

September 22, 2014 (Revised December 29, 2014)



Nick Mimms, PE
City of Ft. Pierce
Deputy City Manager
100 North US 1
Ft. Pierce, FL 34954

RE: Proposal for Limited Interim Source Removal using Supplemental RLF
Funding
Former H.D. King Site Parcel #1, Ft. Pierce

Cardno

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Dear Mr. Mimms:

Cardno is pleased to submit this technical and cost proposal for conducting limited Interim Source Removal (ISR) activities on Parcel #1 of the former HD King Power Plant site on behalf of the Ft. Pierce Redevelopment Agency (FPRA).

BACKGROUND

Cardno has completed the 2014 ISR program, detailed in the approved February 14, 2014 proposal, in accordance with the Notice to Proceed issued March 25, 2014. As you are aware, additional deeper soil contamination and areas of free-phase petroleum product were encountered below the design depth of 4.5 feet during implementation of the 2014 soil removal program. In addition, areas of landfill debris (wood, brick, metal, bottles, auto parts, etc.), product piping, large concrete footers/sumps, the former intake and outfall canal structures and former sheet-pile coffer dam/retaining wall for the +/-1,000,000 gallon AST were uncovered during the course of the soil removal program. The canal structures and retaining wall were not removed as these structures extend more than 10 feet below grade and could not be removed with available equipment.

Due to the estimated costs to complete the remaining work in 2015 being close to 2 million dollars, it is our understanding that the City would like to split the remaining work between 2015 and 2016. Splitting the effort over two years should allow recovery of substantial additional voluntary cleanup tax credits (VCTCs). To further support the project, supplemental RLF funds have been secured by Treasure Coast Regional Planning Council (TCRPC) and it is our understanding that the City intends to execute a RLF loan for an additional \$400,000 to supplement the required funding for 2015.

The following scope of services details proposed interim source removal (ISR) activities to be conducted concurrently with the ISR work outlined in a separate September 22, 2014 proposal (which was also revised December 29, 2014) for the remainder of the 2015 excavation activities. Collectively these two proposals detail the RLF funded and City funded portions of the work to remove approximately ½ of the remaining identified soil impacts on Parcel 1 during 2015.

SCOPE OF WORK

This work is proposed to be completed in conjunction with the larger source removal project being funded directly by the City of Ft. Pierce. Cardno will provide environmental project oversight for the removal of PCB/hydrocarbon contaminated soil as part of the interim source removal activities. Costs associated with mobilization/demobilization, post-excavation confirmatory sampling, reporting and project management will be covered as part of the larger remediation project, detailed in the companion proposal also submitted on September 22, 2014 (revised December 29, 2014). Funding from the TCRPC supplemental RLF will be utilized for a portion of the 2015 Cardno excavation oversight labor, soil excavation, transportation and disposal costs, backfill and compaction cost, and disposal of previously excavated concrete and asbestos pipe (currently staged onsite).

Soil will be direct loaded into dump/mini-wheeler trucks for transport to an approved/permitted landfill. Costs presented below assume that this portion of the proposed soil removal will be conducted as part of the larger source removal project, wherein an estimated total of 7,525 tons of contaminated soil will be removed during 2015. If this work is conducted separately due to delays in funding of the overall project, additional costs will be incurred for confirmatory sampling, mobilization/demobilization, handling and sampling of clean overburden, erosion control and reporting. The cost for the additional services, if necessary, will be covered by reducing the proposed amount of soil to be removed during this phase of the excavation activities.

Note: As part of the larger project, post-excavation confirmatory laboratory analytical sampling will be conducted to verify removal of impacts to the appropriate regulatory criteria. Post-excavation confirmatory soil samples will be collected from the sidewalls of the excavation at 25 ft intervals along the perimeter of the excavation. Samples will be collected at the mid-point of the sidewall at each sample location. In areas where the excavations do not encounter the water table, base samples will be collected from the center point of every 40 ft by 40 ft area excavated. Post-excavation confirmatory samples will be analyzed for PCB/petroleum hydrocarbons (historical impacts) only. Please note that final sampling protocols may be revised based on FDEP negotiations/requirements and associated costs will be adjusted accordingly.

At the conclusion of the larger removal project, an ISR report will be prepared documenting the removal activities and results of post-excavation confirmatory sampling. Disposal costs presented assume the soil can be disposed of as non-hazardous in a municipal landfill. Costs for the reporting and confirmatory sampling are included in the September 22, 2014 proposal (also revised December 29, 2014) outlining the City funded portion of the 2015 work.

SCHEDULE OF COMPENSATION

Task I – Excavation, Transportation and Disposal of up to 4,308.10 tons of soil @\$68.5/ton.....	\$295,105
Cardno Excavation Labor, per diem & Expenses based on 4,308.1 tons @ \$7.05/ton...	\$30,372
Asbestos Pipe Disposal est. 40 tons @\$43/ton.....	\$1,720
Roll-Off Containers for Asbestos Pipe Disposal (2@\$575 each).....	\$1,150
Concrete Disposal (existing Stockpiled Concrete) (est. 7 loads @\$530/load)	\$3,710
Equipment rental to break up large concrete (track-hoe w/hydraulic hammer)	<u>\$6,000</u>
Task I Subtotal:	\$ 338,057

Task II – Backfill and Compaction (4,308.10 cubic yards @ \$10.20/cubic yard).....	\$43,943
Geotech Compaction Oversight & Density Testing (15 days @\$1,200/day)	\$18,000
	Task II Subtotal: \$61,943

PROJECT TOTAL: \$400,000

PROPOSED PROJECT SCHEDULE

Within one to two weeks following notice to proceed on the overall 2015 source removal project (outlined in the other September 22, 2014 proposal [Revised December 29, 2014]), Cardno will mobilize to the site to begin source removal activities. A tentative project schedule is further outlined below and will be adjusted based on notice-to-proceed (NTP):

- Notice to Proceed – January 31, 2015
- 50% Task I – February 28, 2015
- 100% of Task I – March 31, 2015
- 100% of Task II – April 30, 2015

The portion of the source removal activities covered by this proposal will be completed by April 30, 2015, assuming ISR work begins by February 5, 2015.

The project will be billed on a lump sum basis. If this proposal meets with your approval, your signature below will authorize Cardno to begin scheduling of field activities and subcontracted services. Work performed for this project will be in compliance with the current Agreement for Consulting Services contract with the FPRA.

After review of the scope of services, please call me or Greg Schultz at 727.531.3505, if you have any questions.

Sincerely,

Approved by:



Rick Hagberg, PG
Director
For Cardno
Email: Richard.Hagberg@Cardno.com

Signed by: _____
Title: _____
Date: _____