Datum of 1983 (NAD 83) National Adjustment 2011 (NA2011)
Geoid Model:	Geoid18
Units:	US Survey Feet

- 2.6 A valid City of Huntsville license shall be maintained throughout the term of this contract. Additionally, the engineering firm shall be required to obtain and pay for all other federal, state or local permits, licenses, and fees which may be necessary or required in order to perform the work detailed herein.

ARTICLE 3 – CONSTRUCTION ADMINISTRATION SERVICES

ARTICLE OMITTED

ARTICLE 4 - ADDITIONAL SERVICES

The following services of the ENGINEER are not included in Article 2. Nevertheless, the ENGINEER shall provide such services if authorized in writing by the OWNER, and they shall be paid for by the OWNER as provided in Article 7, unless otherwise noted.

- 4.1 Making revision in drawings, specifications or other documents when such revisions are inconsistent with written direction by the OWNER previously given, are required by the enactment of revision of codes, laws or regulations subsequent to the preparation of such documents and

not reasonably anticipated, or are due to other causes not within the control or responsibility of the ENGINEER, either in whole or in part.

- 4.2 Preparing drawings, specifications and supporting data in connection with change orders, provided that such change orders are issued by the OWNER due to causes not within the control or responsibility of the ENGINEER, either in whole or in part.
- 4.3 Providing additional services for repair or replacement of work damaged by acts of God or other cause during construction provided that such services are required by causes not the responsibility of the ENGINEER, either in whole or in part.
- 4.4 Providing expert witness services and other services arising out of claims.

ARTICLE 5 - RESPONSIBILITIES OF OWNER

The OWNER, without cost to the ENGINEER, will perform the following in a timely manner so as not to delay the services of the ENGINEER:

- 5.1 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the PROJECT including previous reports and any other data relative to design or construction of the PROJECT.
- 5.2 Provide all criteria and full information as to OWNER's requirements for the PROJECT, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations. The OWNER shall also furnish copies of all design and construction standards, which OWNER will require to be included in the drawings and specifications.
- 5.3 Assist the ENGINEER as necessary in acquiring access to and making all provisions for the ENGINEER to enter upon public and private lands as required for the ENGINEER to perform the work under this agreement.
- 5.4 Designate in writing a person to act as the OWNER's representative with respect to the work to be performed under this Agreement, such person to have complete authority to transmit instructions, receive information, interpret and define the OWNER's policies and decision with respect to materials, equipment elements and systems pertinent to the work covered by this Agreement. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by ENGINEER, obtain advice of an attorney, insurance counselor and other consultants as OWNER determines appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of ENGINEER.
- 5.5 When requested by the ENGINEER, the OWNER will intercede on the ENGINEER's behalf when data from, or review by, third parties is not on schedule through no fault of the ENGINEER.
- 5.6 The OWNER's review of any documents prepared by the ENGINEER or its consultants shall be solely for the purpose of determining whether such documents are generally consistent with the OWNER's intent. No review of such documents shall relieve the ENGINEER of its responsibility for the accuracy, adequacy, fitness, suitability and coordination of its work product.

ARTICLE 6 - PERIOD OF SERVICES

- 6.1 The ENGINEER shall commence services pursuant to this agreement as of December 20, 2024. The final completion date for the completion of design services outlined in Article 2 shall be June

20, 2025. The Director of Engineering has the right to grant a time extension of up to 6 months at his/her discretion.

The ENGINEER shall perform these services with reasonable diligence and expediency consistent with sound professional practices. The ENGINEER shall include in his schedule an allowance for time required for OWNER's review of submissions and for approvals of authorities having jurisdiction over the PROJECT. When approved by the OWNER, the schedule shall not be exceeded by the ENGINEER, except for cause.

If the ENGINEER becomes aware of delays due to time allowances for review and approval being exceeded, delay by the OWNER, the OWNER's consultants, or any other reason beyond the ENGINEER's control, which may result in the schedule of performance of the ENGINEER's services not being met, the ENGINEER shall promptly notify the OWNER. If the OWNER becomes aware of any delays or other causes that will affect the ENGINEER's schedule, the OWNER shall promptly notify the ENGINEER. In either event, the ENGINEER's schedule for performance of its services shall be equitably adjusted.

ARTICLE 7 - PAYMENT TO THE ENGINEER

7.1 BASIC SERVICES

The OWNER shall compensate the ENGINEER for services rendered pursuant to this Agreement, excepting those services described as Additional Services in Article 4 of this Agreement, by payment of a Lump Sum Total Amount of THREE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTEEN AND NO/100 DOLLARS (\$311,317.00) for Environmental Site Assessment Services. Additional services of the ENGINEER as described in Article 4, if any, shall be compensated on an hourly basis in accordance with Attachment 5.

7.2 REIMBURSABLE EXPENSES

The scope of work for sub-contracted services is defined in the ENGINEER's scope of services, Attachment 1. The scope includes provisions for administration expenses for subcontracted services and reimbursable direct expenses including but not limited to laboratory tests and analyses; computer services; word processing services; permit fees, bonds, telephone, printing, binding and reproduction charges; and other similar costs.

Indirect costs will have administrative fee reimbursements limited to no more than 5%. Direct costs are also limited to no more than 5% reimbursement.

7.3 EFFECTIVE DATE

This contract shall have no force or effect unless and until it is executed by the OWNER and the ENGINEER and a properly executed copy is mailed to the ENGINEER with a notice to proceed (NTP). If a NTP is not issued within sixty (60) days commencing from the last date of execution of this CONTRACT by the OWNER and the ENGINEER, then this CONTRACT shall be NULL AND VOID, the OWNER will not be obligated to any payment to the ENGINEER and the ENGINEER will not be obligated to perform any work under said CONTRACT.

PAYMENT SUMMARY

Environmental Site Assessment Services – Lump Sum Amount of	\$311,317.00
TOTAL CONTRACT AMOUNT:	\$311,317.00

ARTICLE 8 - GENERAL PAYMENT PROCEDURE

8.1 INVOICES

- 8.1.1** The ENGINEER shall submit monthly invoices to The Administrative Officer in the Engineering Department for the basic services described under Articles 2 and 4 for the design of the PROJECT. Invoices must include the City of Huntsville project name and number, dates of services, contract amount, previous billings and current billing. Along with each invoice, the ENGINEER must submit a consultant progress report in the format shown in Attachment 6 hereto. No payment will be made without the consultant progress report completed and attached. Monthly progress reports shall be submitted monthly even if no request for payment is made. If services under Article 4 are included in the invoice for additional services not included under the lump sum provisions, or services billed as time and material, the classification and hours of such persons rendering the services shall be attached to the invoice.
- 8.1.2** The signature of the ENGINEER on the invoice shall constitute the ENGINEER's representation to the OWNER that the services indicated in the invoice have progressed to the level indicated, have been properly and timely performed as required herein, that the reimbursable expenses included in the invoice have been reasonably incurred, that all obligations of the ENGINEER covered by prior invoices have been paid in full, and that, to the best of the ENGINEER's knowledge, information and informed belief, the amount requested is currently due and owing, there being no reason known to the ENGINEER the payment of any portion thereof should be withheld. Submission of the ENGINEER's invoice for final payment and reimbursement shall further constitute the ENGINEER's representation to the OWNER that, upon receipt from the OWNER of the amount invoiced, all obligations of the ENGINEER to others, including its consultants, incurred in connection with the PROJECT, have been paid in full. ENGINEER must designate on Attachment 6 – Progress Report in the appropriate space provided that such action has been completed.

8.2 TIME FOR PAYMENT

The OWNER shall make payment for services in Articles 2 and 4 within 60 days of receipt of valid invoice.

8.3 OWNER'S RIGHT TO WITHHOLD PAYMENT

In the event the OWNER becomes credibly informed that any representations of the ENGINEER, provided pursuant to Article 8.1.2, are wholly or partially inaccurate, the OWNER may withhold payment of sums then or in the future otherwise due to the ENGINEER until the inaccuracy, and the cause thereof, is corrected to the OWNER's reasonable satisfaction. Additionally, failure by the ENGINEER to supply substantiating records shall be reason to exclude related costs from the amounts which might otherwise be payable by the OWNER to the ENGINEER.

8.4 REIMBURSABLE EXPENSES

- 8.4.1** In addition to the requirements set forth in 8.1 above, invoices for reimbursable expenses shall include such documentation as the OWNER may require. Reasonable expenses are limited to the following expenses:
- (a) Transportation outside the immediate Huntsville area (50 mile radius) approved in advance by the OWNER in writing and incurred in connection with the PROJECT. (Per Department of Treasury, Internal Revenue Service Publication 1542, Per Diem Rates, for

travel within the continental United States). Refer to website: www.irs.gov/pub/irs-pdf/p1542.pdf for more information;

- (b) Charges for long-distance communications;
- (c) Fees paid for securing approval of authorities having jurisdiction over the PROJECT,
- (d) Actual costs of reproduction for items in excess of those included in the required services;
- (e) Postage and handling charges incurred for drawings, specifications and other documents.

8.4.2 The ENGINEER shall set forth with particularity on its invoice the nature and cost of the expense item being billed, and attach to its invoice the written authorization, if any, required for such item; and shall bill expenses at actual cost or prevailing rate and without the addition of administrative charge, any multiple or surcharge.

8.5 W-9 TAXPAYER FORM

All ENGINEERING FIRMS are required to submit a Federal Tax Form W-9 to City of Huntsville at the time a contract is awarded. No payments of invoices can be made until this W-9 Tax Form has been properly submitted. A copy of the W-9 Tax Form can be requested from the OWNER or at the following website: www.irs.ustreas.gov/pub/irs-pdf/fw9.pdf.

ARTICLE 9 - GENERAL CONSIDERATIONS

9.1 GENERAL

OWNER and ENGINEER agree that the following sections and provisions shall apply to the work to be performed under this Agreement and that such provisions shall supersede any conflicting provisions of this Agreement.

9.2 SUB-CONTRACTED SPECIALIZED SERVICES

The ENGINEER may sub-contract specialized services required of the PROJECT to competent and experienced sub-consultants approved by the OWNER in writing. As a prime professional, the ENGINEER shall act as OWNER's representative for contracting, directing, and managing the services of sub-consultants. The OWNER shall have the right to reject any consultant provided that the OWNER raises a timely objection. At the time of the execution of this Agreement, the parties anticipate that the consultants listed in Attachment "7" hereto will be retained by the ENGINEER to provide services with respect to the PROJECT. Expenses payable to the ENGINEER for administration of subcontracted services are limited to no more than 5% of the cost of the subcontracted services.

9.3 PEER REVIEW

The OWNER reserves the right to conduct, at the OWNER's expense, peer review of designs and drawings prepared by the ENGINEER and/or sub-consultant(s) for the PROJECT. The ENGINEER and sub-consultant(s) agree that knowledge and consent to review of their work by other engineers of the OWNER's choosing is hereby given in accordance with the ADMINISTRATIVE CODE (RULES AND REGULATIONS) of the Alabama State Board of Licensure for Professional Engineers and Land Surveyors, Chapter 330-X-14-.06(a) (13) effective January 2008 and as may be amended now or in the future pertaining to the Code of Ethics for review of the work of another engineer.

