



Staff Report

File #: 16-125A, **Version:** 1

Agenda Date: 3/15/2016

Subject:

Fiscal Year 16 Board Budget Amendment No. 2 to use General Fund Reserves for site work at the 126th Avenue Landfill for the Real Estate Management Department.

Recommended Action:

Approve Budget Amendment No. 2 realigning \$105,000 within the General Fund for site work needed at 5833 126th Avenue N., Clearwater (126th Ave. Landfill).

Strategic Plan:

Practice Superior Environmental Stewardship

3.3 Protect and improve the quality of our water, air, and other natural resources

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public's resources

Summary:

This budget amendment realigns \$105,000 from the Reserves Program to the Property Acquisition, Management and Surplus Program, within the General Fund, to support unanticipated costs associated with the 126th Avenue Landfill property. After assuming ownership of this property through escheatment, the County is liable for site security and remediation. Additional funding is required to secure the site from additional dumping and trespassers, and to conduct additional site characterization to best determine remediation and redevelopment options.

Background Information:

The property was escheated to the County in 2012 after the previous owner failed to pay property taxes. The County desires to return this property to a beneficial use. To maintain compliance with the Florida Department of Environmental Protection (FDEP) landfill rules, the site must be secure and assessed for surface and underground contamination.

The Board of County Commissioners previously approved Board Budget Amendment No. 4 on April 7, 2015 (Agenda item #12) that permitted Real Estate Management to perform a review of historical site characterization information and to perform an initial assessment. Funds were also used to clear and grub the site to better understand the topography, the amount of surface debris, and to address immediate surface drainage runoff to adjacent properties. The assessment activities revealed a large quantity of surface debris, inadequate perimeter security fencing, and the need for additional site characterization. The results of the site characterization will provide staff with options to remediate, repurpose/redevelop or close the site. The resultant options will be formulated into a staff recommendation and will provide the Board with a check and balance point to determine future steps

towards site redevelopment or closure.

The FDEP has agreed to provide approximately \$70,000 to fund the removal of site debris. There is also the possibility for the County to recuperate a portion of site cleanup costs through the FDEP's Voluntary Cleanup Tax Credit, up to \$500,000 or 50.0%, along with other FDEP incentives.

Fiscal Impact:

This amendment will transfer \$105,000 from General Fund Reserves for Contingencies to Real Estate Management.

Staff Member Responsible:

Jim Abernathy, Budget and Financial Management Analyst
Office of Management & Budget

Partners:

Florida Department of Environmental Protection

Attachments:

Board Budget Amendment
Approved Board Budget Amendment April 7, 2015
Location Map

PINELLAS COUNTY, FLORIDA
FY2016 BOARD BUDGET AMENDMENT

General Fund

Board Budget Amendment Number No. 2

FUND:

0001

<u>BUDGETARY CHANGES</u>					
CENTER/ PROGRAM/ PROJECT	ACCOUNT NUMBER	DESCRIPTION	CURRENT BUDGET as of 01/22/16	INCREASE/ (DECREASE)	AMENDED BUDGET
114100 1008	5995010	Gen Govt-Non-Program Reserves Rsv-Contingencies-Ctywide	30,565,700	(105,000)	30,460,700
Total				<u>(105,000)</u>	
361310 1901	5310001	General Asset Management Property Acquisition, Management and Surplus Professional Services	188,900	105,000	293,900
Total				<u>105,000</u>	

EXPLANATION:

The amendment realigns appropriations from Reserves Program to the Property Acquisition, Management and Surplus Program within the General Fund. Appropriation is needed in Property Acquisition, Management and Surplus Program in Real Estate Management for unanticipated costs associated with site assessment and analysis at the 126th Ave. Landfill. The acquisition of this piece of property was unplanned and occurred after the previous owner failed to pay property taxes. The County desires to return this property to a beneficial use and must clear and fence the property in compliance with Florida Department of Environmental Protection (FDEP) landfill rules. The FDEP has agreed to provide additional funds (\$70,000 to \$80,000) for the removal of surface waste at the site.

Administrator/Assistant_____

Filed with Board_____

PINELLAS COUNTY, FLORIDA
FY2016 BOARD BUDGET AMENDMENT

General Fund

Board Budget Amendment Number No. 2

FUND:

0001

<u>BUDGETARY CHANGES</u>					
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Administrator/Assistant_____

Filed with Board_____

No. 12 (a & b)
BCC 04-07-15
1:01 P.M. Bartlett/MASINOVSKY

- #12a Fiscal Year 2015 Board Budget Amendment No. 4 approved realigning appropriation in the amount of \$110,000.00 from Reserves for Contingencies to Real Estate Management General Asset Management within the General Fund for assessment of the environmental condition of a property located at 5833 126th Avenue (formerly 126th Avenue Landfill).

