

September 30, 2015 (revised 3/4/16)



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 2015 Interim Source Removal (ISR) program, detailed in recently submitted 2015 ISR Report dated August 31, 2015. A total of 9,619.78 tons of contaminated soil was successfully removed for off-site disposal at the Okeechobee landfill. As with prior ISR events, additional deeper soils with heavy petroleum impacts and free-phase petroleum product were encountered below the design depth of 4.5 feet. Based on the extent of the deeper impacts encountered during the 2015 removal program, prior test pit data from the proposed 2016 removal area was re-evaluated and the estimated mass of contaminated soil requiring removal in 2016 was revised to 10,000 tons.

One year of groundwater monitoring was completed with the semi-annual sampling event conducted in June 2015. Based on the results of that event and on prior data, Cardno recommended in the 2015 ISR report that the groundwater monitoring be discontinued and the monitor wells be abandoned. While this approach is consistent with discussions with FDEP at our last meeting, the final recommendation to discontinue groundwater sampling has not been approved by FDEP as of the date this proposal was prepared. Costs for any additional groundwater sampling, if required by FDEP, are not included in this proposal.

Based on conversations with Treasure Coast Regional Planning Council (TCRPC) and City representatives, it is our understanding that an additional \$300,000 Revolving Loan Fund (RLF) loan will be utilized to fund a portion of the activities required in 2016. 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 30, 2015 proposal for the remainder of the 2016 excavation activities. Collectively these two proposals detail the RLF funded and City funded portions of the work to remove the final remaining identified soil impacts on Parcel 1

during early 2016. If the RLF funding is not secured, costs detailed in this proposal will be combined into a single revised proposal to be covered under City funding.

**PROPOSED 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, backfilling and compaction, concrete removal/disposal, geotechnical compaction density testing, 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 30, 2015. Funding from the TCRPC supplemental RLF will be utilized for a portion of the 2016 Cardno excavation oversight labor, soil excavation, transportation and disposal costs only.

A total of 3,970.88 tons of contaminated 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 additional 6,029.12 tons of contaminated soil will be removed during 2016 (total combined tonnage to be removed in 2016 is 10,000 tons). If this work is conducted separately due to delays in funding of the overall project, additional costs may be incurred for confirmatory sampling, mobilization/demobilization, handling and sampling of clean overburden, erosion control and reporting.

*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 50 ft by 50 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 30, 2015 companion proposal outlining the City funded portion of the 2016 work.*

**SCHEDULE OF COMPENSATION**

Excavation, Transportation and Disposal of up to 3,970.88 tons of soil @\$68.50/ton .....\$272,005  
Cardno Excavation Labor, per diem & Expenses based on 4,308.1 tons @ \$7.05/ton.....\$27,995

**PROJECT TOTAL: \$300,000**

**PROPOSED PROJECT SCHEDULE**

As discussed in the companion City funded proposal, Notice to Proceed (NTP) is anticipated in October 2015 to allow seawall design phase services to be completed in 2015. Construction and 2016 ISR activities will not be initiated until 2016 to allow maximum Voluntary Cleanup Tax Credit (VCTC)

recovery on eligible remedial expenses. Cardno will mobilize to the site to begin source removal activities covered under this proposal in January 2016. A tentative project schedule is further outlined below and will be adjusted based on the actual notice-to-proceed (NTP) date:

- Notice to Proceed – ~~October 2015~~ Revised based on 12/16/15 NTP
- 100% Complete – ~~February 5, 2016~~ Revised to April 29, 2016 based on NTP

The portion of the source removal activities covered by this proposal will be completed by ~~February 5, 2016, assuming ISR work begins by January 18, 2016.~~ April 29, 2016 based on 12/16/15 NTP

The project will be billed on a lump sum basis. Work performed for this project will be in compliance with the current Agreement for Consulting Services contract with the FPRA. As with prior ISR phases involving federal funding, Davis-Bacon Act requirements will be followed for work conducted under this proposal.

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](mailto:Richard.Hagberg@Cardno.com)

Signed by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_