9.4 CLARIFICATION OF WORK

If reviewing agencies raise questions regarding the work of ENGINEER, OWNER will participate in such meetings as deemed necessary to explain and clarify this work.

9.5 SUCCESSORS AND ASSIGNS

OWNER and ENGINEER each binds himself and his partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, with respect of all covenants of this Agreement; except as above, neither OWNER nor ENGINEER shall assign, sublet or transfer his interest in this Agreement without written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body that may be party hereof, nor shall it be construed as giving any rights or benefits hereunder to anyone other than OWNER and ENGINEER.

9.6 CHANGES

9.6.1 The OWNER may, at any time by written order, make changes within the general scope of the Agreement in the services to be provided. If such changes cause an increase or decrease in ENGINEER's cost of, or time required for performance of any services, whether or not changed by any order, an equitable adjustment shall be made, and the Agreement shall be modified in writing accordingly. Upon notification of change, ENGINEER must assert any claim of ENGINEER for adjustment in writing within 30 days from the date of receipt unless OWNER grants a further period of time.

9.6.2 If findings in any phase of this PROJECT significantly alter the scope of work for subsequent phases, or if regulations are changed resulting in a scope of work change for any phase, engineering fees set forth in Article 7 may be renegotiated by the OWNER and ENGINEER.

9.7 ENGINEER'S RECORDS

Documentation accurately reflecting services performed, and the time expended by the ENGINEER and his personnel and records of reimbursable expenses shall be prepared concurrently with the performance of the services and shall be maintained by the ENGINEER. The ENGINEER shall maintain record copies of all written communications, and any memoranda of verbal communications related to the PROJECT. All such records and documentation shall be maintained for a minimum of five (5) years after the PROJECT date of final completion or for any longer period of time as may be required by law or good practice. If the ENGINEER receives notification of a dispute or of pending or commencement of litigation during this five-year period, the ENGINEER shall continue to maintain all PROJECT records until final resolution of the dispute or litigation. The ENGINEER shall make such records and documentation available to the OWNER upon notice and shall allow the authorized representative(s) of the OWNER to inspect, examine, review and copy the ENGINEER's records at the OWNER's reasonable expense.

9.8 SEAL ON DOCUMENTS

9.8.1 Final plans and drawings shall be marked "ISSUED FOR CONSTRUCTION". When a firm, partnership, or corporation performs the work, each drawing shall be sealed and signed by the licensed engineer or engineers who were in responsible charge of the work.

9.8.2 When plans and drawings issued for construction were not performed by a

firm, partnership, or corporation, the first sheet or title page shall be sealed, dated, and signed by the engineer who was in responsible charge. Two or more licensed professional engineers may affix their signatures and seals provided it is designated by a note under the seal the specific subject matter for which each is responsible. In addition, each drawing shall be sealed and signed by the licensee or licensees responsible for each sheet.

9.8.3 When plans or drawings are a site adaptation of a standard design or plan or make use of a standard drawing of others, the ENGINEER shall take measures to assure that the site adaptation, standard drawing, or plan is appropriate and suitable for the use proposed by the ENGINEER including meeting the specific site conditions, functionality, design criteria, safety considerations, etc. After taking such measures, the ENGINEER shall seal the standard drawing or plan as shown above in sections 9.8.1 and 9.8.2. The ENGINEER shall not utilize standards of others without their written consent where written consent is required or implied.

9.8.4 Each sheet of documents, specifications, and reports for engineering practice and of maps, plats, charts, and reports for land surveying practice, shall be signed, sealed, and dated by the licensed engineer or land surveyor who prepared the documents or under whose responsible charge the documents were prepared. Where more than one sheet is bound together in one volume, including but not limited to reports and specifications, the licensee who prepared the volume, or under whose responsible charge the volume was prepared, may sign, seal, and date only the title or index sheet, provided that this sheet clearly identifies all of the other sheets comprising the bound volume, and provided that any of the other sheets which were prepared by, or under the responsible charge of, another licensee, be signed, sealed, and dated by the other licensee.

9.9 USE AND OWNERSHIP OF DOCUMENTS

All rights of ownership, copyrights, construction documents, including all drawings, specifications and other documents, electronic media, computer source code, or things prepared by or on behalf of the ENGINEER for the PROJECT are hereby transferred to the OWNER and shall be the sole property of the OWNER and are free of any retention rights of the ENGINEER. The ENGINEER hereby grants to the OWNER an unconditional right to use or to refer to, for any purpose whatsoever, the construction documents and any other documents or electronic media, computer source code prepared by or on behalf of the ENGINEER for the PROJECT, free of any copyright claims, trade secrets or other proprietary rights with respect to such documents. The ENGINEER shall be permitted to retain copies thereof for its records. The ENGINEER's documents and other work products are not intended or represented to be suitable for re-use by OWNER or others on extensions of the PROJECT or on any other PROJECT. Any re-use without specific written verification or adaptation by ENGINEER will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER shall indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses including attorneys' fees arising out of, or resulting from, such reuse by the OWNER; provided however, that this agreement to indemnify and save harmless shall not apply to any reuse of documents retained by, or through, the contractor.

9.10 ESTIMATE OF CONSTRUCTION COST

Since ENGINEER has no control over the construction cost of labor, materials, or equipment, or over the construction contractor(s) methods of determining prices, or over competitive bidding or market conditions, his opinion of probable PROJECT cost or construction cost provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry; but, ENGINEER cannot and does not guarantee that proposals, bids or construction costs will not vary from opinions of probable

cost prepared by him. If OWNER wishes greater assurance as to the construction cost, he will employ an independent cost estimator.

9.11 TERMINATION FOR CAUSE

This Agreement may be terminated by either party upon seven (7) days written notice to the other should such other party fail substantially to perform in accordance with its material terms through no fault of the party initiating the termination.

9.12 TERMINATION BY THE OWNER WITHOUT CAUSE

The OWNER may terminate this Agreement without cause upon seven (7) days' written notice to the ENGINEER. In the event of such a termination without cause, the ENGINEER shall be compensated for all services performed prior to termination, together with Reimbursable Expenses incurred. In such event, the ENGINEER shall promptly submit to the OWNER its invoice for final payment and reimbursement which invoice shall comply with the provisions of Paragraph 8.1.

ARTICLE 10 - INDEMNITY AND INSURANCE

10.1 INSURANCE

The ENGINEER shall carry insurance of the following kinds and amounts in addition to any other forms of insurance or bonds required under the terms of the contract specifications. The ENGINEER shall procure and maintain for the duration of the job until final acceptance by the OWNER, or as later indicated, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the ENGINEER, his agents, representatives, employees or subcontractor.

10.2 MINIMUM SCOPE OF INSURANCE:

A. General Liability:

Insurance shall be written on an occurrence basis. Claims-made coverage will be accepted only on an exception basis after the OWNER's approval. The same insurance company should write General Liability Coverage and OWNERs ENGINEERs Protective Insurance.

B. Commercial General Liability

Products and Completed Operations
Contractual
Personal Injury
Explosion, Collapse and Underground
Broad Form Property Damage

C. Professional Liability:

Insurance may be written on a "claims-made" basis, providing coverage for negligent acts, errors or omissions in the performance of professional services. Coverage shall be maintained for a discovery and reporting period of no less than five (5) years after completion of the professional services and Certificates of Insurance shall be submitted to the OWNER on a yearly basis during this time frame. Coverage shall be no less comprehensive than that which is carried by at least 25% of the registered engineers or engineering firms contracting in the State of Alabama. Such coverage shall be carried on

a continuous basis including prior acts coverage to cover the subject PROJECT. The professional liability insurance shall contain contractual liability coverage.

D. Automobile Liability:

Business Automobile Liability providing coverage for all owned, hired and non-owned autos. Coverage for loading and unloading shall be provided under either automobile liability or general liability policy forms.

E. Workers' Compensation Insurance:

Statutory protection against bodily injury, sickness or disease or death sustained by employee in the scope of employment. Protection shall be provided by a commercial insurance company or a recognized self-insurance fund authorized before the State of Alabama Industrial Board of Relations. "Waivers of Subrogation" in favor of the OWNER shall be endorsed to Workers' Compensation Insurance.

F. Employers Liability Insurance:

Covering common law claims of injured employees made in lieu of or in addition to a worker's compensation claim.

10.3 MINIMUM LIMITS OF INSURANCE:

A. General Liability:

Commercial General Liability on an "occurrence form" for bodily injury and property damage:

\$ 2,000,000 General Aggregate Limit
\$ 2,000,000 Products - Completed Operations Aggregate
\$ 1,000,000 Personal & Advertising Injury
\$ 1,000,000 Each Occurrence

B. Professional Liability:

Insurance may be made on a "claims-made" basis:

\$ 500,000 Per Claim - Land Surveyors
\$ 1,000,000 Per Claim - Other Professionals

C. Automobile Liability:

\$ 1,000,000 Combined Single Limit per accident for bodily injury and property damage.

D. Workers' Compensation:

As required by the State of Alabama Statute. The coverage should include waiver of subrogation.

E. Employers Liability:

\$ 1,000,000 Bodily Injury by Accident or Disease
\$ 1,000,000 Policy Limit by Disease

10.4 OTHER INSURANCE PROVISIONS:

The OWNER is hereby authorized to adjust the requirements set forth in this document in the event it is determined that such adjustment is in the OWNER's best interest. If the insurance requirements are not adjusted by the OWNER prior to the OWNER's release of specifications with regard to the PROJECT in question, then the minimum limits shall apply. The City of Huntsville/OWNER shall be named on the policies of general liability and automobile insurance and on the certificate of insurance as an Additional Insured. Additional Insured status on the Commercial General Liability policy shall be through ISO Additional Endorsement CG 20 10 11 85 or equivalent and coverage shall be afforded on a primary basis. Liability is not necessarily limited to the minimum amounts of insurance required herein, especially where other insurance coverage is available.

The policies are to contain, or be endorsed to contain, the following provisions:

A. All Coverage:

The ENGINEER is responsible to pay all deductibles. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, non-renewal or materially changed by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the OWNER. Cancellation of coverage for non-payment of premium will require ten (10) days written notice to the OWNER.

10.5 ACCEPTABILITY OF INSURERS:

Insurance is to be placed with insurers authorized by the State of Alabama with an A. M. Best rating of A-V or better.

10.6 VERIFICATION OF COVERAGE:

The OWNER shall be indicated as a Certificate Holder and the ENGINEER shall furnish the OWNER with Certificates of Insurance reflecting the coverage required by this document. The A. M. Best rating and deductibles, if applicable, shall be indicated on the Certificate of Insurance for each insurance policy. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf and must be an original signature. Certificates signed using digital signatures will not be accepted. Certificates signed using digital signatures will not be accepted unless accompanied by a written statement from the insurance/surety company indicating that their electronic signature is intended as their signature. All certificates are to be received and approved by the OWNER before work commences. The OWNER reserves the right to require complete, certified copies of all required insurance policies at any time.