Mr. Woodard pointed out that the environmental study of the landfill will determine any required remediation actions, as well as the future marketability of the parcel.

and

- #12b Fiscal Year 2015 Board Budget Amendment No. 5 approved realigning appropriation in the amount of \$60,000.00 from the General Government Non-Program cost center to the County Attorney's cost center within the General Fund for a purchase of a Thomson/Reuters ProLaw case and document management software system.

Motion	-	Commissioner Long
Second	-	Commissioner Welch
Vote	-	6 – 0

~~4.7.15 #12~~

PINELLAS COUNTY, FLORIDA

FY2015 BOARD BUDGET AMENDMENT

General Fund

Board Budget Amendment Number No. 4

FUND:

0001

BUDGETARY CHANGES

CENTER/ PROGRAM/ PROJECT	ACCOUNT NUMBER	DESCRIPTION	CURRENT BUDGET as of 02/27/15	INCREASE/ (DECREASE)	AMENDED BUDGET
114100 1008	5995010	Gen Govt-Non-Program Reserves Rsv-Contingencies-Ctywide	29,736,990	(110,000)	29,626,990
Total				(110,000)	
361310 1901	5310001	General Asset Management Property Acquisition, Management and Surplus Professional Services	15,000	110,000	125,000
Total				110,000	

EXPLANATION:

This amendment realigns appropriation from Reserves for Contingencies to Real Estate Management General Asset Management within the General Fund. Pinellas County acquired a property located at 5833 126th Avenue (formerly 126th Avenue Landfill) after the previous owner failed to pay property taxes. The County's desire is to return this property to a state of beneficial use. In order to do this, the County must assess the environmental condition of the site to determine if remediation is necessary, and if so, the extent of the remediation.

The initial cost of the assessment will be paid with the appropriation from this amendment. There may be an opportunity to recoup a portion of the County's cost through the Florida Department of Environmental Protection's (FDEP) Voluntary Cleanup Tax Credit, which provides up to \$500,000, or 50.0%, for the cost of assessment and voluntary cleanup of sites where the owner is not the "Potentially Responsible Party" for the contamination. In addition, there are other incentives available from FDEP of up to \$500,000 annually, which the County may apply for during any cleanup activities.

Appropriation is available in the General Fund Reserve for Contingencies.

Analyst: Jon AdairAdministrator/Assistant: Mark L. WoodwardPeer Review: [Signature]Approval Date 3/12/15Director: [Signature] 3/5/15

Filed with Board _____

COMMISSION AGENDA:

4.7.15 # 12

PINELLAS COUNTY, FLORIDA

FY2015 BOARD BUDGET AMENDMENT

General Fund

Board Budget Amendment Number No. 5

FUND:

0001

BUDGETARY CHANGES

CENTER/ PROGRAM/ PROJECT	ACCOUNT NUMBER	DESCRIPTION	CURRENT BUDGET as of 3/16/15	INCREASE/ (DECREASE)	AMENDED BUDGET
114100 1008	5995010	Gen Govt-Non-Program Reserves Rsv-Contingencies-Ctywide Total	29,699,790	(60,000) (60,000)	29,639,790
171010 1201	5460001 5680100	County Attorney County Attorney Repair & Maintenance Svcs Software-Purchased Total	4,000 0	5,000 55,000 60,000	9,000 55,000

EXPLANATION:

This amendment realigns appropriation from the General Government Non-Program cost center to the County Attorney's cost center within the General Fund. The County Attorney's Office originally requested one-time funding in FY14 to replace outdated legacy software for case, document and research management systems. A suitable off-the-shelf product was not identified or purchased in FY14, and a similar request for this product was not included in the FY15 Budget. After continued research, the County Attorney's Office has identified a suitable system (Thomson/Reuters ProLaw case and document management system) to meet their requirements at an initial cost of \$60,000 including implementation, training, and first-year maintenance. As a result of negotiating favorable pricing for both this system and renewal of its existing online research contract, the purchase of the new system is estimated to generate savings exceeding \$30,000 over the next five years. The required appropriation is available from the General Fund - Reserve for Contingencies account. This amendment is consistent with FY15 projections provided in development of the FY16 Budget.

Analyst: Hellen Karampelas 3/18/15

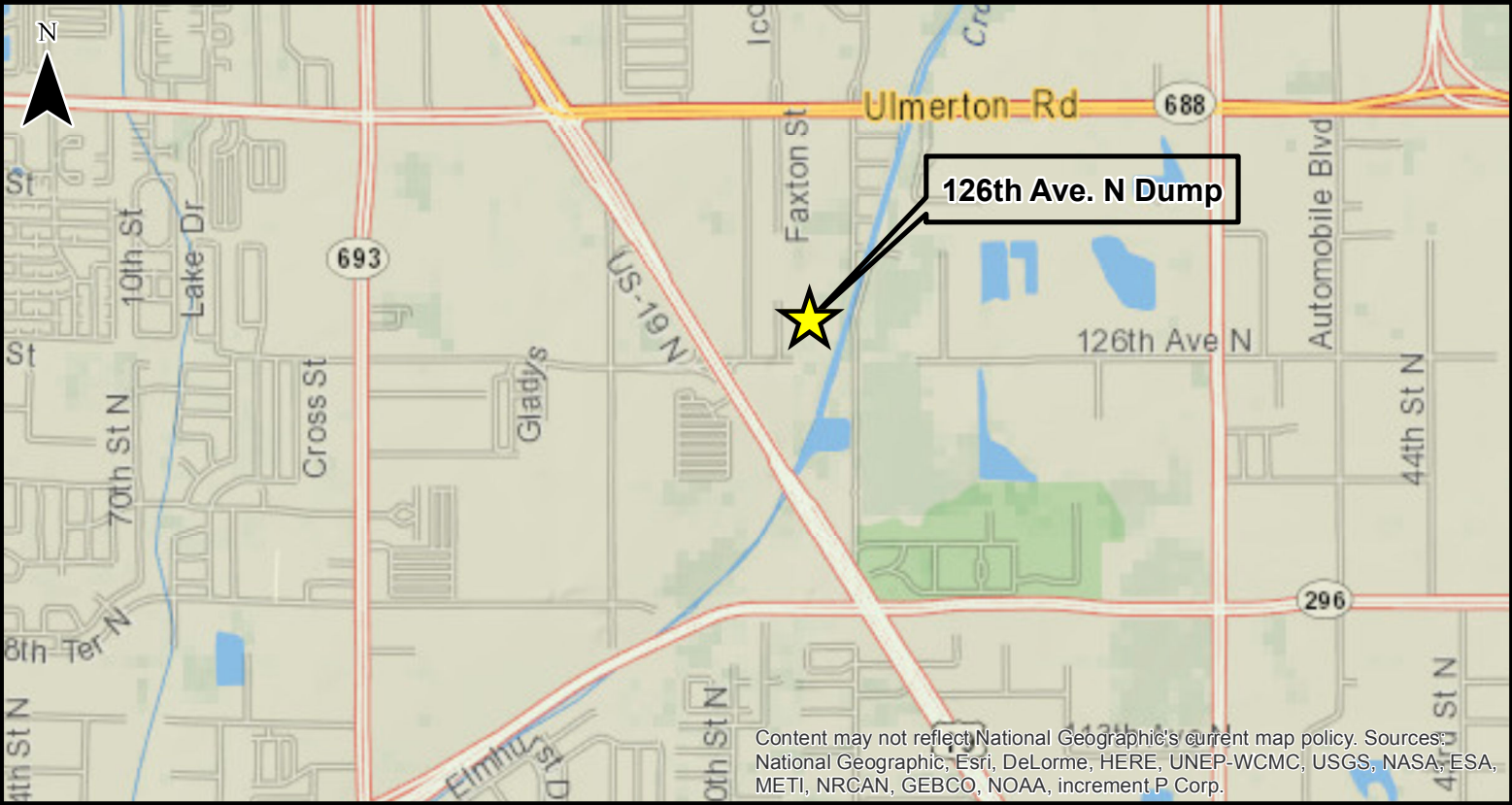
Administrator/Assistant

Peer Review: _____

Approval Date 3/21/15Director: 2 3/18/15

Filed with Board _____

LOCATION MAP: 126th Ave. N Dump Brownfield Site



Budget, Expenditure & Encumbrance by Program FY16 -Fund 0001

Pinellas County JAN-16						22-JAN-2016 05:42:49
Fund=0001 (General Fund), Center=361310 (Asset Management), Program=1901 (Property Acquisition, Management and Surplus)						
	Period Activity (Expenditures)	Budget	Year To Date Expenditures	Encumbrances	Over-Under Budget	%
Personal Services:						
5110001 Executive Salaries.	28,268.47	1,054,110.00	209,131.19	0.00	844,978.81	20
5120001 Regular Salaries & Wages	25,551.90	636,760.00	188,586.77	0.00	448,173.23	30
5140001 Overtime Pay	0.00	4,300.00	817.22	0.00	3,482.78	19
5200001 Employee Benefits-Overtime	0.00	650.00	0.00	0.00	650.00	0
5210001 FICA Taxes	3,955.13	127,240.00	29,243.47	0.00	97,996.53	23
5220001 Retirement Contributions	4,933.26	145,140.00	36,959.57	0.00	108,180.43	25
5230001 Hlth,Life,Dntl,Std,Ltd	13,125.33	396,720.00	82,984.00	0.00	313,736.00	21
! 5299991 Reg Salary&Wgs-Contra-Prj	-8,344.15	-232,200.00	-61,126.90	0.00	-171,073.10	26
! 5299992 Benefits-Contra-Projects	-3,039.60	-52,580.00	-21,781.46	0.00	-30,798.54	41
Total Personal Services	64,450.34	2,080,140.00	464,813.86	0.00	1,615,326.14	22
Operating Expenses:						
5310001 Professional Services	0.00	188,900.00	0.00	124,925.80	63,974.20	66
! 5340001 Other Contractual Svcs	4,696.35	0.00	24,504.80	93,165.60	-117,670.40	n/m
5399989 Op Exp-Contra-Proj-Burdng	-2,419.75	0.00	-17,726.57	0.00	17,726.57	n/m
5400001 Travel and Per Diem	0.00	9,360.00	0.00	0.00	9,360.00	0
! 5400105 Mileage-Local	0.00	0.00	82.24	0.00	-82.24	n/m
5410001 Communication Services	175.11	8,000.00	1,374.58	799.34	5,826.08	27
! 5420002 Postage	0.00	0.00	7.21	0.00	-7.21	n/m
5440001 Rentals and Leases	0.00	25,000.00	0.00	11,670.00	13,330.00	47
5460001 Repair&Maintenance Svcs	181.41	99,250.00	365.95	3,132.31	95,751.74	4
5470001 Printing and Binding Exp	0.00	500.00	50.00	0.00	450.00	10
5490001 Othr Current Chgs&Obligat	702.00	107,230.00	3,190.50	0.00	104,039.50	3
5496551 Intgv Sv-Risk Financing	8,437.50	101,250.00	33,750.00	0.00	67,500.00	33
5510001 Office Supplies Exp	703.45	9,980.00	1,042.37	0.00	8,937.63	10
5520001 Operating Supplies Exp	45.00	20,000.00	232.50	0.00	19,767.50	1
5520006 Oper. Supplies-Clothing	135.50	500.00	135.50	0.00	364.50	27
! 5520099 PC Purchases under \$1000	10,476.00	5,000.00	13,610.10	1.26	-8,611.36	272
5540001 Bks,Pub,Subscrp&Membrshps	740.00	3,170.00	1,676.37	0.00	1,493.63	53
5550001 Training&Education Costs	40.00	5,000.00	374.85	0.00	4,625.15	7
Total Operating Expenses	23,912.57	583,140.00	62,670.40	233,694.31	286,775.29	51
Capital Outlay:						
5620001 Buildings	0.00	15,000.00	0.00	0.00	15,000.00	0
! 5640001 Machinery And Equipment	0.00	3,000.00	8,512.28	0.00	-5,512.28	284
! 5640099 PC Purchases over \$1000	0.00	0.00	1,314.52	0.00	-1,314.52	n/m
Total Capital Outlay	0.00	18,000.00	9,826.80	0.00	8,173.20	55
Total Expenditures	88,362.91	2,681,280.00	537,311.06	233,694.31	1,910,274.63	29
Total Expenditures and Other Uses	88,362.91	2,681,280.00	537,311.06	233,694.31	1,910,274.63	29

Budget, Expenditure & Encumbrance by Program FY16 -Fund 0001

	Period Activity (Expenditures)	Budget	Year To Date Expenditures	Encumbrances	Over-Under Budget	%
Other Uses:						
5995010 Rsv-Contingencies-Ctywide	0.00	30,565,700.00	0.00	0.00	30,565,700.00	0
5996010 Reserve Fund Bal-Ctywide	0.00	69,974,390.00	0.00	0.00	69,974,390.00	0
Total Other Uses	0.00	100,540,090.00	0.00	0.00	100,540,090.00	0
Total Expenditures and Other Uses	0.00	100,540,090.00	0.00	0.00	100,540,090.00	0

BOARD BUDGET AMENDMENT REQUEST FORM

Please type in the green boxes.

