

**CITY OF HALLANDALE BEACH
2009 AGREEMENT**

**HAZEN AND SAWYER, PC
WORK AUTHORIZATION No. 23**

WELLFIELD EXPANSION – HILLCREST COUNTRY CLUB PRELIMINARY ASSESSMENT

In accordance with Article 12 of the AGREEMENT between City of Hallandale Beach, Florida (CITY) and Hazen and Sawyer, P.C. (CONSULTANT) for TRANSPORTATION PLANNING AND ENGINEERING, TRAFFIC STUDIES, UTILITIES, ROADWAYS, GEOTECHNICAL CONSULTING AND TESTING SERVICES, the following scope of services is provided as requested by the CITY. Compensation shall be on a maximum amount not-to-exceed basis for salary costs and reimbursables as set forth in the original agreement.

TASK NO. 1 – PHASE I GENERAL ENVIRONMENTAL ASSESSMENT

Task 1.1 – Phase I Environmental Consulting Services and Report:

CONSULTANT shall coordinate the completion of a Phase I General Environmental Assessment, to assist the **CITY** in determining the appropriateness of the proposed Hillcrest Country Club property (4600 Hillcrest Drive, Hollywood, FL 33021) for use as a public drinking water supply wellfield.

The services performed under this task may include, but are not limited to, the following:

- **CONSULTANT** shall retain and subcontract an environmental professional subconsultant, as qualified under 40 CFR 312.21, 40 CFR 312.31, and ASTM E1527-05 criteria, to complete a Phase I General Environmental Assessment at the Hillcrest Country Club property. The criteria and report format used for the Phase I investigation shall conform to, but not be limited to, the methodology outlined in 40 CFR 312.21, 40 CFR 312.31, and ASTM E1527-05.
- The purpose of this Phase I investigation is to investigate any contraindications of the site for use as a public drinking water supply wellfield. Preliminary proposed locations of public drinking water supply wells have been sited; however, the Phase I General Environmental Assessment shall investigate the entire site and surrounding area for potential environmental concerns related to the potential migration of contaminants from off-site or on-site sources toward or into the proposed wells, were the Hillcrest Country Club to be developed as a public drinking water supply wellfield.
- The Phase I investigation shall include an extended search radius beyond the typical limits used for the Phase I Environmental Site Assessments due to the intended use of the subject Site as a public drinking water supply wellfield. At a minimum, regulatory file reviews shall be completed on any nearby facility with potential or documented metals or petroleum contamination in the groundwater within ¼-miles (including Leaking Underground Storage Tank Sites, Above Ground Storage Tank

sites, and Underground Storage Tank Sites), any facility with potential or documented chlorinated solvent contamination in the groundwater within ½-mile from the site, and any CERCLIS, Superfund, Landfills, or other similar facility within 1-mile from the site.

- Multiple environmental conditions have already been reported at and in proximity to the site related to a General Environmental Site Assessment for Mary Saunders Park and a preliminary site search for the Hillcrest Country Club site. Although these documents are supplied to the environmental professional subconsultant as a reference, they do not relieve the environmental professional subconsultant from the responsibility of independently verifying all data under their own investigation.
- It is assumed that **CITY** will obtain written permission from the Owner for the **CONSULTANT** and environmental professional subconsultant to complete a Phase I General Environmental Assessment at the site. It is also assumed that the Owner will cooperate per typical 40 CFR 312.21, 40 CFR 312.31, and ASTM E1527-05 protocol by participating in Owner interviews, participating in site visits by **CONSULTANT** or subconsultant, and providing unrestricted access to the property and structures. During the Owner interview, it is also assumed that the Owner will disclose any known contamination or environmental conditions on the site, and provide all historical and regulatory documentation related to previously completed environmental reports, environmental investigations, remedial activity completed, agrichemical or pesticide usage at the site, etc. to the best of the Owner's knowledge.

Task 1.2 – Phase I Coordination and Results:

The **CONSULTANT** will coordinate with the environmental subconsultant, and the **CONSULTANT** and **CITY** will initiate discussions with the Hillcrest Country Club owner to coordinate completion of Phase I General Environmental Assessment activities.

Following completion of the Phase I General Environmental Assessment, it is assumed that the **CONSULTANT** and **CITY** will participate in one (1) meeting to discuss the results and recommendations of the report.