10.7 CONSULTANTS AND/OR SUBCONTRACTORS WORKING FOR THE ENGINEER:

The ENGINEER shall furnish separate certificates and/or endorsements for each subcontractor and/or consultant showing insurance of the same type or types and to the extent of the coverage set forth in this Article 10.

10.8 HOLD HARMLESS AGREEMENT:

A. Professional Liability Exposures:

The ENGINEER, to the fullest extent permitted by law, shall indemnify and hold harmless the OWNER, its elected and appointed officials, employees, agents, and representatives against all claims, damages, losses, judgments and expenses, including, but not limited

to, attorney's fees, arising out of or resulting from the performance of the work, caused by any negligent act, error or omission of the ENGINEER or any of their consultants, or anyone directly or indirectly employed by them or anyone for whose acts they are legally liable. Such obligation should not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which would otherwise exist as to any party or person, described in this paragraph.

To the fullest extent permitted by law, the ENGINEER shall defend, protect, indemnify, and hold harmless the OWNER, its elected and appointed officials, officers, directors, employees, agents, and representatives from and against any and all liability, claims, demands, damages, loss, costs, fees and expenses (including actual fees and expenses of attorneys, expert witnesses, and other consultants) for infringement of patent rights, copyrights, or other intellectual property rights, except with respect to designs, processes or products of a particular manufacturer expressly required by the OWNER in writing. If the ENGINEER has reason to believe the use of a required design, process or product is an infringement of a patent, the ENGINEER shall be responsible for such loss unless such information is promptly given to the OWNER.

B. Other Than Professional Liability:

The ENGINEER agrees, to the fullest extent permitted by law, to defend, protect, indemnify and hold harmless the OWNER, its elected and appointed officials, officers, directors, employees, agents, and representatives from and against any and all liability, claims, demands, damages, loss, judgments, costs, fees, and expenses (including actual fees and expenses of attorneys, expert witnesses, and other consultants) attributable to personal injury, including bodily injury sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting therefrom actually or allegedly caused by the ENGINEER or the ENGINEER's consultants, subcontractors, or suppliers, including, without limitation, any breach of contract or any negligent acts, errors, or omissions in the performance of the professional services provided pursuant to or as a result of this Agreement. Neither, the OWNER nor the ENGINEER shall be obligated to indemnify the other party in any manner whatsoever for the other parties own negligence.

ARTICLE 11- MISCELLANEOUS PROVISIONS

11.1 GOVERNING LAW

This Agreement shall be governed by the law of the State of Alabama.

11.2 INTENT AND INTERPRETATION

- 11.2.1** The intent of this contract is to require complete, correct and timely execution of the work. Any work that may be required, implied or inferred by the contract documents, or any one or more of them, as necessary to produce the intended result shall be provided by the ENGINEER.
- 11.2.2** This contract is intended to be an integral whole and shall be interpreted as internally consistent. What is required by any one contract document shall be considered as required by the contract.
- 11.2.3** When a word, term or phrase is used in this contract, it shall be interpreted or construed, first, as defined herein; second, if not defined, according to its generally accepted meaning in the engineering industry; and third, if there is no generally accepted meaning in the engineering industry, according to its common and customary usage.

11.2.4 The words "include", "includes", or "including", as used in this contract, shall be deemed to be followed by the phrase, "without limitation".

11.2.5 The specification herein of any act, failure, refusal, omission, event, occurrence or condition as constituting a material breach of this contract shall not imply that any other, non-specified act, failure, refusal, omission, event, occurrence or condition shall be deemed not to constitute a material breach of this contract.

11.2.6 Words or terms used as nouns in this contract shall be inclusive of their singular and plural forms, unless the context of their usage clearly requires a contrary meaning.

11.3 TIME IS OF THE ESSENCE

Time limitations contained herein, or provided for hereby, are of the essence of this Agreement. The ENGINEER understands and acknowledges that time is of the essence in completion of the PROJECT and that the OWNER will incur damages if the PROJECT is not completed on time.

11.4 SUCCESSORS AND ASSIGNS

The ENGINEER shall not assign its rights hereunder, excepting its right to payment, nor shall it delegate any of its duties hereunder without the written consent of the OWNER. Subject to the provisions of the immediately preceding sentence, the OWNER and the ENGINEER, respectively, bind themselves, their successors, assigns and legal representatives to the other party to this Agreement and to the successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement.

11.5 NO THIRD-PARTY BENEFICIARIES

This Agreement shall inure solely to the benefit of the parties hereto and their successors and assigns. Nothing contained herein is intended to or shall create a contractual relationship with, or any rights in favor of, or any cause of action in favor of, any third party, against the OWNER or the ENGINEER.

11.6 INTELLECTUAL PROPERTY/ CONFIDENTIALITY

All information, documents, and electronic media, computer source code furnished by the OWNER to the ENGINEER belong to the OWNER, are considered proprietary and confidential, unless otherwise indicated by the OWNER, and are furnished solely for use on the OWNER's PROJECT. Such information, documents, and electronic media, computer source code shall be kept confidential by the ENGINEER, shall only be released as necessary to meet official regulatory requirements in connection with the PROJECT, and shall not be used by the ENGINEER on any other PROJECT or in connection with any other person or entity, unless disclosure or use thereof in connection with any matter other than services rendered to the OWNER hereunder is specifically authorized in writing by the OWNER in advance. This Section 11.6 shall survive the expiration of this Agreement.

11.7 SUBCONTRACT REQUIREMENTS

The ENGINEER shall include the terms and conditions of this Agreement in every subcontract or agreement with a consultant for this PROJECT so that these terms and conditions shall be binding upon each subcontractor or consultant. The subcontractor(s)/consultant(s) will maintain all licenses and certifications to practice its profession or trade by all public entities having jurisdiction over the PROJECT. The subcontractor (s)/consultant(s) further represent to the OWNER that the subcontractor(s)/consultant(s) will maintain all necessary licenses, certifications,

permits or other authorizations necessary for the PROJECT until the remaining duties hereunder have been satisfied.

11.8 NOTICES

Unless otherwise provided, all notices shall be in writing and considered duly given if the original is hand delivered; if delivered by facsimile to 256-427-5325, or is sent by U.S. Mail, postage prepaid to City of Huntsville Engineering, P. O. Box 308 (35804), 320 Fountain Circle (35801), Huntsville, AL. All notices shall be given to the addresses set forth above. Notices, hand delivered or delivered by facsimile, shall be deemed given the next business day following the date of delivery. Notices given by U.S. Mail shall be deemed given as of the second business day following the date of posting.

11.9 STRICT COMPLIANCE

No failure of the OWNER to insist upon strict compliance by the ENGINEER with any provision of this Contract for Professional Services shall operate to release, waive, discharge, modify, change or affect any of the ENGINEER's obligations.

11.10 WAIVER

No provision of this Agreement may be waived except by written agreement of the parties. A waiver of any provision on one occasion shall not be deemed a waiver of that provision on any subsequent occasion, unless specifically stated in writing. A waiver of any provision shall not affect or alter the remaining provisions of this Agreement.

11.11 SEVERABILITY

If any provision of this Agreement, or the application thereof, is determined to be invalid or unenforceable, the remainder of that provision and all other provisions of this Agreement shall remain valid and enforceable.

11.12 ETHICS

The ENGINEER shall not offer or accept any bribes or kickbacks from or to any manufacturer, consultant, trade contractor, subcontractor, supplier or any other individual or entity in connection with the PROJECT. The ENGINEER shall not confer on any governmental, public or quasi-public official having any authority or influence over the PROJECT any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised. The ENGINEER shall not, without the express written permission of the OWNER, engage or recommend to the OWNER engagement of any consultant, trade contractor, subcontractor, or supplier to provide services on behalf of the ENGINEER, OWNER or PROJECT in which the ENGINEER has a direct or indirect proprietary or other pecuniary interest; or call for the use of or by exclusion require or recommend the use of products, materials, equipment, systems, processes or procedures in which the ENGINEER or in which any consultant, trade contractor, subcontractor, or supplier of the ENGINEER has a direct or indirect proprietary or other pecuniary interest. Without prior notification and written approval of the OWNER, the ENGINEER and the ENGINEER'S subconsultants shall not offer services to the OWNER'S contractor.

11.14 ENTIRE AGREEMENT

This Agreement represents the entire agreement between the OWNER and the ENGINEER and supersedes all prior communications, negotiations, representations or agreements, either written or oral. This agreement may be amended only by written instrument signed by both OWNER and ENGINEER.

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

ENGINEER:
OMI, INC.

OWNER:
CITY OF HUNTSVILLE

BY: _____
Sharon Thompson

BY: _____
Tommy Battle

TITLE: _____
Vice President

TITLE: _____
Mayor

ATTEST: _____

ATTEST: _____

Given under my hand this _____ day

Given under my hand this _____ day

Of _____, 2024.

Of _____, 2024.

Notary Public

Notary Public

My commission expires _____

My commission expires _____

ATTACHMENT 1
SCOPE OF SERVICES

(Refer to Letter dated November 29, 2024, from Sharon Thompson, Vice President to Kathy Martin and attachments).



November 29, 2024

The City of Huntsville
308 Fountain Circle Southwest
Huntsville, Alabama 35801

ATTN: Kathy Martin, P.E., Director of City Engineering

SUBJECT: Proposal for Environmental Services
Mill Creek CNI Project
Huntsville, Madison County, Alabama
OMI Proposal No. P-8103.E.2

Ms. Martin:

OMI, Inc. (OMI) is pleased to provide this proposal for the above-referenced project. This proposal documents our understanding of the project and defines the scope of services, schedule, fee estimate and authorization procedures.

PROJECT INFORMATION

In 2024, the City of Huntsville and the Huntsville Housing Authority were awarded a Choice Neighborhood Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) to help revitalize and transform the area surrounding Butler Terrace and Johnson Towers (public housing units) in downtown Huntsville, Alabama (see Figure 1). The proposed action, known as the Mill Creek CNI Project (Project), is to take place on a 27-acre site located west of Memorial Parkway between Seminole Drive, Clinton Avenue and Governors Drive. The Project consists of the redevelopment of the site into a mixed-income community with workforce housing, medical and childcare services and retail options. The site consists of five (5) phases with distinct boundaries, as well as construction of Mill Creek Park and a new Huntsville Hospital facility (see Figure 2).

As required by the Choice Neighborhoods (CN) NOFA and Grant Agreement, all CN grantees must comply with the environmental requirements at either 24 CFR part 50 (Part 50) or 24 CFR part 58 (Part 58), depending upon the specifics of the grant and the proposed project activities. As such, OMI has developed this proposal which presents a planned scope of services to comply with this and other applicable environmental regulations, laws, etc.