Name of the Person submitting the request: Brenda Ellers

Telephone Extension: 464-4392

APPROPRIATION FROM: Accounts & Amount to be reduced

	<u>FUND</u> <u>XXXX</u>	<u>CENTER</u> <u>XXXXXX</u>	<u>ACCOUNT</u> <u>XXXXXXXX</u>	<u>PROGRAM</u> <u>XXXX</u>	<u>PROJECT</u> <u>XXXXXXXX</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>REQUESTED</u> <u>REDUCTION</u> <small>(Rounded Up to \$10)</small>
Account 1	0001	114100	5995010	1008	0	30,565,700	-105,000
Account 2							
Account 3							
Account 4							
Account 5							
Account 6							
Account 7							
Account 8							
Account 9							
Account 10							
Total						30,565,700	-105,000

APPROPRIATION TO: Accounts & Amount to be increased

	<u>FUND</u> <u>XXXX</u>	<u>CENTER</u> <u>XXXXXX</u>	<u>ACCOUNT</u> <u>XXXXXXXX</u>	<u>PROGRAM</u> <u>XXXX</u>	<u>PROJECT</u> <u>XXXXXXXX</u>	<u>CURRENT</u> <u>BUDGET</u>	<u>REQUESTED</u> <u>INCREASE</u> <small>(Rounded Up to \$10)</small>
Account 1	0001	361310	5310001	1901	0	188,900	105,000
Account 2							
Account 3							
Account 4							
Account 5							
Account 6							
Account 7							
Account 8							
Account 9							
Account 10							
Total						188,900	105,000

Budget Amendment Questions:

Please provide a concise answer to each of the following questions. If any questions are not applicable, enter N/A.

1. Why is this budget amendment required? Provide an explanation indicating why additional appropriation is required for each of the line items listed in the "APPROPRIATION TO" section.

The property located at 5833 126th Avenue, Clearwater, FL (aka 126th Avenue Landfill) escheated to Pinellas County after the previous owner failed to pay County taxes. Pinellas County desires to return the subject property to beneficial use. To accomplish that desire, the County must clear and fence the property to continue to assess the property in compliance with Florida Department of Environmental Protection landfill rules.

2. Why are funds available for realignment? Provide an explanation indicating why funds are available for each of the line items listed in the "APPROPRIATION FROM" section.

The escheatment of this property was unplanned. Currently, there are no designated funds in Real Estate Management's budget to accomplish the required assessment and analysis. FDEP has agreed to provide an additional \$70,000 to \$80,000 for the removal of surface waste at the site. This budget amendment seeks transfer of \$105,000 from General Fund Reserves to accomplish the required assessment and analysis.

3. Is this amendment related to a previous Board action? (i.e. change order, contract approval, etc.) If so, please indicate the type of action and date approved.

Yes. A Board Budget Amendment was approved 4-7-15 #12 for \$110,000. Standard Purchase Order #418845 for ARCADIS US Inc was issued for \$110,000 and has been expended.

4. For requests submitted after the new year budget development process, is this amendment consistent with the current year 9/30 projections provided in the budget?

Not Applicable

5. If the amendment is related to the Capital Improvement Program, is this consistent with the multi-year plan and how will it affect current or future year plans?

Not Applicable

6. If this request is submitted by anyone other than the Department Director, please confirm this amendment has been (Type name of Director and date approved)

Andrew Pupke 11/13/15

Budget Amendment Request November 2015

126th Avenue Landfill Investigation/Remediation Activities

Task	Activity	Funding Source	Estimate/Proposal
1	Additional clearing and grubbing	FDEP	FDEP Vendor
2	Surface waste removal (tires, vehicles, trailers, concrete)	FDEP	FDEP Vendor
3	Fencing (vendor: Smith Fence Co.)	Pinellas County	\$45,518
4	Arcadis (meeting attendance, boundary survey, pond bathymetric survey, VCTC application, project management, legal advice)	Pinellas County	\$49,407
5	Contingency	Pinellas County	\$10,075
	Total	Pinellas County	\$105,000

Task 1 – This task includes removal of vegetation around perimeter of site to prepare the property boundary for fencing to secure the site. FDEP is expected to pay for this task (see below).

Task 2 – Activities in Task 2 include removal of the dumpsters, travel and semi-trailers, large pieces of concrete, tires, pieces of steel, and other large surface debris that was either left on the site by the previous owner or dumped on the site during past wildcat dumping activities. FDEP is expected to pay for this task (see below).

Task 3 – Fencing of the property is necessary to make the site secure and reduce the risk of accidents on the site. Currently the fence is down or missing in many locations along the perimeter of the site and there is evidence (holes cut in the fence) of unlawful attempts to gain access to the site. Fencing will also eliminate future dumping on the site. Smith Fence Co. is currently the fencing vendor for Pinellas County. See attached proposal.

Task 4 – Activities in Task 4 include a boundary survey prior to fence construction, a pond bathymetric survey to determine the volume of water in the leachate pond, a Voluntary Cleanup Tax Credit application (VCTC) to FDEP to apply for a refund of approximately 50% of the cost of assessment activities conducted in 2015, continued project management, legal advice, and regulatory meeting attendance by Arcadis. See attached proposal.

Task 5 – A contingency fund of approximately 10% has been added to this portion of the project for unforeseen needs or additional services.

