

# ST. PETERSBURG CITY COUNCIL

## Report

Meeting of August 4, 2022

**TO:** The Honorable Gina Driscoll, Chair and Members of City Council

**SUBJECT:** A Resolution authorizing the Mayor or his designee to execute Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. (A/E) for A/E to provide (i) Supplemental Soil Assessment of TRPH, (ii) Supplemental Assessment of TRPH in Groundwater, (iii) Background Study of PAHs in Soil, (iv) Site Assessment Status Report, (v) Interim Source Removal Plan, (vi) Environmental Technical Specifications and Plans, (vii) Soil Management Completion Report, (viii) Institutional Control and Engineering Control Package, and (ix) BSRA support related to the Commerce Park/Deuces Rising – Phase I Environmental Site Assessment Project in an amount not to exceed \$190,869.80; providing that the total Task Order, as revised and amended, shall not exceed \$346,703.30 (ECID Project No. 20205-019; Oracle Nos. 16670, 17619, 17620, 18224, 18286); approving the rescission of an unencumbered appropriation in the South St. Petersburg Redevelopment District Fund (1104) in the amount of \$212,870 from the Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609); approving a transfer in the amount of \$212,870 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104), resulting from the above rescission, to the Tax Increment Financing Capital Improvement Fund (3005); approving a supplemental appropriation in the amount of \$212,870 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286) to cover the cost of this Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S), as revised and amended, and other project related costs; and providing an effective date.

**EXPLANATION:** Work under this Task Order and Amendments by the A/E are to fully comply with FAC 62-780 and can be summarized as:

- Original Task Order           Phase I Analysis to conduct site investigation for potential for contaminants
- Amendment No 1           Phase II Analysis to assess the locations of contaminants
- Amendment No 2           Phase II Analysis to investigate for additional locations of contaminants
- Amendment No 3           Delineation of the actual locations of contaminants
- Amendment No 4           Develop construction plans and pursue site closure

*The A/E will mobilize to the site and conduct a series of soil borings to collect soil samples at various depth intervals across the site. Additionally, groundwater samples will be collected from on-site monitoring wells. Soil and groundwater samples will be analyzed for various contaminants. All site assessment work will be completed according the FDEP SOPs. Additionally, the A/E will prepare an Interim Source Removal Plan and Environmental Technical Specifications and Plans to support the construction activities to take place on-site. The A/E will also develop a Soil Management Completion Report as well as an Institutional Control and Engineering Control Package for Submittal to the FDEP. All work is being done in an effort to pursue Site Closure through FAC 62-780.*

On May 31, 2019, the City of St. Petersburg, Florida (“City”) and Cardno, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for environmental service projects.

On June 8, 2020, Administration approved Task Order No. 19-05-CAR/ENV(S) in the amount of \$3,601 which provided for professional engineering services including but not limited to preparing a Phase I Environmental Site Assessment (“ESA”) for the subject property.

On November 25, 2020, Administration approved Amendment No. 1 in the amount of \$41,445.93 which provided for professional engineering services including but not limited to conducting environmental site assessment and preparing a Phase II ESA.

On March 22, 2021, Administration approved Amendment No. 2 in the amount of \$47,782.21 which provided for continued services for site assessment and Phase II ESA preparation.

On December 15, 2021, City Council approved Amendment No. 3 in the amount of \$63,004.36 which provided for professional engineering services including but not limited to additional site assessment services to fully comply with FAC 62-780 Site Assessment Criteria, in an effort to pursue Site Closure.

On March 15, 2022, Administration approved Revision No. 1, authorizing \$3,873.00 to be utilized from the allowance for continued services for site assessment activities.

Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S) in the amount of \$190,870.00 shall provide professional engineering services including but not limited to; additional site assessment services to fully comply with FAC 62-780 Site Assessment Criteria, preparing an Interim Source Removal Plan and Environmental Technical Specifications and associated Plans to support construction activities, and provide assistance with a Brownfield Site Rehabilitation Agreement. This Amendment includes a \$17,352.00 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 19-05-CAR/ENV(s), Amendment No. 1, Amendment No. 2, Amendment No. 3, Revision No. 1 and Amendment No. 4 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Phase I Environmental Site Assessment	\$ 3,601.00	\$ 3,601.00
Amendment No. 1	Geophysical Survey	\$ 4,348.51	\$ 4,348.51
	Soil and Groundwater Assessment	\$24,349.72	\$24,349.72
	Report Preparation	\$ 8,747.70	\$ 8,747.70
	Allowance	\$ 4,000.00	
Amendment No. 2	Geophysical Survey - Continued Services	\$ 210.00	\$ 210.00
	Soil and Groundwater Assessment - Additional Services	\$38,215.70	\$38,215.70
	Report Preparation - Additional Services	\$ 5,356.51	\$ 5,356.51
	Allowance	\$ 4,000.00	
Amendment No. 3	AOC 1 - Supplemental Soil Assessment of TRPH and PAHs in Soil	\$18,333.11	\$18,333.11

