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8/24/1998	0	City Commission	Approved as Recommended	Pass

Manufactured Gas Plant Off-Site Investigation/Brownfield ("Sprout") Project (B)
 In January 1990, the City of Gainesville ("City") purchased the Gainesville Gas Company and through that purchase assumed liability for environmental impacts related to the operation of the former Manufactured Gas Plant ("MGP"). At the time of the purchase U.S. Environmental Protection Agency ("EPA") and the Florida Department of Environmental Protection ("FDEP") had been engaged in a program to evaluate environmental conditions at former MGPs throughout Florida. In September 1992, the City voluntarily entered into a Consent Order with the FDEP to assure EPA that any contamination attributable to the Gainesville Gas MGP site would be delineated and remediated, if necessary.

To date, numerous studies have been conducted on the parcels of property where the MGP operations took place ("on-site"). These studies resulted in the submittal of a Remedial Action Plan ("RAP") to FDEP in December 1994. The RAP recommended: 1) removal and thermal treatment of soils impacted by coal tar constituents and diesel fuel and 2) deferral of groundwater issues until the impacts of the soil removal had been assessed. FDEP approval of the RAP and its implementation is pending the agency's resolution of issues associated with the extent of petroleum impacts reimbursable under Florida's pre-approval program (formerly the Early Detection Incentive program).

In 1997 the EPA and FDEP indicated a renewed interest in pursuing an off-site investigation of MGP impacts on properties south of Depot Avenue, including the subject property, that may have been impacted via the stormwater drainage ditch that runs south of the old train depot and ultimately discharges into Sweetwater Branch. At approximately the same time, the City was awarded a Brownfield grant for the East Gainesville Sprout Project. This project envisions developing certain properties between Depot Avenue and Veitch Street and Main Street and SE 4th Street as an urban park which would include a centralized stormwater treatment facility for downtown Gainesville.

Accordingly, the City embarked on a coordinated effort with the FDEP and the Alachua County Environmental Protection Department ("ACEPD") to address the regulatory agencies' issues related to off-site impacts from the MGP and to facilitate the environmental assessment needed by the Brownfield project to determine the suitability of the CXS parcel as a stormwater park. In December 1997 the City submitted to the FDEP an off-site environmental assessment plan for the CSX parcel. Upon approval of the plan by FDEP in February 1998 the City initiated a Right-of-Entry Request to CSX and activities to select a consultant to implement the plan. Utilities Purchasing issued a Request for Proposal ("RFP") for environmental consulting services for a contamination assessment of the subject property on June 5, 1998. The RFP was sent to 20 firms and 11 firms responded to the solicitation, five with "no-bids". The proposals received were evaluated by the City (utilities and public works staff) in accordance with the criteria established in the RFP, which resulted in ERM-South being the top evaluated firm. A summary of the evaluation results is attached for your reference.

The City Commission: 1) authorize the General Manager or his designee to enter into a Professional Services Agreement with ERM-South to conduct an environmental assessment of the CSX Transportation, Inc. ("CSX") property located south of Depot Avenue, subject to the approval of the City Attorney as to form and legality and 2) approve the issuance of a purchase order for these services in an amount not to exceed \$130,000.

The cost of the investigation is estimated at approximately \$ 130,000 which includes a 17% contingency to cover unforeseeable expenses. These costs will be incurred over a period of approximately 6 to 12 months depending upon regulatory requirements and CSX's cooperation in granting Right-of-Entry.

Funds are available in the gas system's acquisition and cleanup budget and in the Brownfield ("Sprout") grant. A recommendation on cost sharing between GRU and the Sprout project will be based on the respective project needs and goals and EPA/FDEP/ACEPD requirements.
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