History of Escheatment

The landfill was operated between 1989 and 1994 and the operator was unable to renew both the County and FDEP landfill construction and operating permits in 1994-1995. The landfill operator subsequently walked away from their permit requirements and obligations including closing out the landfill according to County and FDEP requirements.

In August 2012 the two parcels encompassing the 126th Ave. Landfill (08-30-16-70974-100-1401 & 08-30-16-70974-100-1502) and comprising 15.6 acres escheated to Pinellas County. The property address is 5833 126th Avenue N, Clearwater.

For many years a neighboring property owner complained to the County and FDEP about flooding from stormwater releases entering his property (Parcel #08-30-16-70974-100-1501 owned by Mr. Hartsfield). Commissioner Morroni was also copied on a letter from Mr. Hartsfield on 2/26/15. CATS Item #40045 was created on 6/19/2012 to track this issue. Mr. Hartsfield's most recent complaint letter (May 2013) prompted action by FDEP to require the County to bring the landfill into stormwater effluent compliance. Also see CATS item 46823.

Previous Budget Amendment

A Budget Amendment was requested on April 5, 2015 for \$110,000 for the following items:

Task 1 – Health and Safety Plan (\$5,840)

Task 2 – Phase II - This task includes clearing and grubbing of a portion of the site, groundwater and surface water sampling and report, preliminary survey, ground penetrating radar data collection and report, installation of methane gas monitoring wells and collection of data (\$67,265).

Task 3 – Alternatives Identification and Costing – Report providing estimates for future tasks (\$6,510).

Task 4 – Ground Penetrating Radar to determine location and depth of solid waste (\$15,400).

Task 5 – Vapor Monitoring to include one monitoring event (\$8,049).

Contingency - \$6,935 (used for additional site survey)

State of Florida Targeted Brownfield Assessment Fund – Site Specific Activity

FDEP will provide \$70,000 for brownfield site assessment activities that assist with redevelopment of the site. The specific activities funded by FDEP have not been determined, but it is the County's desire to have solid waste (tires, trailers, dumpsters) removed from the site surface by a contractor. FDEP will schedule a site visit to discuss the use of this funding. FDEP will hire an environmental consulting firm to perform these activities.

Brownfield Voluntary Cleanup Tax Credits (VCTC) – Dansville

Upon the receipt of a Site Rehabilitation Completion Order, the County will apply for a tax credit for a portion of the cleanup costs at the Dansville North and South historic landfill sites:

North landfill VCTC: \$151,801 (net after broker fees and credit discount)

South landfill VCTC: \$ 75,944 (net)

Total **\$227,745**

Tax credits are expected to be issued in June 2016 and will subsequently be sold on the open market. This funding will go into the Brownfield Program and be used to offset the cost of efforts to assess and remediate brownfield properties such as the 126th Ave Landfill.

Brownfield Voluntary Cleanup Tax Credits 126th Ave. Landfill –The 126th Ave. Landfill 2015 calendar year expenses were \$110,000. The County is eligible for 50% of the cost of assessment and remediation, up to \$500,000 in a single year. A VCTC application will be prepared and approximately **\$45,000** will be received in a tax credit, if FDEP agrees with the County's application.

SMITH INDUSTRIES, INC.
D/B/A SMITH FENCE COMPANY
4699 110TH AVENUE NORTH
CLEARWATER, FL 33762
PH: 727-573-5440
FAX: 727-573-2075
BOB HANKIN

DATE: August 10, 2015

INVOICE NO. ESTIMATE OF COSTS

ATTENTION: TERI HASBROUCK

ACCOUNT NO. PIN468

PINELLAS CO. - PURCHASING DEPARTMENT
400 SOUTH FORT HARRISON
6TH FLOOR
CLEARWATER, FL 33766
PH: 727-464-3766
FAX: 727-464-3926
LUCYNA NOWACKI

SOLD TO: PINELLAS COUNTY
REAL ESTATE MANAGEMENT
303 CHESTNUT STREET
CLEARWATER, FL 33766

PH: 727-464-8967
FAX: 727-464-3374
CELL: 727-433-2103
E-MAIL: thasbrouck@pinellascounty.org

JOB: CHAIN LINK FENCE AT
126TH AVENUE LANDFILL

PINELLAS COUNTY BLANKET PURCHASE AGREEMENT #411433 & #411465

LINE	ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT
1	330.13.101275	6'0" W/LINE POSTS & TOP RAILS	3500	FT	\$ 10.50	\$ 36,750.00
2	330.13.101277	6' END POST	4	EA	\$ 45.00	\$ 180.00
3	330.13.102404	6' PULL POST	4	EA	\$ 38.00	\$ 152.00
4	330.13.101278	6' CORNER POST	6	EA	\$ 56.00	\$ 336.00
5	330.13.100356	HOURLY RATE MON-FRI STRAIGHT TIME	90	HR	\$ 90.00	\$ 8,100.00

GRAND TOTAL	
\$	45,518.00

BH

SCOPE OF WORK

FURNISH AND INSTALL GALVANIZED CHAIN LINK FENCE. CLEARING, GRADING
AND STAKING FENCE LINE BY OTHERS. ACCESS TO FENCE LINE PROVIDED
AND MAINTAINED BY OTHERS.



