

**DEPOT PARK – PROPOSED AMENDMENT NO. 11**

Oct 31, 2005

**1. RINKER REMEDIATION (TASK 1.2.4)**

Rinker's cleanup contractor discovered contamination on the site. Environmental Consulting & Technology, Inc. (ECT), met with the contractor, reviewed the data and historic information, and subsequently conducted a preliminary contamination assessment. Limited contamination was discovered, and ECT prepared and submitted to the Florida Department of Environmental Protection (FDEP) a contamination assessment plan (CAP) to define the extent of contamination. Following response to FDEP's questions, the CAP was approved. The requested funding is for work completed to date. A grant application for the CAP and remediation is planned for submittal to the FDEP – Site Specific Activities Program and, if successful, up to \$200,000 would be available to complete the work. If unsuccessful, this cost would become part of this project and the City's responsibility to fund. Cost estimates for the cleanup are in the range of \$175,000 to \$200,000.

**2. FINAL REMEDIAL DESIGN (TASK 5.1)**

Preliminary plans and specifications were prepared for submittal to State Revolving Fund (SRF). These plans and the Remedial Action Plan previously submitted to FDEP will need to be updated and revised to incorporate the latest changes to the remediation approach (e.g., alternate discharge for pretreated groundwater). The additional tasks will include:

- Prepare a Phase II remediation flow chart to incorporate all components of remediation and park construction (remediation-related portion).
- Address minor comments from FDEP on the remedial action plan (RAP) to secure conditional approval of the RAP.
- Address pretreated groundwater discharge (i.e., NPDES) options.
- Incorporate or update new items as needed into the RAP such as the thermal treatment unit performance specifications, ground water treatment system for NPDES discharge option, and depot building relocation design plans.
- Complete and resubmit the new plans and specifications to the City/GRU.
- Update remediation costs with current unit rates.
- Prepare final remediation-related contract/bid documents.
- Produce remediation-related bid documents (as many as 30 to 40 copies).

**3. ARSENIC ASSESSMENT (TASK 5.1.1)**

Additional arsenic sampling was conducted along the bicycle trail by the Depot Building. Total arsenic and synthetic precipitation leaching procedure (SPLP) analysis were conducted to determine site-specific soil cleanup criteria in accordance with new FDEP

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regulations and support remediation option analysis. Funds from the existing budget on Task 5.1.1 were used for this effort.

**4. NPDES FOR THE CSX SITE (TASK 5.1.2)**

A National Pollutant Discharge Elimination System (NPDES) permit for discharge of pretreated groundwater to surface water will be pursued as an alternative option to discharge to the Main Street Wastewater Reclamation Facility which may have capacity constraints especially during wet weather conditions. These funds are requested to assist GRU in pursuing/obtaining an NPDES permit on an as-needed basis.

**5. FINAL PARK DESIGN (TASK 5.2)**

Preliminary park design documents were prepared for submittal to SRF. These documents will need to be revised and finalized to incorporate any changes since the previous submittal. Additional tasks will include:

- Designing a requested electrical panel.
- Prepare a Phase II remediation flow chart to incorporate all components of remediation and park construction (stormwater park-related portion).
- Prepare final stormwater park-related contract/bid documents.
- Produce stormwater park-related bid documents (as many as 30 to 40 copies).

**6. DEWATERING NEGOTIATIONS/ENGINEERING/GEOPROBE/MONITORING/MODELING FOR PHASE I (TASK 5.2.1)**

This task was originally established for construction oversight but was used primarily to resolve the dewatering pretreatment issue. Engineering estimates and ground water modeling were completed to determine the aquifer's production rate to help size the needed system. Numerous meetings and negotiations were conducted with Gainesville Regional Utilities (GRU) and the Alachua County Environmental Protection Department (ACEPD) regarding the discharge water. A Geoprobe study was conducted on the RTS pond area to exclude that area from pretreatment. The discharge water is currently being monitored (sampled), and soil samples of petroleum contaminated areas to the north were collected and will be used to establish disposal criteria. The additional requested funds will be used for construction oversight but primarily for dealing with the contaminated soil issue, which will include:

- Sampling.
- Negotiation with ACEPD regarding disposal/stockpiling criteria.
- Oversight of the soil excavation, and stockpiling.

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No funds have been allowed for the actual disposal of the soil as that will be a cost share issue with the FDEP Petroleum Program, if contaminated.

**7. PHASE I—VEITCH STREET REMEDIATION (TASK 5.2.2)**

During the replacement of the stormwater culvert associated with the South Ditch construction, coal tar contamination was found in an area immediately south of Veitch Street and in the existing culvert under the street. ECT conducted a Geoprobe investigation of the area and submitted a report and recommendation for remediation to FDEP. This new task was added, and the funds are for the work completed and for remediation oversight to assure proper disposal of contaminated soil and ground water.

