

TAB 2



City of Palmetto Agenda Item

Meeting Date

2/1/10

Presenter: Allen R. Tusing, Director

Department: Public Works

Title:

**Edenfield Property Phase II - Site Assessment Plan
Work Assignment #1- Change Order #1
COP Job # 93-142**

Elevated concentrations of arsenic and other constituents have been detected in selected monitoring wells and selected soil samples on the Edenfield Property. FDEP has requested that the City initiate evaluation monitoring and submit a Site Assessment Report (SAR) in accordance with Rule 62-780.600, F.A.C.. The City has performed historical site assessment related activities which has included the previous submission of a Limited SAR but under the promulgation of Rule 62.780, the FDEP requested that the City comply with the full extent of this rule and complete a SAR which addresses the specifics described in Rule 62.780.600.

Staff meet with FDEP on Dec. 11, 2009 to discuss the preparation of a Site Assessment Plan (SAP) and what remaining sampling indices will be needed to complete the SAR as described within the written plan section of the rule. The SAP was prepared by PBS&J and submitted to FDEP. The SAP was subsequently approved by FDEP. Phase II of this project consist of implementing the approved SAP.

The Edenfield Environmental Update was originally budgeted for in account 190 559 8212 - Community Renovation Program. In order to properly account for this project in the fixed asset system, budget will be moved to account 190 559 6100 - Land.

Budgeted Amount: \$67,559.21 **Budget Page No(s):** **Available Amount:** \$109,167.00 **Expenditure Amount:** \$0.00

Additional Budgetary Information: _____

Funding Source(s): 1905598212 **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:** _____

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A

Potential Motion/Direction Requested: Authorize the Mayor to execute Change Order #1 to Work Assignment #1 to implement the FDEP Site Assessment Plan for Edenfield Property

Staff Contact: Allen R. Tusing, Director

Attachments: - Change Order #1 for Work Assignment #1
- September 28, 2009 Commission Meeting Minutes
- May 4, 2009 Commission Meeting Minutes

**PBS&J
WORK ASSIGNMENT NO. 1
CHANGE ORDER NO. 1**

The City of Palmetto (City) and PBS&J (Consultant) have 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- Site Assessment Plan
COP Job No. 93-142

DESCRIPTION OF AUTHORIZED SERVICES: Implementation of the FDEP Approved Site Assessment Plan (SAP) for Edenfield property, which is further described in Exhibit A.


<u>Tasks</u>	<u>Estimated Cost</u>
1. Sampling & Data Assessment	\$ 55,369.00
2. Monitoring Well Design & Installation	\$ 6,522.21
3. Laboratory Analysis	\$ 5,668.00


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:

Lump Sum fee: \$67,559.21

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.

PBS&J

By: 
Michael D. Michewu VP 1/13/2010
(Printed name/title) Date

Attest:

Secretary

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

Exhibit A
EDENFIELD PROPERTY - SITE ASSESSMENT
COP Job No. 93-142

SCOPE OF SERVICES

I. GENERAL

Elevated concentrations of arsenic and other constituents have been detected in selected monitoring wells and selected soil samples on the Edenfield Property, located at 505 5th Street West in Palmetto, Florida. The Florida Department of Environmental Protection Southwest District has requested that the City initiate evaluation monitoring and submit a Site Assessment Report (SAR) in accordance with Rule 62-780.600, F.A.C., and the City has requested that PBS&J assist in this matter. The City has performed historical site assessment related activities which has included the previous submission of a Limited SAR but under the promulgation of Rule 62.780, the FDEP has requested that the City comply with the full extent of this rule and complete a SAR which addresses the specifics described in Rule 62.780.600. Since the City has entered into a dialogue with FDEP, the preparation of a Site Assessment Plan (SAP) has been requested that will describe what remaining sampling indices will be needed to complete the SAR as described within the written plan section of the rule. A SAP was prepared by PBS&J and submitted, on the behalf of the City of Palmetto, to FDEP. The SAP was subsequently approved by FDEP. Phase II of this project consist of implementing the approved SAP.

Certain elements of the SAP, including the historical site investigative research, approach for determination of the delineation of the arsenic on site, and delineation of other petroleum related indices will be included with the findings of the site investigative work as components necessary to complete the SAR as described in Rule 62.780.600. The tasks listed below will assist with completion of the sampling plan needed to comply with the requirements associated with the SAR.

II. SCOPE OF SERVICES

Task 1. Sampling and Data Assessment

PBS&J staff to coordinate with laboratory contractors performs field sampling, provide sampling quality control/quality assurance, document field activities, and analysis of field findings, analyze laboratory results, provide technical support, and prepare report (Site Assessment Report Addendum). Key elements of the scope of services are as follows:

- Conduct additional sampling in areas and media specifically requested by FDEP
- Comply with and perform any additional investigations required by Rule 62-780, FAC,

- Conduct limited additional investigations to support selection of remedial alternative(s),
- Perform a drinking water well survey (to comply w/ 62-780)
- Construct two geologic cross-sections for the site based on well logs
- Prepare a Site Assessment Report Addendum detailing results of investigation.

Task 2. Monitor Well Installation Activities

PBS&J will design and supervise installation of two new water table monitoring wells as specified by FDEP in the approved SAP. Activities associated with this Task include:

- Install 2 additional shallow wells as specified by FDEP (wells will be surveyed and will be installed with 30/65 sand pack and 0.008 screen to help control turbidity),
- Install 1 deeper monitoring well (well will be surveyed and will be installed with 30/65 sand pack and 0.008 screen to help control turbidity)
- Conduct slug tests on the 3 new wells (to comply w/ 62-780)
- All wells will be purged prior to any sampling activities,
- Sample all new wells and 1 existing well for arsenic and PAHs
- Check ORP and DO in groundwater to see if RD is a possibility

Task 3. Laboratory Analysis for Soil and Groundwater

FDEP has expressed interest in the current soil conditions in the vicinity of 12 specific former soil boring locations from the LSAR. 20 soil samples will be collected at depths of 2 feet and 4 feet (each) at selected locations throughout the site. 12 of these boring locations will be at the former soil borings of interest to FDEP. 2 of the deeper (2 feet and 4 feet) boring locations will be in the southeastern portion of the site. The remaining six deeper borings will be installed in areas to fill in gaps in the soil arsenic delineation.

- All soil samples will be analyzed for arsenic. Five representative samples from three distinct depth intervals (surface, 2 feet, and 4 feet) will undergo additional analyses for PAHs.
- Representative samples will be sieved and the retained fraction will be sampled and analyzed for arsenic and PAHs.
- A groundwater sample will be collected from each of the monitor wells (4) and submitted for laboratory analysis of selected parameters.
- Five representative samples from the 4 feet depth (just above the water table) will also undergo analysis for Speciated Arsenic. These samples will be retained from the samples collected during the initial soil assessment.