Ms. Teri Hasbrouck, CPM
Environmental Program Coordinator
Pinellas County - Real Estate Management
Real Property Division
509 East Ave S., Clearwater, FL 33756

Subject:
Proposal
Former 126th Avenue Dump
Largo, Florida
FDEP ID 473-1

Dear Ms. Hasbrouck:

Pinellas County currently owns the subject property (Site) and desires support for the strategy development and preparation for the sale for redevelopment of the Site. Arcadis U.S., Inc. (Arcadis) is pleased to submit this proposal to Pinellas County, to coordinate and complete several tasks in support of the property positioning for redevelopment. The following paragraphs summarize the planned tasks to complete the scope of work.

Scope of Work

Task 1 – Regulatory Meetings

Arcadis will coordinate and meet with Pinellas County, the Florida Department of Environmental Protection (FDEP), the United States Environmental Protection Agency (USEPA), and other local agencies as needed, and deemed necessary by Pinellas County. This task includes preparation for the meetings and up to three in-person meetings or teleconferences in the Tampa Bay area. Travel to in-person meetings in Tallahassee or Atlanta are not anticipated. The regulatory discussions may require the support of an environmental land use attorney, either as part of the meetings or for preparation and/or follow-up discussions. Laurel Lockett, an attorney with Carlton Fields Jorden Burt, in Tampa, Florida, will provide the legal support needed for this project.

Task 2 – Strategy Development

The subject Site is situated in a grey area of regulatory applicability. Based on the previous dump operations, FDEP may consider the Site future resides with the Chapter 62-701, Florida Administrative Code (F.A.C.), Solid Waste Management Facilities, or Chapter 62-780, F.A.C., Contaminated Site Cleanup Criteria. Arcadis will assist Pinellas County with research, discussions with local regulatory experts,

Imagine the result

ARCADIS U.S., Inc.
14025 Riveredge Drive
Suite 600
Tampa
Florida 33637
Tel 813 903 3100
Fax 813 903 9115
www.arcadis-us.com

ENVIRONMENTAL

Date:
9 November 2015

Contact:
Tim Terwilliger

Phone:
813-353-5779

Email:
Tim.terwilliger@arcadis-us.com

Our ref:
06005567.0018

Florida License Numbers

Engineering
EB00007917

Geology
GB564

Surveying
LB7062

environmental attorneys and others as needed, to determine the appropriate strategy to achieve efficient and cost-effective objectives, to position the Site for sale and redevelopment.

As part of the information gathering planned for this task, SurvTech Solutions, Inc. (SSI), will complete a Boundary Survey for the Site, which will meet the requirements of the Pinellas County Surveying guidelines. One aspect of the remediation planning may include a detailed survey of the leachate pond, to determine volumes of material to be used as fill for the pond. SSI would conduct the bathymetric survey of the leachate pond, with Arcadis oversight.

Task 3 – Voluntary Cleanup Tax Credit Application

If the Site follows the Brownfields program and a Brownfield Site Rehabilitation Agreement (BSRA) is finalized, Arcadis will prepare the needed Voluntary Cleanup Tax Credit (VCTC) Application. Documentation of the completed work will be gathered, summarized and described. The VCTC application will include certification by a Florida-licensed professional engineer, and a Certified Public Accountant (CPA). The selected CPA firm is Angela North, CPA.

Task 4 – Project Management

This task includes activities such as scope of work development, client communications, quality control, periodic project status review, scheduling and accounting functions. Arcadis will provide status reports with each invoice to summarize the progress of each task authorized by Pinellas County.

Budget Estimate

The estimated budget to complete the proposed scope of work (Tasks 1 through 4) is **\$49,407**. Pinellas County will be billed on a lump sum basis upon progress of each task on a percentage basis. Attachment 1 includes a detailed summary of labor hours and subcontractor costs. A breakdown of the budget is provided below.

Task 1 – Regulatory Meetings	\$12,614
Task 2 – Strategy Development	\$28,239
Task 3 – Voluntary Cleanup Tax Credit Application	\$ 5,004
Task 4 – Project Management	<u>\$ 3,550</u>
Total:	<u>\$49,407</u>

Schedule

Arcadis is prepared to begin immediately upon receipt of written authorization from Pinellas County. The tasks included in this proposal are expected to be needed services throughout the next twelve months, as requested by Pinellas County depending on the progress of the regulatory and strategy development. As specific deadline needs are determined, Arcadis will plan to meet those deadlines.