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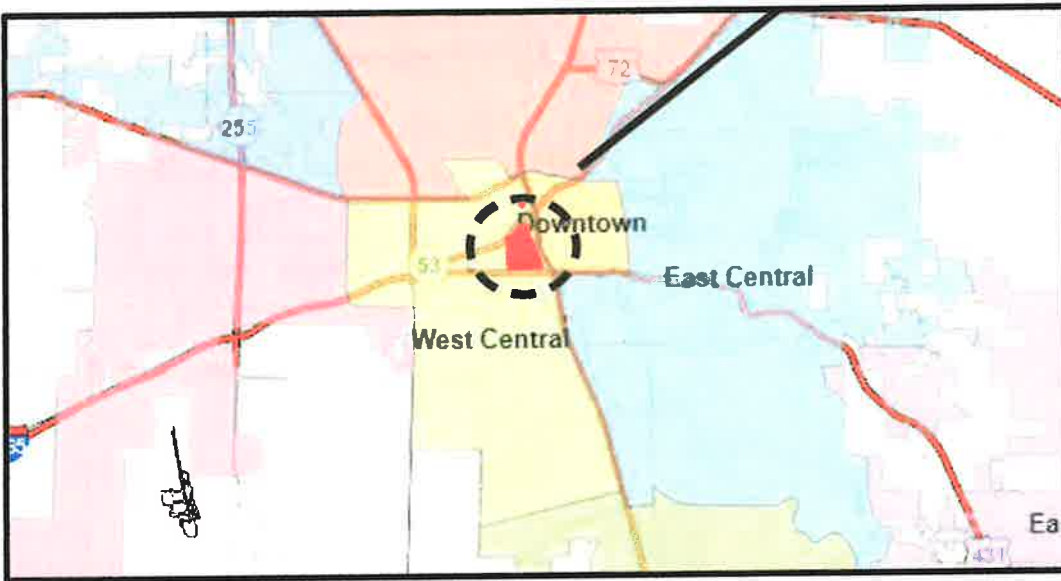


Figure 1 – General Location Map of Mill Creek Project in Downtown Huntsville, AL

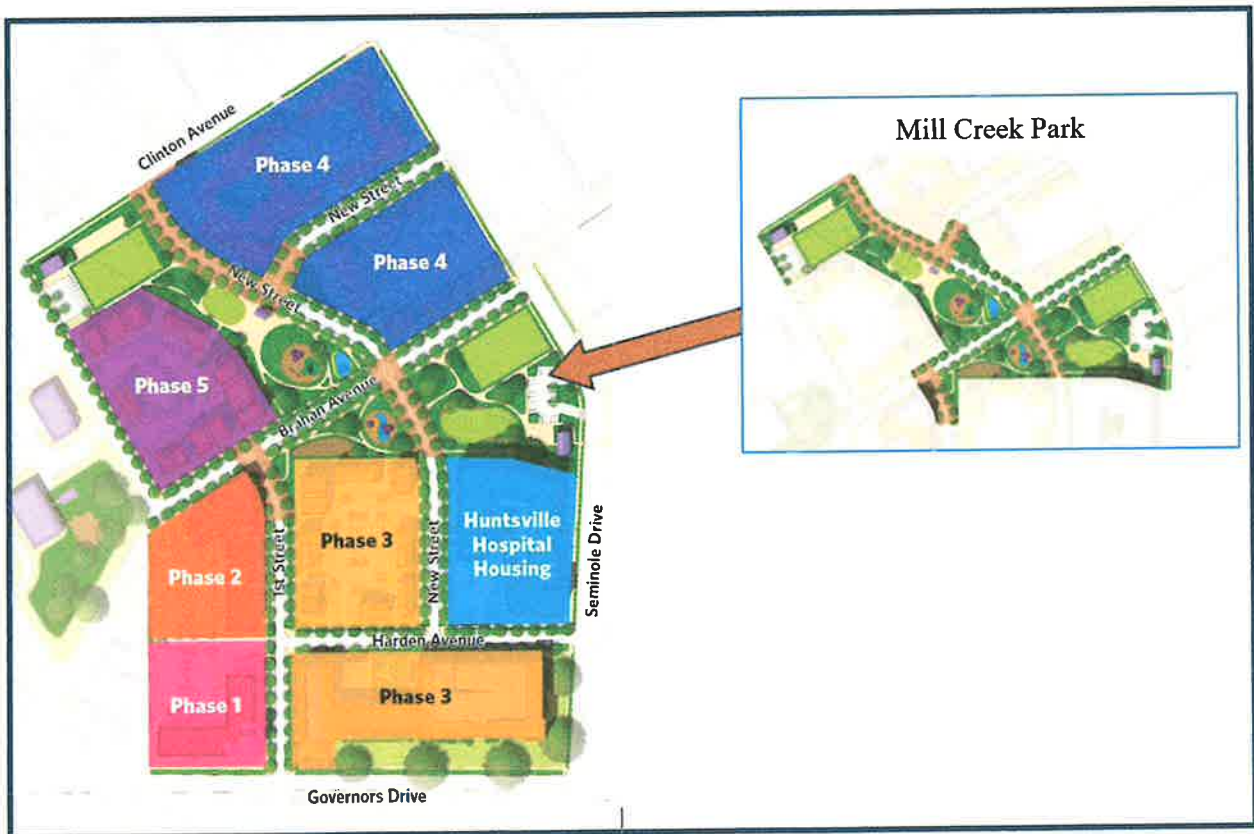


Figure 2 – Location Map of Mill Creek Phases



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SCOPE OF SERVICES

TASK 1 – Environmental Due Diligence

Work performed under this task includes the following:

- Phase I ESA & Phase II ESA already completed on the Phase I portion of Mill Creek CNI site.
- Phase I ESA for the remaining portion of the Mill Creek CNI site.
 - Survey and sampling for Asbestos, Lead-Based Paint & Mold
- Phase II ESA to determine if contamination exists on the remaining portion of the Mill Creek CNI site as a result of already identified Recognized Environmental Conditions (REC).
- Future Phase I ESAs for each individual Phase of the Mill Creek project to be performed at different points in the future prior to development of each new Phase. This is due to time limitations for the validity of Phase I ESAs.

The scope and methodology for all TASK 1 Services is provided in the sections below:

PHASE I ESAs

OMI, Inc. will conduct Phase I Environmental Site Assessments to identify any Recognized Environmental Conditions (RECs) in connection with the property or nearby properties. The work will be performed in general accordance with ASTM procedure E1527-21 entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, as well as the Alabama Housing Finance Authority (AHFA) Environmental Policy Requirements. Based on the information available to date, and OMI’s understanding of the project needs, the following tasks will be performed:

- Conduct a site reconnaissance of the property to visually check for evidence of Recognized Environmental Conditions such as contamination, partially buried materials and leaking or suspect containers;
- Obtain and review historical information regarding the site. Such information would be provided by the owner (if available) and by government agencies;



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- Conduct a driving tour of the area to note land use and the potential of contamination of this site;
- Contact local government agencies, as appropriate, for information relative to past contamination of the subject property or nearby sites with known environmental concerns;
- Interview property owners and/or tenants to obtain information regarding current and past site activities; and
- Review U.S. Environmental Protection Agency (USEPA) and Alabama Department of Environmental Management (ADEM) lists and databases of environmentally regulated sites as specified by ASTM E-1527-21.

OMI will also include the following information required by the AHFA environmental policy requirements, dated 9/26/2023:

- Figure with tax map and legal description
- Report the Alabama Department of Public Health radon zone for Madison County.
- Vapor Encroachment Screening in accordance with ASTM E2600-22.
- Evaluate the potential for the subject property to contain wetlands, including field verification, and include a figure showing the subject property on the U.S. Fish and Wildlife Service National Wetlands Inventory Map. Identify any other water bodies that may be present on the subject property.
- Identify whether the subject property contains any 100-year or 500-year floodplains and include a figure showing the subject property on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map.
- Complete a HUD “Noise (EA) – Partner Worksheet” and HUD “Day/Night Noise Calculator” assessment identifying nearby noise sources and attach to the report. Prepare a figure showing the location of these noise sources in relation to the subject property.
- Complete a HUD “Airport Hazards – Partner Worksheet” and HUD “Airport Runway Clear Zones Partner Worksheet” identifying nearby airport hazards and attach to the report. Prepare a figure showing the location nearby airports in relation to the subject property.
- Identify all Aboveground Storage Tanks (ASTs) containing 100 or more gallons of explosive or flammable liquid or gas within 1 mile of the subject property, using both a



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database search and field verification. Include a listing of the contents, size, and distance of each AST to the nearest boundary of the subject property. Demonstrate that an acceptable separation distance is met between any identified ASTs and the subject property using HUD-approved calculations.

- Obtain user questionnaires from the client and the current property owner as required in the ASTM standard and attach to the report.
- Complete a reliance letter (Addendum B-4 of the AHFA guidance) on OMI letterhead and attach to the report.
- Utilize increased radii in the search distances for the database search report as specified in the AHFA guidance (registered UST – 0.5 mile; AST – 1 mile; delisted NPL – 1 mile; historic auto facilities – 0.5 mile; and historic dry cleaners – 0.5 mile).
- The report will use the format provided in the AHFA guidance Addendum B-3.
- An engagement letter (Addendum B-4 of the AHFA guidance) on OMI letterhead will be attached to the report.

Note: Federal standards require that the title be researched for environmental liens and use limitations. OMI assumes this will be performed by the closing attorney. The search for environmental liens and use limitations is not included within the above scope of services.

ASBESTOS, LEAD-BASED PAINT

The surveys will include an EPA NESHAP Bulk Asbestos Building Material Survey, Lead-Based Paint / Lead-Containing Paint Survey, and a limited indoor environmental (fungal) assessment survey. This information will be utilized to facilitate determination of appropriate EPA and OSHA compliance procedures for these regulated materials during abatement, demolition, and disposal activities. A comprehensive report will be generated upon the receipt of sample results. This report will include a general description of the site conditions. All sample data will be submitted in a table format clearly identifying the sample type, location, and results. If necessary, hazardous waste characterization will be provided in the report.

All sample scopes and conclusions will be reviewed and/or performed under the direct supervision of a Certified Industrial Hygienist (CIH) and Certified Hazardous Materials Manager (CHMM). TTSI estimates that an inspection team can complete the fieldwork for the survey in one week and



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have the final report completed within two weeks of the completion of the fieldwork. The scope of these surveys is provided in the sections below:

Bulk Asbestos Survey

The bulk asbestos surveys would consist of a visual inspection of the remaining structures and the collection of bulk asbestos samples from suspect materials for analysis. Samples would be collected from suspect homogeneous materials.

Scope of Services

- Conduct visual inspections to determine locations and quantities of suspect asbestos materials.
- Conduct sampling as needed to confirm asbestos containing materials. Bulk asbestos sampling will be conducted by EPA Accredited and State of Alabama Licensed Asbestos Inspectors.
- Prepare a final report to include sample results of asbestos containing material locations. Samples will be submitted to a National Institute of Standards and Testing NIST NVLAP accredited laboratory.

Lead Based Paint / Lead Containing Paint (LBP/LCP) Survey

The demolition efforts will be subject to the OSHA Lead Standard – 29 CFR 1926.62. As such we propose to conduct testing that will identify lead in paint and coatings down to an acceptable detection limit of 0.10 mg/cm². Paint / coatings with elevated lead content >1.0 mg/ cm² (or 5,000 ppm) are referred to as Lead Based Paints (LBP) and are regulated by the EPA. Paints / coatings with relatively low concentrations of lead (<1.0 mg/cm²) are referred to as lead containing paint (LCP) and are known to also cause lead contamination and worker exposure issues, and are therefore regulated by OSHA.

