

# LOCHNER

June 8, 2015

Mr. Jared Jakubowski  
Associate Planner/Grants Manager  
City of Moore, Community Development  
301 N. Broadway  
Moore, Oklahoma 73160

RE: Environmental Assessment  
Royal Park Redevelopment Tract  
SW 19<sup>th</sup> Street and Telephone Road  
Moore, Oklahoma

Dear Mr. Jakubowski:

H.W. Lochner (Lochner) is pleased to submit this scope and cost proposal to the City of Moore to prepare an Statutory Checklist for Compliance and Environmental Assessment (EA) in accordance with 24 CFR Part 58 for approximately 14.44 acres of land located within the redevelopment tract within the southeast quarter of Section 22, Township 10 North, Range 3 West in Moore, Cleveland County, Oklahoma (hereafter referred to as the 'Property').

## PROPOSED SCOPE OF SERVICES

Lochner will complete the *Statutory Checklist for Compliance with 24 CFR §58.5 – NEPA Related Federal Laws and Authorities* compiled by the US Department of Housing and Urban Development (HUD) for the Royal Park Redevelopment Tract. Upon completion of the Statutory Checklist, Lochner will make one of three environmental findings:

- The project converts to exempt status [CFR § 58.34(a)(12)].
- The project invokes compliance with one or more of the laws and/or authorities and, therefore, requires public notification and approval from HUD.
- The unusual circumstances of the project may potentially result in environmental impacts as described in Section 15.1.8 of the November 2007 *Basically CDBG* manual and, therefore, compliance with NEPA is required. It is anticipated that the Royal Park Redevelopment Tract project will require an EA documenting compliance with NEPA, HUD, and with the environmental requirements of other applicable Federal laws.

Lochner will perform an EA in accordance with guidelines specified in 24 CFR Part 58, 'Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities.' The assessment will follow the protocol outlined in Section 58.40 of the HUD protocol, including the following:

1. 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.
2. Identify all potential environmental impacts, whether beneficial or adverse, and the conditions that would change as a result of the project.
3. 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 Sec. 58.5 and Sec. 58.6.

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4. 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.
5. Examine alternatives to the project itself, if appropriate, including the alternative of no action.
6. Complete all environmental review requirements necessary for the project's compliance with applicable authorities cited in Sections 58.5 and 58.6.
7. Make one of the following recommendations:
  - a) 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. The responsible entity may then proceed to Sec. 58.43.
  - b) 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. The responsible entity must then proceed with its environmental review under subpart F or G of this part.
8. If the study makes a finding of no significant impact, a FONSI notice will be prepared, using the current HUD-recommended format or an equivalent format. As a minimum, the FONSI notice will be sent to individuals and groups known to be interested in the activities, to the local news media, to the appropriate tribal, local, State and Federal agencies; to the Regional Offices of the Environmental Protection Agency having jurisdiction and to the HUD Field Office (or the State where applicable). The FONSI notice may also be published in a newspaper of general circulation in the affected community. If the notice is not published, it must also be prominently displayed in public buildings, such as the local Post Office and within the project area or in accordance with procedures established as part of the citizen participation process.

In most instances, the environmental assessment will result in a finding that the project is not an action that significantly affects the quality of the environment and, therefore, does not require an environmental impact statement. If this is the case, Lochner will assist the City with the following:

- Publishing and distributing a public notice called a Combined/Concurrent Notice of Finding of No Significant Impact (FONSI) and Notice of Intent to Request Release of Funds (NOI/RROF).
- Submitting the RROF and Environmental Certification to HUD no sooner than 16 days after publishing the combined/concurrent notice.

Additionally, to complete the EA documentation, coordination with State, Federal, and local regulatory agencies will be conducted. These agencies will be given 30 days to provide a written response to be included with the EA documentation. It is important to note that regulatory agencies may request that environmental specialist surveys be conducted to evaluate resources such as noise, jurisdictional waters, threatened and endangered species habitat, or cultural resources. **This scope of work and proposed fee does not include such specialist surveys; if requested by regulatory agencies, environmental specialist surveys will be conducted as part of a separate scope of work.**

## PROPOSED COSTS

Lochner will complete the proposed task for a lump-sum fee as defined by the scope of services presented above (see attached fee spreadsheet):

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- Statutory Checklist and Environmental Assessment .....\$9,452.00
- TOTAL** .....**\$9,452.00**

The budget is based on the anticipated scope-of-work outlined in this proposal. Lochner will devote its best efforts to perform the work and accomplish the objectives defined, within the cost proposed. If the findings of the investigation indicate the need for further or modified environmental study, you will be notified immediately of the conditions of concern with recommendations, if necessary.

Lochner appreciates the opportunity to support the City of Moore with this important initiative. If you have any questions regarding our proposed scope of services, do not hesitate to contact us at (405) 748-6651.


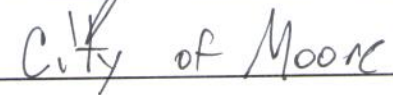
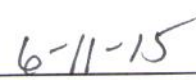
Sincerely,

**Lochner**

  
Sadie Robb, AICP  
Project Manager

  
Steven D. Harris, PE  
Vice President

Signature below represents acceptance of the proposed scope and fee.

Signed:  \_\_\_\_\_  
Organization:  \_\_\_\_\_  
Date:  \_\_\_\_\_

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**ENVIRONMENTAL ASSESSMENT ESTIMATED LABOR AND EXPENSE SUMMARY TABLE  
ROYAL PARK REDEVELOPMENT TRACT**

TASK DESCRIPTION	OFFICE LABOR (HOURS)				
	Principal	Project Manager	Environmental Planner	CAD Technician	Clerical
Environmental Assessment in Accordance with HUD Guidelines (24 CFR 58.5)					
Agency Coordination		1	4		2
Statutory Checklist for Compliance		2	12		2
Environmental Assessment		12	40		6
Public Notice/FONSI		2	2		
Deliverables		1			2
	2	8			2
<b>PROJECT MANAGEMENT and QA/QC</b>					
	2	26	58	10	4
<b>SUBTOTALS</b>					
<b>HOURLY LABOR RATES (\$)</b>	\$200.00	\$112.00	\$85.00	\$60.00	\$65.00
<b>SUBTOTAL LABOR (\$)</b>	\$400.00	\$2,912.00	\$4,930.00	\$600.00	\$260.00
<b>TOTAL LABOR (\$)</b>			\$9,102.00		
<b>TOTAL EXPENSES (Mileage; meals; field supplies)</b>			\$350.00		
<b>TOTAL LABOR AND EXPENSES (\$)</b>			\$9,452.00		

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