

TAB 12

POINT PAPER

EDENFIELD PROPERTY

**MALCOLM PIRNIE, INC.
WORK ASSIGNMENT #1
CHANGE ORDER #1**

COP Job # 93- 142

Issue:

A detailed site assessment was completed by SCS Engineering and submitted to the Florida Department of Environmental Protection (FDEP). During that time, FDEP did not issue an opinion as to the allowable redevelopment uses of the property, awaiting a change to the ruling regarding allowable limits of certain contaminants. In March of 2008 the new rules were in effect and in November of 2008 the FDEP clarified their position stating that the City would be required to complete a revised site assessment in accordance with the new rules.

Background:

The City purchased the environmental contaminated property in 1998. In 2001, the FDEP was requiring assessment and remediation of the property. In 2004, the property was transferred to the CRA to provide funding for the FDEP requirements as well as potential redevelopment of the property.

April 14, 2009, the CRA Board accepted the recommendation of the CRA Advisory Board to fund Phase I and II in an amount not to exceed \$116,710.

May 4, 2009, the City Commission approved the funding for both Phases of this project.

Alternatives:

1. Do nothing.
2. Authorize the execution of Change Order #1 for Work Assignment # 1 with Malcolm Pirnie, Inc. to proceed with the development of a site assessment plan as required by FDEP

Recommendation:

Staff recommends Alternative #2; authorize the execution of Change Order #1 for Work Assignment # 1 with Malcolm Pirnie, Inc. to proceed with the development of a site assessment plan as required by FDEP

Budget Impact:

Change Order #1 for Work Assignment #1 is not to exceed \$22,240.

MALCOLM PIRNIE, INC.

**CHANGE ORDER NUMBER 1
Site Assessment Plan for the Edenfield Property**

The City of Palmetto (City) and Malcolm Pirnie Inc, (Consultant) has entered into a Professional Engineering Services Agreement. The City and the Consultant now desire to amend the agreement to include the amended Services as described below. Except as amended herein, all other provisions, terms and conditions in the Agreement shall remain in full force and effect.

TITLE OF THE PROJECT: Edenfield Property
Change Order Number 1: Site Assessment Plan
Project No. 93-142

DESCRIPTION OF AUTHORIZED SERVICES: The following scope of services represents the engineering services associated with the Edenfield Site Assessment Plan:

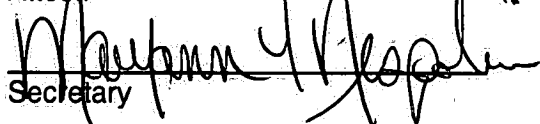
<u>Task</u>	<u>Estimated Cost</u>
1.1 Document Review and Evaluation	\$5,630
1.2 City Meeting	\$2,650
1.3 Agency Meeting	\$2,040
1.4 Prepare Site Assessment Plan	\$11,920

METHOD OF COMPENSATION: The compensation to the Consultant for the performance of the above identified services shall be pursuant to the Rate Schedule as defined in said Agreement, to the extent set forth as follows:

Total estimated fee: \$22,240

The Consultant agrees to perform the professional services outlined above at the method of compensation set forth above, upon receipt of authorization from the City of Palmetto.

Attest:


Secretary

MALCOLM PIRNIE, INC.

By: 

Tonya Simmons, Associate
(Printed name/title)

Date 5/7/9

The City of Palmetto hereby authorizes the professional services outlined above at the method of compensation set forth above.

CITY OF PALMETTO, FLORIDA

By: _____

(Printed name/title) Date

EDENFIELD PROPERTY SITE ASSESSMENT AND REMEDIATION

Scope of Services

Project Background

The City of Palmetto owns a contaminated property located at 505 5th Street West, Palmetto, Florida. The property is commonly called the Edenfield property. Below is a summary of the property's ownership and knowledge of contamination:

- Tampa Southern Railroad owned the property from approximately 1940 to the early 1980s.
- Ownership of the property between 1980 and 1985 is unknown at this time.
- The Edenfield family purchased the property in 1985.
- The City purchased the property from the Edenfield family in 2001. Three environmental assessments were conducted on the property from 1997 through 2001 in association with the City's purchase of the property from the Edenfield family.
- Based on the previous assessments, the City hired SCS Engineers in 2003, to conduct a file review. The file review indicated the following:
 - West Coast Tomato, located immediately north of the subject property, has historically discharged process wastewater through a ditch located on the western portion of the property.
 - Domestic sewage had been discharged through the ditch located on the western portion of the property.
 - The use of this property by the Tampa Southern Railroad and to some extent, the discharges from West Coast Tomato and the domestic sewage discharges have likely resulted in contamination of the property.
 - The file review indicated that the lateral extent of soil and groundwater contamination needs to be delineated. The contaminants of concern are arsenic, lead, organics and pH.
- SCS Engineers completed a Limited Site Assessment Report (LSAR) for the City in January 2005. The LSAR concluded that arsenic was detected with concentrations exceeding industrial soil cleanup target levels (SCTLs) at several locations and

sediment samples collected from the ditch contained semi volatile organic compounds (SVOCs) in excess of SCTLs. The LSAR was submitted to the Florida Department of Environmental Protection (FDEP).

- In March 2008 the FDEP provided comments on the LSAR and concluded that additional assessment needed to be performed at the site. Specifically, the FDEP requested that groundwater be assessed for SVOC, polycyclic aromatic hydrocarbons (PAH), and arsenic and that the soil be assessed for SVOCs and arsenic. The FDEP requested that a Site Assessment Report Addendum (SARA) be submitted summarizing these additional assessment activities.
- Following the FDEP's request for a SARA, in an effort to show a responsible approach to site management, the City authorized Malcolm Pirnie, the Consultant, to develop a Site Security Plan (SSP) for the property. The SSP is near completion.

The City has requested that the Consultant prepare this scope and fee to provide the services associated with the preparation of a Site Assessment Plan.

Phase I – Site Assessment Plan

Task 1.1 - Document Review and Evaluation

A file review at the FDEP will be conducted for the property. Relevant and available files and correspondence will be reviewed. In addition, the Consultant will review files provided by the City regarding the subject property. The existing sampling data will be evaluated and used to prepare a Site Assessment Plan (SAP).

A letter report will be prepared summarizing the findings of the file review. The letter report will include a site history with respect to conditions resulting in onsite contamination and recommendations regarding additional site assessment.

Task 1.2 - Meeting with the City

Following the Document review, a meeting will be scheduled with the City to prepare for the FDEP meeting. The findings of the file review and the Consultants recommended site assessment approach with respect to soil, sediment, and groundwater sampling will be discussed with the City. The Consultant will provide an agenda prior to the meeting and will provide an electronic Meeting Summary to all attendees.

Task 1.3 - FDEP Meeting

The fee for this task assumes two members of the project team will attend an FDEP pre-submittal meeting with the City. The purpose of this meeting will be to discuss the history of the property, the previous assessments conducted, the sampling data that was compiled, and to confirm or modify the Consultant's plan for additional site assessment. The consultant will provide an electronic Meeting Summary to all attendees.

Task 1.4 - Preparation of Site Assessment Plan

After the FDEP meeting, the Consultant will prepare a SAP. The Plan will identify objectives of the site assessment such as:

- Establishing background conditions,
- Determining the relevant geologic and hydrologic characteristics of the site that could influence transport of contaminants,
- Determining the horizontal and vertical extent of the contamination in the soil and groundwater.

The Consultant will prepare Draft SAP for the City's review and comment. Following the City's review of the Draft SAP, the Consultant will address the City's comments into the Plan and finalize. The SAP will then be submitted to the FDEP for approval. Should the FDEP have comments or questions regarding the SAP, the Consultant will address them prior to initiating site assessment activities.

A site-specific Health and Safety Plan will be prepared for sampling activities in conjunction with the preparation of the SAP.

Phase I Deliverables:

- City Meeting Agenda and Summary
- FDEP Meeting Summary
- File Review and Recommended Assessment Letter Report
- Site Assessment Plan
- Health and Safety Plan

The Consultant will submit an invoice each month. For each task, the invoice will show the number of hours expended at each labor rate and an expense total per task will also be provided. A cover letter describing the project status and the services completed during the pay period will accompany the invoice.