LBP / LCP testing will be conducted on site using a portable X-Ray Fluorescence (XRF) paint analyzer. Operation of the instrument will be strictly in accordance with the manufacturer's recommendations. The major painted building components will be identified and each type will be grouped by homogenous characteristics, including function (e.g., door), material substrate (e.g., metal), general location, and color. Generally, those homogeneous painted components will be



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tested by the XRF following procedures outlined in the HUD document, second edition July 2012, titled “*Guidelines for the Evaluation & Control of LBP Hazards in Housing*”. However, the exact procedure and testing frequency will be modified to fit demolition project conditions.

Scope of Services

- Conduct visual inspection of the structure to determine the location of suspect LBP / LCP.
- Sampling of structural components to determine lead concentrations of suspect paints, coatings, stains, and finishes utilizing a hand held XRF analyzer with data logging capabilities. Inspection and sampling will be conducted by an EPA accredited and State of Alabama / Safe State licensed Lead Based Paint Inspector.
- Prepare a final report depicting the sampling protocols, sample locations, and sample results.

Limited Indoor Environmental (Fungal) Assessment

The assessment will be conducted in accordance with applicable standard practices and guidelines put forth in “Recognition, Evaluation, and Control of Indoor Mold” by the American Industrial Hygiene Association and ASTM Standard D7338–23 Standard Guide for the Assessment of Fungal Growth in Buildings.

Scope of Services

- This inspection will include a thorough visual inspection to identify significant fungal contamination within the structures.

PHASE II ESA

Background

Prior to this proposal, a Phase I ESA was completed, and the results documented in the report titled *Phase I Environmental Site Assessment, Mill Creek Development, OMI Job No. 10420*, revised January 30, 2024. This Phase I ESA identified Recognized Environmental Conditions (RECs) from four adjacent properties potentially affecting the subject property. These identified RECs are summarized as follows:

- Potential contamination due to an elevated concentration of lead discovered in groundwater at K&M Glass, an adjoining property to the northeast and upgradient of the subject



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property;

- Potential contamination from an operating service station (Spur Station #1313), an adjoining property to the northeast and upgradient of the subject property;
- Potential contamination resulting from a documented release of dry cleaning solvent at the Kennemar Shopping Center site, an adjacent property to the east; and
- Potential contamination from an operating service station (Luna's Shell), an adjoining property to the south.
- Note that potential RECs from two other adjacent properties were identified (Housing Authority Main Storage Facility and Governors Drive Conoco). These sites were sampled by OMI since January 30, 2024 and have been determined to no longer be RECs.

Soil Boring/Monitor Well Program

The purpose of the Phase II Investigation will be to check for contamination associated with the previously identified RECs. Six soil borings/monitor wells are proposed in an arrangement that will provide information related to the potential groundwater flow and determine if the adjacent properties have caused contamination within the boundaries of the subject property. A Geologist or Engineer will be present during site activities to log the soil test borings, collect soil samples, and document the installation of the wells.

OMI proposes to advance six borings into the first groundwater zone encountered at the site, estimated to be approximately 25 feet below ground surface (bgs). The borings will be advanced hydraulically using direct push technology (DPT). Soil samples will be collected continuously using a MacroCore sampling system in 4-ft to 5-ft runs. Downhole drilling equipment will be cleaned before use and between borings at the site. Temporary monitoring wells will be installed within the borings for the collection of groundwater for analysis. The temporary monitoring wells will be constructed with 1-in diameter slotted well screen and solid pvc riser. Temporary monitoring wells will be installed with the screened interval intersecting the groundwater table. If the drill rig encounters refusal before a depth of 25 feet is reached, or if no groundwater is encountered at 25 feet, groundwater samples will not be collected from that boring.



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The boring locations and analytes to be sampled will be as follows:

- Borings B-1 and B-2 are to be advanced on the northeastern edge of the subject property, on the west side of Seminole Drive opposite from the K&W Glass property. Boring B-3 will be advanced at the northeastern corner of the subject property, near the southwestern intersection of Seminole Drive and Clinton Avenue. Samples from these borings will be analyzed using Environmental Protection Agency (EPA) Method 8260 for Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX) and Methyl Tert-butyl Ether (MTBE), as well as EPA Method 6010 for lead.
- Borings B-4 and B-5 will be advanced on the southeastern edge of the subject property, on the west side of Seminole Drive, opposite from the Kennemar Shopping Center property. Samples from these borings will be analyzed using EPA Method 8260 for Volatile Organic Compounds (VOCs).
- Boring B-6 will be advanced at the southeastern corner of the subject property, near the northwestern intersection of Seminole Drive and Governors Drive. Samples from this borings will be analyzed using EPA Method 8260 for Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX) and Methyl Tert-butyl Ether (MTBE).

Soil Sampling and Analyses

Soil samples will be split in half, with half of the sample placed in a proper container and stored on ice. The other half of the sample will be placed in a separate container and allowed to volatilize for field screening purposes.

Headspace screening using a photo-ionization detector (PID) will be employed in selecting samples to be analyzed in the laboratory. The soil samples with the two highest PID readings from each boring will be submitted for analyses.

The soil samples to be submitted to the laboratory will be containerized on-site in laboratory-prepared bottles, properly labeled, and sealed with Teflon lined lids. The samples will then be stored in a cooler with cooling agent for transport to the analytical laboratory. The samples will be delivered along with a properly completed Chain of Custody form. The Chain of Custody will identify the contents of each sample container and analyses to be performed.



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Groundwater Sampling and Analyses

The monitor wells will be developed, purged and sampled using dedicated, disposable bailers and cotton twine. The use of disposable bailers and twine will minimize decontamination efforts. Any non-disposable sampling equipment will be decontaminated using the following procedure:

- Wash and scrub with non-phosphatic detergent.
- Tap water rinse.
- Isopropyl alcohol wash.
- De-ionized water rinse.
- Air dry.

The groundwater samples to be submitted to the laboratory will be containerized on site in laboratory prepared bottles, properly labeled, and sealed with Teflon lined lids. The samples will then be stored in a cooler with cooling agent for transport to the analytical laboratory. The samples will be delivered along with a properly completed Chain of Custody form. The Chain of Custody will identify the contents of each sample container and analyses to be performed. The water generated during development, purging, and decontamination procedures will be stored on-site in 5-gallon buckets with lids pending proper disposal method. If the groundwater sample results are below regulatory limits, the water will be disposed of on-site onto the ground surface.

If the results of the analysis of the groundwater or soil samples indicate that contamination is present and that off-site disposal will be required, OMI can assist with this process for an additional charge.

Reporting

OMI will prepare a Phase II ESA report for the subject property, which will include a description of the activities performed, analytical results, boring logs, and figures showing the boring locations.



TASK 2 – HUD Environmental Assessment (NEPA)

Per 24 CFR 58.36, an Environmental Assessment (EA) must be prepared for this project, as it cannot be categorized as an exempt or categorically excluded action. The City of Huntsville (City) will serve as the Responsible Entity (RE) and shall assume the responsibility for environmental review, decision-making, and action that would otherwise apply to HUD under NEPA and other provisions of law that further the purposes of NEPA, as specified in 24 CFR Part 58.5. The RE must also certify that it has complied with the requirements that would apply to HUD under the laws and authorities listed in 24 CFR Part 58.5 and 58.6; and must consider the criteria, standards, policies and regulations of these laws and authorities.

OMI will assist the City in fulfilling their responsibilities by conducting an environmental review and preparing documentation resulting in an *Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects* document. The review and EA will be conducted in accordance with 24 CFR Part 58.40, and will include the following tasks:

- (a) Determine existing conditions and describe the character, features and resources of the project area and its surroundings; identify the trends that are likely to continue in the absence of the project.
- (b) Identify all potential environmental impacts, whether beneficial or adverse, and the conditions that would change as a result of the project.
- (c) Identify, analyze and evaluate all impacts to determine the significance of their effects on the human environment and whether the project will require further compliance under related laws and authorities cited in 24 CFR Part 58.5 and 58.6.

OMI will record the compliance or conformance determinations for each statute, executive order, or regulation using the Related Law and Authority Worksheets which were designed to be used by those “Partners” (including Public Housing Authorities,



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consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. available at

<https://www.hudexchange.info/resource/5119/environmental-review-record-related-federal-laws-and-authorities-partner-worksheets/>. Credible, traceable, and supportive source documentation for each authority will be provided with each completed Partner worksheet.

Partner Worksheets will be used by OMI to record compliance or conformance determinations for each statute, executive order, or regulation listed in 24 CFR 50.4, 58.5 and 58.6 which cover the following topics:

Air Quality	Environmental Justice	Sole Source Aquifers
Coastal Zone Management	Explosive and Flammable Hazards	Wetlands Protection
Contamination and Toxic Substances	Farmlands Protection	Wild and Scenic Rivers
Floodplain Management	Historic Preservation	Airport Hazards
Endangered Species	Noise Abatement and Control	Coastal Barrier Resources
		Flood Insurance

Additional Partner Worksheets include Environmental Assessment Factors & Analysis, Housing Requirements, and Project Information.

In addition to the laws and authorities at 58.5 and 58.6, the EA must consider an array of additional potential impacts called Environmental Assessment Factors. Topics covered include the following:



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Land Development

- Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design
- Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff
- Hazards and Nuisances including Site Safety and Noise

Socioeconomic

- Employment and Income Patterns
- Demographic Character Changes, Displacement
- Environmental Justice

Community Facilities and Services

- Educational and Cultural Facilities
- Commercial Facilities
- Health Care and Social Services
- Solid Waste Disposal / Recycling
- Waste Water Disposal / Recycling
- Water Supply
- Public Safety – Police, Fire and Emergency Medical
- Parks, Open Space and Recreation
- Transportation and Accessibility

Natural Features

- Unique Natural Features, Water Resources
- Vegetation, Wildlife
- Other Factors



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Climate and Energy

- Climate Change Impacts
 - Energy Efficiency
- (d) Examine and recommend feasible ways in which the project or external factors relating to the project could be modified in order to eliminate or minimize adverse environmental impacts.
- (e) Discuss the need for the proposal, appropriate alternatives where the proposal involves unresolved conflicts concerning alternative uses of available resources, the environmental impacts of the proposed action and alternatives, and a listing of agencies and persons consulted.
- (f) Complete all environmental review requirements necessary for the project's compliance with applicable authorities cited in 24 CFR Part 58.5 and 58.6.
- (g) Based on steps set forth in 24 CFR Part 58.40 paragraphs (a) through (f), make one of the following findings:
- (1) A Finding of No Significant Impact (FONSI), in which the responsible entity determines that the project is not an action that will result in a significant impact on the quality of the human environment.
- (2) A finding of significant impact, in which the project is deemed to be an action which may significantly affect the quality of the human environment.

