



THE CITY OF KEY WEST

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

EXECUTIVE SUMMARY

Date: May 10, 2021

To: Patti McLaughlin, Interim City Manager

From: Albiona Balliu, Sr. Project Manager
Mark Finigan, Finance Director
Steve McAlearney, Director of Engineering

Subject: **Approve a Task Order to Tetra Tech Inc (Tetra) for remediation of contaminated soil on Florida Keys Aqueduct Authority (FKAA) property adjacent to Garden View Apartments property**

Action Statement

Request the City Commission approve a task order in the amount of \$113,200.00 to Tetra for contaminated soil removal on FKAA property adjacent to Garden View Apartments property.

Purpose and Justification:

Resolution 18-126 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.*” Subsequently, Tetra was hired under their general services contract (Resolution 20-039) to perform an environmental assessment of the property.

The Florida Department of Environment Protection (FDEP) has identified and documented a source of **petroleum-based** soil contamination. FDEP requires that the contaminated petroleum-based soil be removed, and the site be restored before it is developed. Tetra, tasked by the City (Resolution 19-332) started remediation on March 16th, 2020 and completed on March 27th, 2020. City has received a closure letter from FDEP regarding **petroleum-based** soil contamination at the property.

Tetra discovered **pesticide-based** contamination while performing Phase I & II Environmental Reports required for underwriting. The City then tasked Tetra to provide an assessment of the chemical contamination including boundaries. Tetra under Resolution 20-063 was tasked to remove all pesticide contaminated soil on the Garden View property. This remediation was completed July 17th, 2020.

FDEP then directed City to remediate contaminated soils on adjacent FKAA property, despite testing that showed FKAA soils were clean to commercial use standards. This resolution authorizes that remediation. Upon completion, the City will be able to request a closure letter from FDEP for the adjacent FKAA property, which is the final step in the Garden View cleanup.

- Approval of this task order will keep the underwriting for the \$11.6M grant funding of the Garden View Apartments on schedule.
- Unit costs are as previously agreed upon in Tetra's competitively bid general environmental services contract and the scope and effort of the additional excavation is considered reasonable and necessary for a FDEP closure letter for 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

This task order and proposed scope of work will require a transfer from Fund 104 Affordable Housing Trust Fund / Reserve, 104-5401-5598.03 to Fund 104 Affordable Housing Trust Fund/ Professional Services 104-5401-554.31. The total cost for this task order is \$113,200.00 of which \$39,458.00 is a reserve and will only be expended if needed.

Recommendation

Engineering recommends approving task order from Tetra to provide a complete remediation of contaminated soil in the amount of \$113,200.00 and authorize the Interim City Manager to execute necessary documents.