



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

Date: October 29, 2019

To: Greg Veliz, City Manager

From: Albiona Balliu, Senior Project Manager

Cc: Mark Finigan, Finance Director
Steve McAlearney, Engineering Director

Subject: College Road Affordable Housing – Mosquito Control Remediation

Action Statement

Approve the procurement of exempt contractual services for TetraTech (Tetra) to provide remedial measures necessary for a clean site for the proposed 104-unit College Road Affordable Housing (Project), in the amount of \$283,381.00, pursuant to section 2-797 (4)b of the City of Key West Code of Ordinances.

Background

City Commission Resolution 19-086 directed the City Manager to “*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 for the Project is to be sold to the Key West Housing Authority (KWH), who will construct and manage the complex.

The Florida Department of Environment Protection (FDEP) has documented and identified a source of petroleum-based soil contamination on the former Mosquito Control site. FDEP requires that the contaminated petroleum-based soil be removed, and the site be restored before the site is developed. Tetra, tasked by the City, prepared and provided a source removal plan that was approved by FDEP on October 18th, 2019. The Tetra source removal plan includes removal of all petroleum contaminated soil, disposal and replacement with clean soil. The site remediation must take place before the construction of the Project can begin.

KWH received an award letter to receive state grant funding totaling \$11.6M and was invited to go into underwriting for the Project. They are currently in the underwriting process for the grant funding, which requires an environmentally clean site for the Project. Before the KWH receives state funding to build the Project, the City is required to complete the remediation.

Purpose and Justification

Staff requests that the City Manager approve this action procuring exempt contractual services, to be ratified by presentation to the City Commission. The basis for declaring exempt contractual services is detailed as follows:

- Award of this work provides critical time for the completion of necessary pre-construction site-work.
- There are exceptional circumstances as the City and KWHHA are scheduled to advertise for bid solicitation for the Project in the first week of November. To prevent delays to the sale of the property to KWHHA and the grant funding award, it is in the best interest of the city to expedite the remediation of the property.
- Tetra pricing is in accordance with their competitively bid, pre-existing General Environmental Services contract.
- Tetra solicited three (3) bids for the excavation portion of the contract and selected the lowest bidder.

This resolution supports Key West Strategic Plan Economy Goal #2: *Commercial and residential (re) development that is appropriate to a small city and enhances the sociability of neighborhoods* and Quality of Life Goal #2: *Options for housing are available to meet the needs of our population demographic.*

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 approving procurement of exempt contractual services for TetraTech to provide remediation of the former Mosquito Control Property for the proposed 104-unit College Road Affordable Housing in the amount of \$283,381.00 pursuant to Section 2-797 (4)b of the City of Key West Code of Ordinances.