ASSUMPTIONS

This scope of services is based upon the following assumptions:



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1. The COH will provide to OMI the original grant application package submitted for the project, information regarding any alternatives to the project that may have been considered, any applicable agency or public correspondence, any design or engineering specifications that may be deemed appropriate, and any previous NEPA studies, or components of NEPA studies.
2. Alternatives to be evaluated will consist of (1) The No Action Alternative; (2) the project layout (Figure 2 of this proposal)
3. Initial Section 106 Consultation with the State of Alabama Historic Preservation Office will be performed by OMI. OMI will include the results of the consultation in the Draft EA. Once SHPO comments are received, scope and cost for this service may be revised.
4. If tribal coordination has not been initiated and is required for the draft EA, the COH or HUD will provide OMI the list of tribes.
5. OMI will conduct initial consultation with the U.S. Fish and Wildlife Service regarding endangered species using the on-line Information and Planning Consultation (IpAC) Tool. OMI does not anticipate studies beyond this initial consultation will be required.
6. Permitting for impacts to Waters of the US or State Waters is not anticipated and is not included as part of this scope of services.
7. It is OMI's understanding that any public involvement support, such as arranging or attending public meetings or publishing legal notices of the project, is not part of OMI's scope of work, except for early coordination letters. These letters will be prepared by OMI and sent to the appropriate affected agencies and public officials in consultation with the City. Any responses to these letters received in time for inclusion in the draft EA report will be included in an Appendix..
8. If groundwater is not encountered within the first 5-ft of a boring, OMI can continue drilling for an additional \$65 per foot. If groundwater is still not encountered within the next 5-ft (10-ft bgs in total) of the boring, then a groundwater sample will not be collected from that boring. OMI will contact the client prior to performing any additional testing, should it be recommended or required.
9. Completion of this study in a timely manner is contingent upon OMI's timely receipt of the following items not within our control:
 - Availability of property chain of custody/ownership information;
 - The name and phone number of the present property owner and site contact;



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- Any information relating to the present or past environmental condition of the site; and
- Owner and user questionnaires.

10. OMI is not responsible for permitting fees, review fees, public notice fees, or any other fees that may be required.

SCHEDULE

OMI will work with the COH to submit the EA report and USACE permit application as soon as possible in order to meet project requirements. Please note that this schedule is highly dependent upon OMI receiving pertinent information needed to complete these documents in a timely manner. It is also dependent upon timely receipt of correspondence that may be required from other agencies.

COST ESTIMATE

OMI, Inc. can provide the outlined scope of services for a fixed fee, broken down as follows:

TASK 1 – Environmental Due Diligence

Task #	Description	In-House Cost	Subs (+ 5%)	Total Cost Per Task
1.1	AHFA Phase I & II ESA for Phase I of Mill Creek (completed)	\$24,865	\$2,625	\$27,490
1.2(a)	AHFA Phase I ESA & Asbestos Survey- remainder of site	\$9,947	\$46,200	\$56,147
1.2(b)	AHFA Phase II ESA - remainder of site	\$10,311	\$7,424	\$17,735
1.3	Ph I ESA for Phase II of Mill Creek (At a later date TBD)	\$5,287	\$525	\$5,812
1.4	Ph I ESA for Phase III of Mill Creek (At a later date TBD)	\$5,287	\$525	\$5,812



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1.5	Ph I ESA for Phase IV of Mill Creek (At a later date TBD)	\$5,287	\$525	\$5,812
1.6	Ph I ESA for Phase V of Mill Creek (At a later date TBD)	\$5,287	\$525	\$5,812
1.7	Phase I ESA for Hospital area (At a later date TBD)	\$5,287	\$525	\$5,812
1.8	Phase I ESA for Greenway area (At a later date TBD)	\$5,287	\$525	\$5,812
TOTAL:				\$136,244

TASK 2 – HUD Environmental Assessment (NEPA)

Estimated Expenditure	Unit	Category	Rate	Total Fee
12	hours	Principal Engineer	\$250.00	\$3,000
379	hours	Senior Project Professional I	\$170.00	\$64,430
193	hours	Project Professional II	\$150.00	\$28,950
282	hours	Staff Professional II	\$125.00	\$35,250
17	hours	Staff Professional I	\$115.00	\$1,955
179	hours	GIS Professional II	\$100.00	\$17,900
57	hours	Project Administrator/Word Processing	\$72.00	\$4,104
1	each	Subcontractor + 5% (Cultural Resource Assess.)	\$19,484	\$19,484
TOTAL:				\$175,073

This cost estimate is based upon OMI's understanding of the scope of work for this project as of November 29, 2024. Modifications to the scope of work beyond this date may necessitate a revised cost estimate. Other services which are required or requested beyond the outlined scope of services will be performed in accordance with the attached *OMI's 2024 City of Huntsville Personnel Rates* which was previously approved by the City. We will not perform additional work without proper authorization.



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It is OMI's understanding that following your review and the City Council's approval, a work order will be issued to OMI by the COH, authorizing OMI to perform the work.

* * * * *

OMI, Inc. appreciates the opportunity to provide these services to you. If you have any questions concerning this proposal, please feel free to contact me at sthompson@omi-eng.com or 256-303-8989.

Very truly yours,
OMI, Inc.



Sharon G. Thompson, V.P. CPESC
Environmental Services Manager

attached: OMI's 2024 City of Huntsville Personnel Rates

Distribution via email to: kathy.martin@huntsvilleal.gov
shane.davis@huntsvilleal.gov



ATTACHMENT 2 - ALABAMA IMMIGRATION ACT - REPORT OF OWNERSHIP FORM

CITY OF HUNTSVILLE, ALABAMA REPORT OF OWNERSHIP FORM

A. General Information. Please provide the following information:

- Legal name(s) (Include "doing business as", if applicable): OMI, Inc.
- City of Huntsville current taxpayer identification number (if available): 155770
(Please note that if this number has been assigned by the City and if you are renewing your business license, the number should be listed on the renewal form.)

B. Type of Ownership. Please complete the un-shaded portions of the following chart by checking the appropriate box below and entering the appropriate Entity I.D. Number, if applicable (for an explanation of what an entity number is, please see paragraph C below):

Type of Ownership (check appropriate box)	Entity I.D. Number & Applicable State
<input type="checkbox"/> Individual or Sole Proprietorship	Not Applicable
<input type="checkbox"/> General Partnership	Not Applicable
<input type="checkbox"/> Limited Partnership (LP)	Number & State:
<input type="checkbox"/> Limited Liability Partnership (LLP)	Number & State:
<input type="checkbox"/> Limited Liability Company (LLC) (Single Member)	Number & State:
<input type="checkbox"/> LLC (Multi-Member)	Number & State:
<input checked="" type="checkbox"/> Corporation	Number & State: <u>63-1138946</u> <u>AL</u>
<input type="checkbox"/> Other, please explain:	Number & State (if a filing entity under state law):

C. Entity I.D. Numbers. If an Entity I.D. Number is required and if the business entity is registered in this state, the number is available through the website of Alabama's Secretary of State at: www.sos.state.al.us/, under "Government Records". If a foreign entity is not registered in this state please provide the Entity I.D. number (or other similar number by whatever named called) assigned by the state of formation along with the name of the state.

D. Formation Documents. Please note that, with regard to entities, the entity's formation documents, including articles or certificates of incorporation, organization, or other applicable formation documents, as recorded in the probate records of the applicable county and state of formation, are not required unless: (1) specifically requested by the City, or (2) an Entity I.D. Number is required and one has not been assigned or provided.

Please date and sign this form in the space provided below and either write legibly or type your name under your signature. If you are signing on behalf of an entity please insert your title as well.

Signature: [Signature] Title (if applicable): _____
Type or legibly write name: _____ Date: _____

ATTACHMENT 3
CITY OF HUNTSVILLE STANDARDS AND DESIGN GUIDES

1. City of Huntsville Standard Specifications for Construction of Public Improvements, Contract Projects, 1991.
2. City of Huntsville Engineering Standards, 1991.
3. City of Huntsville Design and Acceptance Manual for Force Mains and Pump Stations, 2011.
4. City of Huntsville Design and Acceptance Manual for Sanitary Sewers, 2011.
5. Alabama Department of Transportation Standard Specifications for Highway Construction, Current Edition.
6. City of Huntsville Subdivision Regulations, 1991.

ATTACHMENT 4
DESIGN REVIEWS

N/A

ATTACHMENT 5 - ENGINEERS PERSONNEL FEE SCHEDULE



2024 PERSONEL RATES

City of Huntsville

P-6967

Personnel Rates <i>(All rates to remain in effect through the duration of the project)</i>	Standard Rate
Engineering Technician I	\$64.00 hourly
Engineering Technician II	\$71.00 hourly
Senior Engineering Technician	\$78.00 hourly
Construction Project Manager	\$120.00 hourly
Staff Professional I	\$115.00 hourly
Staff Professional II	\$125.00 hourly
Project Professional I	\$140.00 hourly
Project Professional II	\$150.00 hourly
Senior Project Professional I	\$170.00 hourly
Senior Project Professional II	\$220.00 hourly
Senior Consultant/Principal	\$250.00 hourly
Technical Principal	\$285.00 hourly
Project Administrator	\$72.00 hourly
CAD/GIS Technician I	\$70.00 hourly
CAD/GIS Technician II	\$100.00 hourly
<i>Personnel, Tests, Trips and Inspections requested beyond normal business hours will be billed at an OT rate of 1.5 times the Standard Rate. Overtime is time before 7:00 a.m. and/or after 5:00 p.m. weekdays; any work on Saturdays, Sundays, Holidays.</i>	
<i>*Minimum trip charge by all personnel = 2 hours.</i>	

ATTACHMENT 6 - PROGRESS REPORT
(Article 8)

PROGRESS REPORT NO. _____ FOR MONTH AND YEAR _____

PROJECT _____ PROJECT NO. _____

DATE _____ CITY'S PROJECT ENGINEER _____

CONSULTANT _____ CONSULTANT'S PROJ. MAN. _____

CURRENT MONTH % COMPLETE: _____ PREV. MONTH % COMPLETE: _____

ATTACH A "SHOULD HAVE STARTED TASKS REPORT" AND A "SLIPPING TASKS REPORT" FROM MICROSOFT PROJECTS THAT LISTS ALL ACTIVITY THAT IS BEHIND SCHEDULE.

ATTACH A "TASKS STARTING SOON" REPORT FROM MICROSOFT PROJECTS WITH A DATE RANGE OF THIRTY (30) DAYS AFTER THE DATE OF THIS PROGRESS REPORT.

STATE WHAT ACTION IS BEING TAKEN TO BRING PROJECT BACK TO SCHEDULE:

MILESTONE SUBMITTALS	SCHEDULED DATE	ACTUAL DATE
30%	_____	_____
60%	_____	_____
90%	_____	_____
100%	_____	_____
"FINAL" INVOICE SUBMITTED		_____
SUBCONSULTANTS PAID IN FULL		_____
CONTRACTED COMPLETION DATE:	June 20, 2025	_____

(These scheduled dates shall be agreed upon at the beginning of the project (Attachment 4) with the Project Engineer and noted monthly on each progress report. The scheduled contract completion date shall not be changed except by contract change order. Changes to the scheduled milestone submittal dates shall be accompanied by a new project schedule approved by the OWNER'S Project Engineer.)