	AOC 2 & 3 - Supplemental Assessment of PAHs in Soil	\$ 8,053.61	\$ 8,053.61	
	AOC 4 0 Supplemental Assessment of PAHs in Soil	\$ 8,715.11	\$ 8,715.11	
	AOC 1 & 4 - Well Installation and Groundwater Monitoring	\$ 5,240.21	\$ 5,240.21	
	Site Assessment Report Preparation and 95% UCL Re-evaluation Allowance	\$16,934.65	\$16,934.65	
		\$ 5,727.67		
Revision No. 1	Monitor Well Conversion		\$ 3,873.00	(From Allowance)
Amendment No. 4	AOC 1 - Supplemental Soil Assessment of TRPH	\$17,238.70		(New)
	Supplemental Assessment of TRPH in Groundwater	\$11,335.00		(New)
	Background Study of PAHs in Soil	\$23,103.25		(New)
	Site Assessment Status Report	\$14,824.15		(New)
	Interim Source Removal Plan	\$15,914.93		(New)
	Environmental Technical Specifications and Plans	\$25,429.79		(New)
	Soil Management Completion Report	\$15,139.37		(New)
	Institutional Control and Engineering Control Package	\$40,005.09		(New)
	BSRA Support	\$10,527.52		(New)
	Allowance	\$17,352.00		(New)
	<b>Total</b>	<b>\$346,703.30</b>	<b>\$142,105.83</b>	

*A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order, this would include environmental oversight to insure proper implementation of the Environmental Technical Specifications and Plans.*

*Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.*

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. (A/E) for A/E to provide (i) Supplemental Soil Assessment of TRPH, (ii) Supplemental Assessment of TRPH in Groundwater, (iii) Background Study of PAHs in Soil, (iv) Site Assessment Status Report, (v) Interim Source Removal Plan, (vi) Environmental Technical Specifications and Plans, (vii) Soil Management Completion Report, (viii) Institutional Control and Engineering Control Package, and (ix)

BSRA support related to the Commerce Park/Deuces Rising – Phase I Environmental Site Assessment Project in an amount not to exceed \$190,869.80; providing that the total Task Order, as revised and amended, shall not exceed \$346,703.30 (ECID Project No. 20205-019; Oracle Nos. 16670, 17619, 17620, 18224, 18286); approving the rescission of an unencumbered appropriation in the South St. Petersburg Redevelopment District Fund (1104) in the amount of \$212,870 from the Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609); approving a transfer in the amount of \$212,870 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104), resulting from the above rescission, to the Tax Increment Financing Capital Improvement Fund (3005); approving a supplemental appropriation in the amount of \$212,870 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286) to cover the cost of this Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S), as revised and amended, and other project related costs; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding has been previously appropriated in the Housing Capital Improvements Fund (3000), Affordable Workforce Housing Project (16670), Deuces T/H & Comm Development Project (18286) and Water Resources Capital Projects Fund (4003), SAN Commerce Park FY21 Project (18224) . Additional funding will be available after the approval of a rescission of an unencumbered appropriation in the amount \$212,870 from the South St. Petersburg Redevelopment District Fund (1104), Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609), approval of a transfer in the amount of \$212,870 from the South St. Petersburg Redevelopment District Fund (1104), resulting from the above rescission, to the Tax Increment Financing Capital Improvement Fund (3005), approval of a supplemental appropriation in the amount of \$212,870 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286) to cover the cost of the fourth amendment and other project related costs.

**ATTACHMENTS:** Resolution  
Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S)

RESOLUTION 2022-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 4 TO TASK ORDER NO. 19-05-CAR/ENV(S), AS REVISED AND AMENDED, TO THE ARCHITECT/ ENGINEERING AGREEMENT DATED MAY 31, 2019, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND CARDNO, INC. (A/E) FOR A/E TO PROVIDE (I) SUPPLEMENTAL SOIL ASSESSMENT OF TRPH, (II) SUPPLEMENTAL ASSESSMENT OF TRPH IN GROUNDWATER, (III) BACKGROUND STUDY OF PAHS IN SOIL, (IV) SITE ASSESSMENT STATUS REPORT, (V) INTERIM SOURCE REMOVAL PLAN, (VI) ENVIRONMENTAL TECHNICAL SPECIFICATIONS AND PLANS, (VII) SOIL MANAGEMENT COMPLETION REPORT, (VIII) INSTITUTIONAL CONTROL AND ENGINEERING CONTROL PACKAGE, AND (IX) BSRA SUPPORT RELATED TO THE COMMERCE PARK/DEUCES RISING – PHASE I ENVIRONMENTAL SITE ASSESSMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$190,869.80; PROVIDING THAT THE TOTAL TASK ORDER, AS REVISED AND AMENDED, SHALL NOT EXCEED \$346,703.30 (ECID PROJECT NO. 20205-019; ORACLE NOS. 16670, 17619, 17620, 18224, 18286); APPROVING THE RESCISSION OF AN UNENCUMBERED APPROPRIATION IN THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104) IN THE AMOUNT OF \$212,870 FROM THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT, ECONOMIC AND WORKFORCE DEVELOPMENT DIVISION (375-2609); APPROVING A TRANSFER IN THE AMOUNT OF \$212,870 FROM THE UNAPPROPRIATED BALANCE OF THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104), RESULTING FROM THE ABOVE RESCISSION, TO THE TAX INCREMENT FINANCING CAPITAL IMPROVEMENT FUND (3005); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$212,870 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE TAX INCREMENT FINANCING CAPITAL IMPROVEMENT FUND (3005), RESULTING FROM THE ABOVE TRANSFER, TO THE DEUCES T/H & COMM DEVELOPMENT PROJECT (18286) TO COVER THE COST OF THIS AMENDMENT NO. 4 TO TASK ORDER NO. 19-05-CAR/ENV(S), AS REVISED AND AMENDED, AND OTHER PROJECT RELATED COSTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Cardno, Inc. (“A/E”) executed an architect/engineering on May 31, 2019, for A/E to provide professional planning and study activities on a continuing basis related to miscellaneous Environmental Services Projects; and

