

## MEMORANDUM

October 2, 2018

TO: Otis Thomas, General Services Director  
Jeff English, Purchasing Agent

THRU: Andrew Jean-Pierre, Finance Director

FROM: Horacio Danovich, CIP Manager

RE: Bid E-47-18 - 11-Acre Park Remediation Efforts

Staff has reviewed the tabulated results of the above referenced bid and wishes to recommend Terracon Consultants, Inc., the lowest, most responsive bidder to be awarded a contract in the sum of \$896,724.00 including \$100,000.00 in owner's contingency. Staff has had an opportunity to contact the provided references and verified the firm to be a company with the qualities and track record necessary to deliver this project as intended.

This project entails remediation of an 11-acre site located on NW 31<sup>st</sup> Avenue north of Atlantic Boulevard (see Location Map).

Below is information provided to the City Commission in July 2018 regarding the needs and warrants for this project:

"On March 27, 2018, via Resolution 2018-123, the City entered into a Memorandum of Understanding (MOU) agreement with Azur Equities LLC, a.k.a. Floridians FC ("Azur") to build a model sports facility. Staff suspected the site would need environmental remediation. The MOU included verbiage whereas the City is responsible to prepare a Remedial Action Plan (RAP) and conduct necessary remediation to the site prior to any development activities."

The Treasure Coast Regional Planning Council/South Florida Regional Planning Council (TCRPC/SFRPC), acting on behalf of the Environmental Protection Agency (EPA), helped fund Phase I/Phase II studies free of charge. The agency retained Cardno, Inc. ("Cardno") to assist with the analysis. Cardno prepared a **Combined Site Assessment Report Interim Source Removal Plan and Analysis of Brownfields Cleanup Alternatives** (May 2017) to determine the extents of existing Recognized Environmental Concerns (REC) within the boundaries of the 11-acre site and the former

Sabals Golf Course. The report concluded “arsenic impacts to soil above residential direct exposure (RDE) soil cleanup target levels (SCTLs), and (to a lesser degree) above the recreational land use are widespread throughout the site. Dieldrin, a product used in the past as an insecticide, with impacts above SCTLs was also encountered; however, Dieldrin impacts were limited to former green locations.”

Based on these results, the consultant recommended a soil remediation plan. A total of 68,156 square feet (SF) are proposed for removal from land surface to 2' below the surface. On December 1, 2017, the site was designated as a Brownfield. This paved the way to eliminate the City as a Potential Responsible Party (PRP) of any previous contamination. Subsequently, a Brownfield Site Rehabilitation Agreement (BSRA) was entered into with Broward County whereas the City agreed to remediate the site.”

Considering the City's MOU with Azur stipulates conditions to remediate the site on/or before May 2019, staff believes it is in the City's best interest to conduct remediation efforts without delay. Assuming the process stays on track and the City receives proper authorization from Broward County to conduct remediation efforts in 2018, the entire contract amount would be eligible for tax credits during the 2018 calendar year with a chance to receive funds back as early as 2021. Said tax credits would allow the City to recover as much 75% of the expense (\$670k).

Staff recommends approval to proceed with an award as described above.