



THE CITY OF KEY WEST

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EXECUTIVE SUMMARY

Date: June 8, 2020

To: Gregory Veliz, City Manager

From: Albiona Balliu, Senior Project Manager

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

Action Statement

Request the City Commission ratify the procurement of an emergency change order in the total amount of \$32,626 to TetraTech Inc (Tetra) for additional petroleum contaminated soil removal (\$25,986) and to provide specifications (\$6,640) for the contractor during construction at the former Mosquito Control property being developed as the Garden View Apartments.

Justification:

The Florida Department of Environmental 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, under Resolution 19-332, provided petroleum contaminated soil removal at the former Mosquito Control property. Tetra's source removal plan included removal of all petroleum contaminated soil, disposal and replacement with clean soil. Due to contaminated soil beyond the boundary of their original contract, an additional 170.74 tons was excavated at a cost of \$25,986, nine (9) percent of the original contract. The original contract remediation fee was \$283,381.

Additionally, the ground water at the remediated site requires contractors to follow specific procedures during the construction phase. Tetra provided specifications for environmental procedures for the contractor to follow during construction at a cost of \$6,640.

- Approval of this change order saved de-mobilization and re-mobilization costs and accelerated the project by at least four weeks.
- The Change Order unit costs are as previously agreed upon in Tetra's competitively bid general services environmental contract and the scope and effort of the additional excavation

is considered reasonable and necessary for FDEP approval of the site. Additionally, 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 demographics.*

Financial Issues

Construction of Affordable Housing at College Road will access Fund 104 Affordable Housing/Housing Admin / Repair and Maintenance, 104-5401-554.31.

Recommendation

Engineering requests City Commission ratify the procurement of an emergency change order from Tetra to provide a complete remediation of petroleum contaminated soil and specifications for construction at the proposed Affordable Housing site in the amount of \$32,626.