UPDATED SCHEDULE ATTACHED? _____ YES _____ NO

*If yes, send an electronic copy to the Project engineer

COMMENTS:

This progress report (4 copies) shall be submitted monthly. Scheduled completion dates will not be extended without a contract modification.

CERTIFICATION: I certify that the stated information is true and accurate to the best of my knowledge.

CONSULTANT	DATE	CITY PROJECT ENGINEER	DATE
------------	------	-----------------------	------

ATTACHMENT 7 - SUB CONSULTANTS ENGAGED BY THE ENGINEER
(Article 9.2)

CONSULTANT NAME AND ADDRESS	DESCRIPTION OF SERVICES	FEE
	N/A	
	SUB-TOTAL	
	5% Administrative Fee	
	TOTAL	

ATTACHMENT 8 - CONTRACT DOCUMENT REQUIREMENTS LIST

REQUIREMENT	SUBMIT TO	SUBMITTAL REQUIREMENT DATE	NUMBER OF COPIES	REFERENCE SECTION OF CONTRACT AND COMMENTS
Deviations from OWNER's standards.	OWNER	Prior to incorporating deviations.	2	Article 2.5
Products or materials specified by the ENGINEER that are available from only one source.	OWNER	Prior to 100% submittal.	2	Article 2.2
Approval of contractor's Request for Payment.	OWNER	Within ten (10) days of receipt of the request from the contractor.	N/A	Article 3.4
Approval of contractor submittals	OWNER	So as to cause no delay to the contractor or the PROJECT.	N/A	Article 3.8
Change order changes that reduce construction requirements.	OWNER	Prior to authorizing a change.	N/A	Article 3.11
Any information pertaining to any claim.	OWNER	Immediately	2	Article 3.12
Information pertinent to the PROJECT, all criteria and full information as to OWNER's requirements, copies of all design and construction standards.	ENGINEER	So as to not delay the services of the ENGINEER.	2	Article 5.1, 5.2
Notification of delays.	ENGINEER; OWNER	Promptly	4	Article 6.1
ENGINEER's monthly invoices.	OWNER	Monthly	4	Article 8.1.1
Consultant progress report.	OWNER	Monthly	4	Article 8.1.1
Records, data, parameters, design calculations and other information.	OWNER	Cancellation of contract.	2	Article 9.7
Documentation, records of reimbursable expenses, record copies of all written communications, and any memoranda of verbal communications related to the PROJECT.	OWNER	Upon notice from the OWNER.	2	Article 9.4

Termination notification.	OWNER or ENGINEER	7 days prior to termination.	2	Article 9.10 & 9.11
Certificate of Insurance for ENGINEER.	OWNER	At 0% design conference	1	Article 10.2(B), 10.6, and attachment 4.
Insurance cancellation, suspension, or reduction in coverage or limits.	OWNER	30 days prior to effective date except for cancellation which is 10 days notification.	1	Article 10.4(A)
Certificate of insurance for sub consultants/subcontractors.	OWNER	At 0% design conference.	1	Article 10.7
A schedule in Microsoft Projects format showing the critical path.	Project Engineer	Within 7 calendar days of Pre-design conference, 30% complete design review. 60% design review. Attachment 4	1 hard; 1 digital	Attachment 4
Drawings.	Project Engineer	30% complete design review, 60% design review, 90% review, and 100% complete.	3	Attachment 4
Cost estimate.	Project Engineer	30% complete design review, 60% review, 90% review, and 100% complete.	3	Attachment 4
Hydraulic reports.	Project Engineer	60% design review.	N/A	Attachment 4
Preliminary plans for utilities.	Project Engineer	60% design review.	N/A	Attachment 4
Legal descriptions for takings.	Project Engineer	60% design review, 90% review, 100% complete.	N/A	Attachment 4
Traffic Control plan.	Project Engineer	60% design review.	N/A	Attachment 4
Results of geotechnical investigations.	Project Engineer	30% design review.	2	Attachment 4
Technical specifications.	Project Engineer	90% review, 100% complete.	N/A	Attachment 4
Relocation of Utilities	Project Engineer	0% review-list of all utilities that need to be contacted 60% review – from all affected parties 90% review – Signed Acceptance Utility Project Notification Form	2	Attachment 4, 10
Design Calculations	Project Engineer	90% review, 100% complete	1	Attachment 4
Digital copy of drawings.	Project Engineer	100% complete.	1	Attachment 4
Digital text files.	Project Engineer	100% complete.	1	Attachment 4
Bid Quantities.	Project Engineer	100% complete.	N/A	Attachment 4
Permits and Permit Applications	Project Engineer	100% complete.	1	Attachment 4

Field notes.	Project Engineer	100% complete.	1	Attachment 4
Digital aerial photography.	Project Engineer	100% complete.	1	Attachment 4
Progress Report (Art. 8)	Project Engineer	30% complete design review, 60% design review, 90% design review, 100% completion stage.	4 hard; 1 digital monthly	Attachment 6

ATTACHMENT 9 - REQUIREMENTS FOR DOCUMENT SUBMITTALS

DRAWINGS

All drawings shall be sized 24" x 36", unless otherwise approved by the OWNERS Project Engineer.

Title blocks shall as a minimum, contain the name of the project, date, city project number, and ENGINEER's name. The title block of drawings shall contain a space for the names of the preparer and the reviewer and/or checker. These blocks shall be signed on each submittal (See Attachment "11" for sample standard drawing format). Drawings shall contain alphanumeric revision designations. Drawings issued for review shall be issued with alpha revision designation and the revision letter shall be changed for each submittal containing drawing changes. Drawings issued for construction shall be issued with numeric designation at revision level "0" and described as "Issued for Construction" in the revision description block. Subsequent drawing changes require the revision level to be raised using successively higher numbers and the changes to be marked by circling and briefly described in a revision block.

All drawings shall be prepared in Micro station .DGN format, unless otherwise approved by the OWNERS Project Engineer. Transmittal letters shall consist of a list of files being submitted, a description of the data in each file, and a level/layer schematic of each design file. DGN design files shall have working units as follows: master units in US Survey feet, no sub-units, and 1,000 positional units. All data submitted shall use NAD83(2011) datum for horizontal control and NAVD88 (based upon latest Geoid) for vertical control. Since these surveys originate and terminate at points with datum adjusted Alabama State Plane Coordinates, all computed coordinates shall be datum adjusted NAD83(2011) Alabama State Plane Coordinates, U.S. Survey Foot, East Zone.

Unless otherwise specified by the Owners Project Engineer, all drawings for review submittals shall be full or half-size copies. All documents shall be clearly marked in a revision block indicating the applicable submittal milestone, i.e. 30%, 60%, 90%, etc.

OTHER DOCUMENTS

Submittals required by the State of Alabama for their review, bidding, etc., shall be of the size, form and numbers of copies as the state may require even though such submittals may differ from the submittals set forth as being required elsewhere in this Agreement.

Digital files shall be submitted by 4-3/4" CD ROM, DVD, 3 and 1/2 inch floppy disk, flash drive, or to the City of Huntsville F.T.P. site.

All print copies shall be first generation copies.

All text documents shall be prepared in Microsoft Word 2010 format.

All spreadsheets shall be in Microsoft Excel 2010 format.

All PDF files shall be searchable.

Schedules shall be in Microsoft Projects format, unless otherwise approved by the OWNERS Project Engineer.

Aerial photography files shall be in Intergraph (.COT) or (.tiff) format.

All mapping shall meet National Map Accuracy Standards unless otherwise noted. If National Map Accuracy Standards are not met, the accuracy of the map shall be identified to the Owners Project Engineer and on the maps derived from the aerial survey. National Map Accuracy Standards are shown

below. This and other map standards are shown in Department of the Army, US Army Corps of Engineers standard, "EM 1110-1-1000, Engineering and Design - Photogrammetric Mapping".

All final drawings, specifications, plans, calculations, letters containing Engineering or Surveying recommendations or other Engineering or Land Surveying papers or documents involving the practice of engineering or land surveying as defined by Code of Alabama, Title 34, Chapter 11 shall be sealed, dated, and bear the signature of the person who prepared or approved them.

Working drawings or other documents shall contain a statement to the effect
"Preliminary-Not for construction, recording purposes or implementation."

ATTACHMENT 10 – UTILITY PROJECT NOTIFICATION FORM

NAME: _____
(Company Name)

PROJECT NAME: _____ PROJECT NUMBER: _____

CONSULTING ENGINEER: _____
(Name)

ENGINEERING
REPRESENTATIVE _____ PHONE: _____

I have reviewed design drawings or other information as available, and:

DO _____ DO NOT _____

have facilities that will require relocation. If relocation is required, a construction duration of _____ calendar days from the Notice to Proceed, is anticipated to be required for relocation.

LIST NAME(S) OF OTHER UTILITY(S) that share poles or facilities that have to be relocated prior to YOU starting your work:

NAME OF UTILITY: _____

NAME OF UTILITY: _____

NAME OF UTILITY: _____

OTHER: _____

COMMENTS: _____

BY: _____
AUTHORIZED REPRESENTATIVE

FIELD CONTACT PERSON: _____ PHONE: _____
OFFICE CONTACT PERSON: _____ PHONE: _____

DATE: _____

CONSTRUCTION PLANS FOR
PROJECT NAME
PROJECT INFORMATION

FOR THE
CITY OF HUNTSVILLE
HUNTSVILLE, ALABAMA
(PROJECT NO. XXXXXXXXX)

SAMPLE STANDARD DRAWING FORMAT

HUNTSVILLE

The Star of Alabama

<u>INDEX OF DRAWINGS</u>	<u>SHEET NO.</u>	<u>TITLE</u>
		INDEX TO DRAWINGS SHALL BE PLACED ON COVER SHEET IF POSSIBLE, OTHERWISE IT SHALL BE THE SECOND SHEET IN THE SET.