**8. DEWATERING PRETREATMENT FOR PHASE I (TASK 5.2.3)**

This new task represents the difference in cost for a 125-gallon-per-minute (gpm) system, which the state underground storage tank (UST) program will fund, and the 500-gpm system that is actually needed and is installed at the site. The funds will be used to pay the differential for the larger system as well as additional ECT effort to support the City of Gainesville (COG) on this task that will not be covered by the state program.

**9. PREPARE INTERGRATED BID SPECIFICATIONS (TASK 5.2.4)**

GRU and the COG are still evaluating the final procurement options for the project(s). The COG has asked for assistance in integrating the various design/specification/bid documents into a single coherent bid specifications package that would include all components of the project such as the Depot Avenue reconstruction, remediation (incl. Depot Building relocation) and park construction components (including ponds, Sweetwater Branch Interceptor). These funds are requested to be used to assist the COG on an as-needed basis for these items.

**10. MANAGEMENT MEETINGS (TASK 6.0)**

All of the tasks described herein will require additional management effort for the next year of the contract. Additional funds are requested to cover this effort.

**11. UMAM/ERP (TASK 7.0)**

The budget for Task 7.0 was estimated 6 years ago before there even was a Uniform Mitigation Assessment Methodology (UMAM) process. The wetlands delineations, evaluations, and mitigation negotiations are complete with no offsite mitigation required. A draft mitigation plan has been prepared. The requested funds are to cover the additional effort required to complete the UMAM process, as well as finalize the mitigation plan and assist the COG and entering the mitigation areas into a conservation easement, which will require a site plat.

**12. SOUTH DITCH REMEDIATION (TASK 8.2)**

An estimate was provided more than a year ago for removing the contamination. Since then, two hurricanes have littered the site with downed trees and eliminated easy access.

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Several site visits with agencies and potential contractors were added. Approximately 2 additional days were required to clear access to the site, which increased the contractor cost and caused budget exceeders. While the cleanup of the contamination has substantially been completed, discussions are continuing with FDEP on what issues is still need to be resolved before a site closure is obtained.

**13. LOCAL TRAVEL/COMMUNICATION**

ECT's contract currently allows 4 percent of labor costs be allocated to cover local travel, communication, computer charges, AutoCAD® charges, etc. An estimated budget for these items has been added.

**Cost Distribution Form - October 2005  
Depot Park Project**

Date	Period Ending
10/30/2005	<b>Amendment # 11</b>

Task	Description	Allocation Rational	Amount	COG	GRU
1.1	Doc Rev/Tech Support	25/75 COG/GRU			
1.2	Add. Testing	COG-Rinker, GRU-Remainder			
1.2.1	Add. Testing 2nd Round				
1.2.2	Rinker I & II	100 –COG			
1.2.3	MCB Ph. I & II	100 –COG			
1.2.4	Rinker Assessment	100 –COG	14,451	14,451	
1.2.5	MCB - Legal Support	100 –COG	-610	-610	
1.2.6	Post Feasibility Tasks	100-GRU			
1.2.7	Special Consultation	100-GRU	-1,549		-1,549
1.3	GIS Database	50/50, COG/GRU			
2.1	Site Evaluation	100-GRU			
2.2	Risk Assessment	100-GRU			
2.3	Feasibility Study	COG-Buffington, GRU-Remainder			
2.4	SW Analysis	100-COG			
2.5	Concept Park Altern.	100-COG			
Subtotal			12,292	13,841	-1,549
3.1	Prel. Remed. Design	100-GRU			
3.2	Prel. Park Design	100-COG			
Subtotal					
4.1	RAP/Park Design Pres.	50/50, COG/GRU	3,060	1,530	1,530
4.1.1	Poole Roofing	100 GRU	-3,060		-3,060
4.2	Response to Comments	50/50, COG/GRU			
Subtotal			0	1,530	-1,530
5.1	Final Remedial Design	100-GRU	18,923		18,923
5.1.1	Poole Geotech	100 GRU	-2,220		-2,220
5.1.2	NPDES for CSX	100 GRU	25,000		25,000
5.2	Final Park Design	100-COG	30,660	30,660	
5.2.1	Phase 1 - Oversight	100-COG	27,360	27,360	
5.2.2	Phase 1 - Remediation	100-COG	21,371	21,371	
5.2.3	Dewatering Pretreat	100-COG	150,306	150,306	
5.2.4	Prepare Bid Spec	50/50, COG/GRU	20,000	10,000	10,000

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6	Project Meetings	60/40, COG/GRU	16,210	9,726	6,484
Subtotal			332,610	249,423	83,187
Total of Subs					
7	Project Deliverables	60/40, COG/GRU			
7.1	UMAM	29/71, COG/GRU	14,224	4,125	10,099
8	Off Site Investigation	100 GRU			
8.1	Civil Work	100-COG			
8.2	Remediation Wk	100-GRU	22,208		22,208
0					0
				268,919	87,415
			Local Travel / Comm-4%	10,757	3,497
			COG	279,676	
			GRU		90,912
Plus Note:					370,588