



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

EXECUTIVE SUMMARY

Date: February 10, 2020

To: Gregory Veliz, City Manager

From: Albiona Balliu, Senior Project Manager

Cc: Patti McLaughlin, Assistant City Manager
Mark Finigan, Finance Director
Steve McAlearney, Engineering Director

Subject: **Ratifying the City Manager's Emergency Procurement for** Garden View Apartments – Environmental Remediation of Former Mosquito Control Property

Action Statement

This resolution would ratify the City Manager's emergency procurement signed on February 7th, 2020, to approve additional environmental site assessment for the former Mosquito Control property at the proposed Garden View Apartments by TetraTech, Inc. (Tetra) in the amount of \$28,472.00. The emergency declaration was signed pursuant to code of ordinances section 2-797 (2) *emergency procurement*.

Background

City Commission Resolution 19-086 directed the City Manager "*to expedite the development and construction of affordable workforce housing at the entire 2.62-acre parcel on College Road.*" Subsequent to that resolution, William P. Horn Architect, P.A., developed conceptual plans for the project. The 2.62-acre parcel is to be sold to the Key West Housing Authority (KWH), who will construct and manage the complex.

KWH received an award letter to obtain state grant funding totaling \$11.6M and was invited to go into underwriting. They are currently in the underwriting process for the grant funding, which requires an environmentally clean site and Phase 1 and Phase 2 Environmental Reports. The City tasked Tetra under general service agreement to provide these reports. During the Phase II Environmental Report, Tetra discovered the former Mosquito Control chemical storage area is contaminated with organochlorine pesticides. The City tasked Tetra under general service contract to provide an assessment of the area. We received a draft of the pesticide contamination on February 4th, 2020. This report shows that the estimated plume is larger than originally estimated and Tetra will have to mobilize to collect additional samples to provide the total area

of contamination. Tetra has provided the City with a change order for \$28,472.00 to complete the assessment. The City and Tetra must determine a complete area of contamination in order to remove all contaminated soil, dispose of and replace with clean soil. The site must be remediated before construction of the project can begin.

The basis for approving the change order to Tetra is detailed as follows:

- The approval of this change order will keep the underwriting for the \$11.6M grant funding of the Garden View Apartments on schedule.
- Approval of this change order provides critical time for the completion of necessary pre-construction site-work. Mobilization will commence on February 13th, 2020, and not cause delay to the remediation that will follow the assessment.
- Tetra pricing is in accordance with their competitively bid, pre-existing General Environmental Services contract.

The emergency declaration was issued pursuant to code of ordinances 2-797 (2) emergency procurement where the City Manager may make emergency procurements of commodities or contractual services where the cost exceeds \$50,000.00 when there exists a clear and present threat to public health, property, welfare, safety or other substantial loss to the City.

Financial Issues

Construction of Affordable Housing at College Road will access Fund 104 Affordable Housing / Housing Admin / Repair and Maintenance, 104-5401-554.46.

Recommendation

Staff recommends ratifying the City Manager's emergency procurement for the contractual services for Tetra to provide additional site assessment measures necessary for a clean site of the former Mosquito Control Property for the proposed 104-unit Garden View Apartments in the amount of \$28,472.00.