LOCATION
NAME HERE

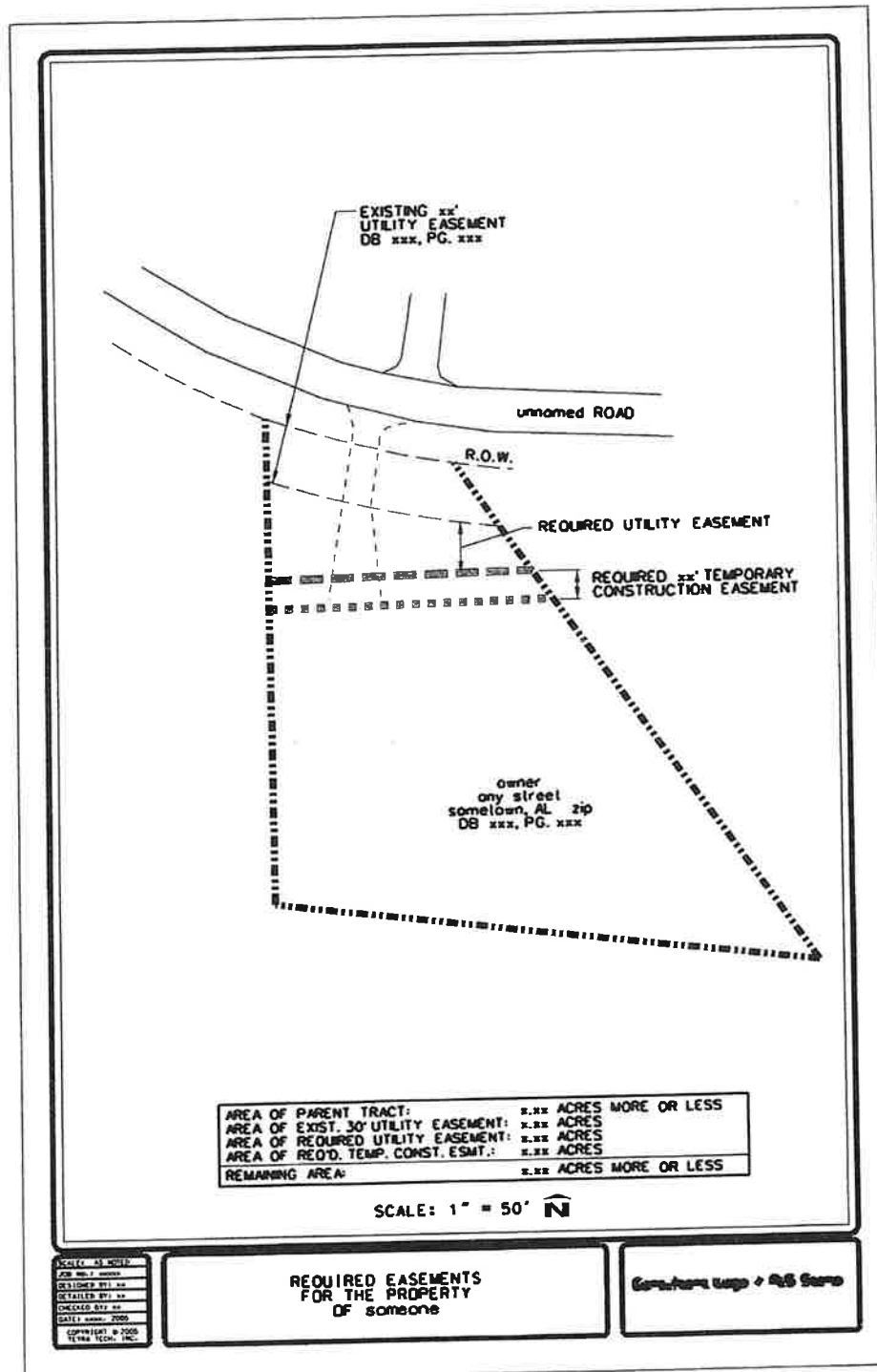
[illegible]

PROJECT NAME AND INFORMATION
CITY OF HUNTSVILLE
HUNTSVILLE, ALABAMA

[illegible]

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ATTACHMENT 12 **SAMPLE**



ATTACHMENT 13

United States National Map Accuracy Standards

With a view to the utmost economy and expedition in producing maps which fulfill not only the broad needs for standard or principal maps, but also the reasonable particular needs of individual agencies, standards of accuracy for published maps are defined as follows:

1. **Horizontal accuracy.** *For maps on publication scales larger than 1:20,000, not more than 10 percent of the points tested shall be in error by more than 1/30 inch, measured on the publication scale; for maps on publication scales of 1:20,000 or smaller, 1/50 inch. These limits of accuracy shall apply in all cases to positions of well-defined points only. Well-defined points are those that are easily visible or recoverable on the ground, such as the following: monuments or markers, such as bench marks, property boundary monuments; intersections of roads, railroads, etc.; corners of large buildings or structures (or center points of small buildings); etc. In general what is well defined will be determined by what is plottable on the scale of the map within 1/100 inch. Thus while the intersection of two road or property lines meeting at right angles would come within a sensible interpretation, identification of the intersection of such lines meeting at an acute angle would obviously not be practicable within 1/100 inch. Similarly, features not identifiable upon the ground within close limits are not to be considered as test points within the limits quoted, even though their positions may be scaled closely upon the map. In this class would come timber lines, soil boundaries, etc.*
2. **Vertical accuracy,** *as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations tested shall be in error more than one-half the contour interval. In checking elevations taken from the map, the apparent vertical error may be decreased by assuming a horizontal displacement within the permissible horizontal error for a map of that scale.*
3. **The accuracy of any map may be tested** *by comparing the positions of points whose locations or elevations are shown upon it with corresponding positions as determined by surveys of a higher accuracy. Tests shall be made by the producing agency, which shall also determine which of its maps are to be tested, and the extent of the testing.*
4. **Published maps meeting these accuracy requirements** *shall note this fact on their legends, as follows: "This map complies with National Map accuracy Standards."*
5. **Published maps whose errors exceed those aforesaid** *shall omit from their legends all mention of standard accuracy.*
6. **When a published map is a considerable enlargement** *of a map drawing (manuscript) or of a published map, that fact shall be stated in the legend. For example, "This map is an enlargement of a 1:20,000-scale map drawing," or "This map is an enlargement of a 1:24,000-scale published map."*
7. **To facilitate ready interchange and use of basic information for map construction** *among all Federal mapmaking agencies, manuscript maps and published maps, wherever economically feasible and consistent with the uses to which the map is to be put, shall conform to latitude and longitude boundaries, being 15 minutes of latitude and longitude, or 7.5 minutes, or 3-3/4 minutes in size.*

U.S. BUREAU OF THE BUDGET

ATTACHMENT 14**ENGINEERING DEPARTMENT - REAL ESTATE DIVISION
PLAN REQUIREMENTS****DRAWINGS:****Individual Parcels**

- Each individual parcel 8 ½" x 14" (dgn or dxf format)
- Show Calculations
 - Before
 - After
 - Taking
- *All Parcels shall be closed shapes (polygons).*
- Show Existing and Proposed Right-of-Way on each individual parcel map.
- Property Ownership

Overall Project Land Acquisition Maps

- Total project drawing in dgn or dxf format
- Indicate the following:
 - Stationing on Centerline
 - Existing Right-of-Way
 - Proposed Right-of-Way
 - Existing Easements
 - Proposed Easements
 - Existing Pavement
 - Proposed Pavement/Sidewalks/Structures
 - Existing Structures
 - Property Ownership

Color Standards

<u>Description</u>	<u>Color</u>	<u>Line Style</u>	<u>Type</u>
Existing ROW	Red	Medium Dashed	Closed Polygon
Proposed ROW	Red	Solid	
Existing Easements	Orange	Medium Dashed	Closed Polygon
Proposed Easements	Orange	Solid	
TCE	Pink	Solid	Closed Polygon

*(SAMPLE)***DESCRIPTIONS:**

- Microsoft Word on 3.5" Diskette or CD
- Each Description shall be complete and independent (separate file).
- Hard Copies signed and stamped by PLS.

GENERAL:

- P.K. Nails or other permanent stationing markings shall be required.
- Re-staking of right-of-way or easements may be required (See Article 4).
- All survey plats to be on Alabama State Plane Datum. Strip Maps shall indicate at least 2 monuments in place with Alabama State Plane Coordinate values shown on each.

- Parcel plats and legal descriptions shall indicate the Alabama State Plane Coordinate NAD83 Alabama East Zone Value of the point of beginning.

ATTACHMENT 15 - GIS BASE MAP

DESIGN LEVEL	CONTENTS	LINE CODE	COLOR	WEIGHT	TEXT SIZE	FONT	CELL NAME
1	State Plane Coordinate Grid	0	0	0	20	0	
2	Benchmarks	0	0	0			
3	Private Street Text	0	105	0	20	0	
3	Street Text	0	3	0	20 (or 18)	0	
4	Street R/W	7	0	0			
5	Street Centerline	7	0	0			
6	Street Pavement	0	3	0			
6	Proposed Street Pavement	3	16	0			
6	Private Streets	0	105	0			
6	Proposed Private Road	3	105	0			
7	Parking Lots	1	3	1			
7	Private Lots used as Roads	1	105	1			
8	Secondary Roads--Private	2	105	0			
8	Secondary Roads	2	3	0			
8	Trails	3	3	0			
9	Secondary Roads/Trails Text	0	3	0	20	0	
10	Sidewalks	5	3	0			
11	Bridges/Culverts/Paved Ditches	0	0	0			
12	Hydrology - Major	6	1	0			
12	Hydrology - Minor, Ditches	7	1	0			
13	Hydrology - Text	0	1	0	25	23	
14	Tailings & Quarries, Athletic Fields/Text, misc. areas	0	1	0			
15	Greenways	3	48	0			
16	Speed Tables	0	3	0			TCALM
17	Railroad Tracks (Patterned)	0	2	0			RR
18	Railroad Text	0	2	0	25	0	
19	Railroad R/W	2	2	0			
20	Utility Poles (Cell)	0	5	0			P POLE
21	Utility Easements	3	5	0			
22	Utility Text	0	5	1			
23	Geographic Names	0	3	1			
24	Building Structures	0	0	0			
24	Pools and Text	0	1	0	10	1	
24	Future Site of Structures	2	0	0			STRUCT
24	Existing Structures (exact location and shape unknown)	2	0	0			STRCEX
25	Property Lines/ refuge bdy.	6	6	1	30	1	
26	Cadastral Polygons	6	6	0			
27	Ownership Text	0	6	1			
28	Cemeteries/Text	4	6	0	10	1	
29	Lot Numbers				25	0	
30	Block Numbers				30	0	
31	Addition Names	0	0	0	35	0	
32	Open						
33	Lot Ticks						
34	Lot Lines/Property Lines	6	6	0			
35	Trees/Hedge Rows	0	6	0	AS=1		TREES
36	GPS Monuments	0	5	0	18	23	CONTRL
37	2' Topo Contour						
38	5' Topo Contour	0	7	0			

39	25' Major Topo Contour	0	7	0			
40	X Spot Elevation	0	7	0			
41	FEMA Monuments/Labels	0	3/0	0	18	1	FEMA
42	Quarter Sections						
43	Section Lines	0	5	0			
44	Features	0	2	0			
44	Cell Towers	0	12	0	AS=1		CELTWR
45	Fences (Pattern)	0	8	0	AS=1		FENCE
46	Format/Legend	0	0	0			Limleg Madleg
47	Mass Points	0	7	2			
48	Break Lines	0	7	2			
49	Open						
50	Billboards	0	37	1			BBOARD
51	Sanitary Sewer	0		3			
52	Sanitary Sewer Text						
53	Storm Water Features	0		3			
54	Storm Water Text						
55	Open						
56	Property Address	0	1	0			
57	Text Tag for Buildings	0	1	0	10-20	1	
58	One Way Arrows	1	3	1			
59	Open						
60	Open						
61	Open						
62	Monuments for Setup (point cell)						
63	Open						