WHEREAS, on August 22, 2019, the City and A/E executed the First Amendment to the Agreement; and

WHEREAS, on June 8, 2020, Administration approved Task Order No. 19-05-CAR/ENV(S) (“Task Order”) for the A/E to provide a Phase I Environmental Site Assessment (“ESA”) related to the Commerce Park/Deuces Rising – Phase I Environmental Site Assessment Project (“Project”) in an amount not to exceed \$3,601; and

WHEREAS, on November 25, 2020, Administration approved Amendment No. 1 to the Task Order for A/E to provide environmental site assessment and preparing a Phase II ESA for the Project in an amount not to exceed \$41,455.93, which amount included an allowance in the amount of \$4,000; and

WHEREAS, on March 22, 2021, Administration approved Amendment No. 2 to the Task Order, as amended, for A/E to provide continued services for site assessment and Phase II ESA preparation for the Project in an amount not to exceed \$47,782.21, which amount included an allowance in the amount \$4,000; and

WHEREAS, on December 15, 2021, City Council approved Amendment No. 3 to the Task Order, as amended, for A/E to provide additional site assessment services to fully comply with FAC 62-780 Site Assessment Criteria in an effort to pursue site closure for the Project in an amount not to exceed \$63,004.36, which amount included an allowance in the amount of \$5,727.67; and

WHEREAS, on March 15, 2022, Administration approved Revision No. 1 to the Task Order, as amended, for A/E to provide continued services for site assessment activities for the Project in an amount not to exceed \$3,873 (from the previously approved allowance); and

WHEREAS, Administration desires to issue Amendment No. 4 to the Task Order, as revised and amended, for A/E to provide (i) supplemental soil assessment of TRPH, (ii) supplemental assessment of TRPH in groundwater, (iii) background study of PAHs in soil, (iv) site assessment status report; (v) interim source removal plan, (vi) environmental technical specifications and plans, (vii) soil management completion report, (viii) institutional control and engineering control package, and (ix) BSRA support related to the Project in an amount not to exceed \$190,869.80, which amount includes an allowance in the amount of \$17,352; and

WHEREAS, funding for Amendment No. 4 to the Task Order, as revised and amended, and other Project related costs will be available after (i) approving the rescission of an unencumbered appropriation in the South St. Petersburg Redevelopment District Fund (1104) in the amount of \$212,870 from the Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609), (ii) approving a transfer in the amount of \$212,870 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104), resulting from the above rescission, to the Tax Increment Financing Capital Improvement Fund (3005), and (iii)

approving a supplemental appropriation in the amount of \$212,870 from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Amendment No. 4 to Task Order No. 19-05-CAR/ENV(S), as revised and amended, to the architect/ engineering agreement dated May 31, 2019, as amended, between the City of St. Petersburg, Florida and Cardno, Inc. (A/E) for A/E to provide (i) supplemental soil assessment of TRPH, (ii) supplemental assessment of TRPH in groundwater, (iii) background study of PAHs in soil, (iv) site assessment status report, (v) interim source removal plan, (vi) environmental technical specifications and plans, (vii) soil management completion report, (viii) institutional control and engineering control package, and (ix) BSRA support related to the Commerce Park/Deuces Rising – Phase I Environmental Site Assessment Project in an amount not to exceed \$190,869.80.

BE IT FURTHER RESOLVED that the total Task Order, as revised and amended, shall not exceed \$346,703.30.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the South St. Petersburg Redevelopment District Fund (1104) in the amount of \$212,870 from the Economic and Workforce Development Department, Economic and Workforce Development Division (375-2609) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY22:

<u>South St. Petersburg Redevelopment District Fund (1104)</u>	(\$212,870)
Transfer to: Tax Increment Financing Capital Improvement Fund (3005)	\$212,870

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Tax Increment Financing Capital Improvement Fund (3005), resulting from the above transfer, the following supplemental appropriation for FY22:

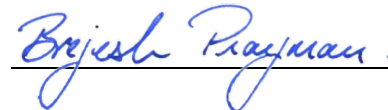
<u>Tax Increment Financing Capital Improvement Fund (3005)</u>	
Deuces T/H & Comm Development Project (18286)	\$212,870

This resolution shall become effective immediately upon its adoption.

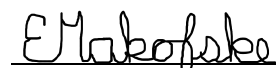
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