Task No. 1 Deliverables:

1. Subconsultant shall prepare (5) copies of the Phase I General Environmental Assessment report in accordance with 40 CFR 312.21, 40 CFR 312.31, and ASTM E1527-05 as applicable. An electronic version of the report shall also be provided in .pdf format. The Phase I General Environmental Assessment report shall include specific recommendations for a Phase II General Environmental Assessment investigation as necessary, including an itemized preliminary sampling plan and itemized cost estimate for proposed Phase II activities.
2. Minutes from review meeting regarding discussion of results and recommendations of Phase I General Environmental Assessment

TASK NO. 2– PHASE II GENERAL ENVIRONMENTAL ASSESSMENT

Task 2.1 – Phase II Environmental Consulting Services and Report:

CONSULTANT shall coordinate the completion of a Phase II General Environmental Assessment, to assist the **CITY** in determining the appropriateness of the proposed Hillcrest Country Club property for use as a public drinking water supply wellfield. The cost for Task No. 3 - Phase II General Environmental Assessment cannot be ascertained or negotiated until Task No. 2 – Phase I General Environmental Assessment has been completed and actionable recommendations have been agreed upon.

The services performed under this task may include, but are not limited to, the following:

- **CONSULTANT** shall retain and subcontract a professional engineer or geologist subconsultant to complete a Phase II General Environmental Assessment at the Hillcrest Country Club property. The criteria and report format used for the Phase I investigation shall conform to, but not be limited to, the methodology outlined in ASTM E1903-11 and FAC Chapter 62-780.600.
- Based on the agreed upon recommendations from Task No. 2 - Phase I General Environmental Assessment, the subconsultant shall collect soil and groundwater samples and submit to a NELAC accredited laboratory for analysis for constituents of concern. The subconsultant shall be responsible for providing or subcontracting with third parties for the provision of monitor well installation, direct push borings, laboratory analysis, etc. Methods such as direct push technology borings and hand augering shall be used as appropriate by the subconsultant where they provide the most economical means to obtain samples. Costs for laboratory analyses shall be comparable or better than those allowed by the Florida Department of Environmental Protection – Petroleum Cleanup Preapproval Program or Drycleaning Solvent Cleanup Program. For negotiating costs of the Phase II General Environmental Assessment, it is recommended that the subconsultant submit a detailed line itemized proposal for major costs including hourly costs for staff, technicians, equipment usage/rental, laboratory costs, and report writing.
- Work shall include completion of one (1) 2” diameter monitor well drilled to an approximate total depth of 120 feet below land surface, screened from 80 to 120 feet. Well shall be tested for FDEP Primary and Secondary Drinking Water Standards and sampled per FDEP SOP protocol.
- It is assumed that **CITY** will obtain written permission from the Owner for the **CONSULTANT** and environmental professional subconsultant to complete the Phase II General Environmental Assessment at the site.
- It is assumed that the results of the Phase II General Environmental Assessment will not result in recommendations for further investigation. Conditions that may be identified in the Phase II General Environmental Assessment that results in the need for additional unforeseen environmental investigation are not included in this work

authorization.

- It is assumed that costs for the Phase II General Environmental Assessment will not exceed the conservative estimate of \$30,000. If costs exceed this amount, additional funding may need to be allocated.

Task 2.2 – Phase II Coordination and Results:

The **CONSULTANT** will coordinate with the environmental subconsultant, and the **CONSULTANT** and **CITY** will initiate discussions with the Hillcrest Country Club owner to coordinate completion of Phase II General Environmental Assessment activities.

Following completion of the Phase I General Environmental Assessment, it is assumed that the **CONSULTANT** and **CITY** will participate in one (1) meeting to discuss the results and recommendations of the report.

Task No. 2 Deliverables:

1. Subconsultant shall prepare (5) copies of the Phase II General Environmental Assessment report in accordance with ASTM E1903-11 and FAC Chapter 62-780.600 as applicable.” An electronic version of the report shall also be provided in .pdf format.
2. Minutes from review meeting regarding discussion of results and recommendations of Phase II General Environmental Assessment

SCHEDULE OF COMPLETION

These services shall be rendered by **CONSULTANT** for a 90 day period, initiating from receipt of notice-to-proceed from **CITY**.

COMPENSATION

Compensation shall be made to **CONSULTANT** on an hourly basis as shown on fee estimate, not-to-exceed **\$42,400**.

AUTHORIZATION - HAZEN AND SAWYER, P.C.

Accepted: Patrick A. Davis, P.E.
Vice President

Date: