



January 31, 2020

Ms. Albiona Balliu, P.E.
Sr Project Manager
City of Key West
1300 White Street
Key West, Florida 33040

SUBJECT: Proposal for Additional Site Assessment
5224 College Road, Former Mosquito Control Facility
Stock Island, Key West, Florida, 33040

1. INTRODUCTION

Tetra Tech, Inc. (Tt) is pleased to present this proposal to the City of Key West (City) to prepare additional Site Assessment (SA) for the College Road Affordable Housing project former Mosquito Control chemical storage area. The specific property is located at the 5224 block of College Road. The parcel is located within Section 34 of Township 67S, Range 25E, Monroe County, Stock Island, Key West, Florida. The entire project comprises a total area of +/- 2.66 acres and the former Mosquito Control property is 0.8 acres in size. The proposed College Road redevelopment is located approximately 3 miles east of the City of Key West, approximately 350 feet east of the Cow Key Channel and 1200 feet northwest of the College Road and Overseas Highway intersection in Monroe County, Florida.

It is our understanding that the subject property is proposed for redevelopment by the Florida Housing Authority under the College Road Affordable Housing Project. Based on the review of the conceptual site plan, the proposed development will consist of (3) raised three story multi-family residential structures with a total of 104 units. The conceptual plans included proposed: drainage, landscape, paved travel ways, parking, elevations, floor plans and various other pre-design components. A Phase I and II ESA was requested by the City to fulfill the requirements of the Florida Housing Finance Corporation (Verification of Environmental Safety Phase I and Phase II Certifications).

BACKGROUND

Recently, a Phase I ESA completed by Tetra Tech and submitted to the City on November 8, 2019, identified (2) Recognized Environmental Conditions (RECs). Based on our preliminary findings, Tetra Tech initially determined two areas of potential concern associated with the former Mosquito Control Parcel (5224 College Road) former pesticide chemical storage area and former

COIs at the site. The activities described in this section comprise the field activities and include the following:

- The advancement of (12) soil borings for the collection of soil samples. The collection of (11) soil borings to the south and of the former chemical storage area and (1) soil boring beneath the former Chemical Storage Building in the SB-112 location. The soil samples will be analyzed for EPA 8081 for Organochlorine Pesticides and the sample from the SB-112 location will also be analyzed using the TCLP method for disposal purposes.
- The installation of up to four monitoring wells. The well installation method will be via direct-push. The wells will be installed with 1" outer diameter PVC casing. For estimating purposes, we will assume water-table monitoring wells. It will be necessary to pre-drill locations with solid stem augers to penetrate any indurated lenses.
- Collection of groundwater samples from select existing and newly installed monitoring wells for EPA Method 8081 for Organochlorine Pesticides.
- The containerization and characterization of investigative derived wastes, i.e., soil cuttings, purge waters, and personal protective equipment (PPE).

Field investigation activities will be conducted in accordance with the FDEP Standard Operating Procedures (SOPs)(FDEP 2017). SOPs will be adhered to in the collection of samples, duplicates, and equipment blanks. The laboratory analyses will be performed by a National Environmental Laboratory Accreditation Conference (NELAC) certified laboratory.

UTILITY CLEARANCE

Tetra Tech or its contractor will contact the Sunshine State One-Call Center in order to locate on-site utilities. Care will be taken to avoid overhead power lines. Prior to advancing a direct-push boring the first four feet of the boring will be hand cleared to verify the absence of underground utilities.

SOIL AND GROUNDWATER SAMPLING

A direct-push/ auger rig will be used during the site assessment to assess potential soil and groundwater contamination at the site. Direct-push sampling will be conducted at various locations across the site. Proposed boring and well locations are shown on the attached Figure . These locations will be revised as necessary in the field (to avoid utility conflicts), and with the City's concurrence.

Soil samples from inside the former chemical storage area will also be analyzed by the Toxicity Characteristic Leaching Procedure (TCLP), EPA Method 1312/8081.

Additional monitor wells will be installed with the direct-push rig in the downgradient direction of the documented pesticide exceedances.

2. REPORTING

The deliverable for this project will be an addendum to the Site Assessment Report (SA). An outline is shown below:

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require additional information, please feel free to contact the undersigned at your earliest convenience.

Respectfully Submitted,
Tetra Tech, Inc.

A handwritten signature in cursive script, appearing to read "David Frodsham".

Dave Frodsham, P.E.
Project Manager

Ms. Albiona Balliu, P.E.
January 31, 2020

College Road Site Assessment Additional
CONTRACT OR PROJECT NAME

David Frodsham

By (PRINT NAME)

Project Manager
TITLE

1/31/20
SIGNATURE DATE

Accepted By:

[Signature]
CLIENT

GREGORY D. VELIZ
BY (PRINT NAME)

City Manager
TITLE

2/6/20
SIGNATURE DATE