ARCADIS appreciates the opportunity to provide environmental services to Pinellas County for this project. If you have any questions or would like to discuss this proposal, please contact us.

Sincerely,
ARCADIS U.S., Inc.



Jessica Gattenby
Project Environmental Specialist



Tim Terwilliger, P.E.
Project Manager

ARCADIS

Attachment 1

Table 1 Task Breakdown 15th Avenue Dump			TOTAL BASE PLUS OPTIONS									
			Task 1		Task 2		Task 3		Task 4			
			Regulatory Support		Strategy Development		VCTC		PM			
			Rate	Units/Hrs	Cost	Units/Hrs	Cost	Units/Hrs	Cost	Units/Hrs	Cost	
COSTS:												
LABOR COSTS												
Vice President/ Officer	\$ 266.75	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Senior Project Manager	\$ 228.00	0	\$0	0	\$0	0	\$0	2	\$480	2	\$480	
Project Manager	\$ 204.25	21	\$4,289	8	\$1,634	2	\$409	6	\$1,200	37	\$7,532	
Project Engineer/ Scientist (Task Manager)	\$ 135.00	24	\$3,240	15	\$2,025	4	\$540	3	\$360	46	\$6,165	
Principal Engineer	\$ 251.75	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Senior Engineer/ Scientist	\$ 165.00	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Project Engineer/ Scientist	\$ 135.00	21	\$2,835	36	\$4,860	5	\$675	0	\$0	62	\$8,370	
Staff Engineer/ Scientist	\$ 115.00	0	\$0	100	\$11,500	12	\$1,380	5	\$600	117	\$15,480	
Senior Designer/GIS	\$ 128.00	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Designer/ GIS	\$ 100.00	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CADD Operator	\$ 80.75	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Senior Administrative	\$ 105.00	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Administrative	\$ 80.75	0	\$0	0	\$0	0	\$0	4	\$360	4	\$360	
Construction Manager	\$ 199.50	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Operations Specialist	\$ 185.00	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Senior Inspector	\$ 148.50	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Accountant	\$ 110.00	0	\$0	0	\$0	0	\$0	5	\$550	5	\$550	
Inspector	\$ 103.50	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
Subtotal			64	\$10,364	159	\$29,019	23	\$3,004	25	\$3,550	273	\$36,837
SUBCONTRACTOR EXPENSES												
Roll-off 15 ton. drop/pickup/transportation, 30 miles round	each load	\$ 1,725.00		\$0		\$0		\$0			\$0	
Laboratory Analysis for Asbestos	each	\$ 10.00		\$0	75	\$750		\$0			\$750	
Boundary Survey	LS	\$ 3,680.00		\$0	1	\$3,680		\$0			\$3,680	
Bedrock Survey	LS	\$ 2,290.00		\$0	1	\$2,290		\$0			\$2,290	
Legal Support	meeting	\$750	3	\$2,250	2	\$1,500		\$0			\$3,750	
Accounting	LS	\$ 2,000.00		\$0		\$0	1	\$2,000			\$2,000	
Subtotal				\$2,250		\$4,230		\$2,000		\$0	\$12,470	
Task Sub-Total				\$12,614		\$29,239		\$5,004		\$3,550		
									TOTAL COST		\$49,467	

Hasbrouck, Teri

Subject: FW: 126th Ave. Landfill

From: Sacco, Paul S
Sent: Thursday, February 19, 2015 8:30 AM
To: Hasbrouck, Teri
Cc: Abernathy, James L; Ellers, Brenda; Berger, William M
Subject: 126th Ave. Landfill

Teri,

I briefed Mark yesterday regarding our progress to date, our meeting with FDEP and the plan to move forward to ascertain what we are dealing with, specifically the need to do the following:

Develop a Health/Safety Plan

Clear/grub the site

Perform groundwater and surface water monitoring (including wells)

Perform ground penetrating radar to better identify and evaluate contents and depth of waste materials

Vapor monitoring so that we can demonstrate not an issue and put this to bed

Understood that we would receive a final report w/recommendations to review and share with FDEP to plan next steps.

Per your email, I understand the estimate to be \$103K. Mark has agreed to use BCC General Fund Reserves for this work since it was dropped in our lap and unfunded. Please coordinate with Brenda and OMB's Jim Abernathy to develop a Budget Amendment to transfer \$110K funds (may need a little for contingency) from Reserve to the appropriate account in Real Property Division. Call if you need any help. Thank you.....Paul

Paul S. Sacco, Director
Real Estate Management
509 East Ave. S.
Clearwater, FL 33756
727-464-3002