RESOLUTION NO. 23-179

A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING A TASK ORDER WITH NOVA ENGINEERING AND ENVIRONMENTAL, LLC, RELATED TO ENVIRONMENTAL SITE ASSESSMENT AND REMEDIAL ACTION PLAN FOR A FORMER GAS STATION SITE OWNED BY THE CITY, IN THE AMOUNT OF $63,240.40.

BE IT RESOLVED that the appropriate officers of the City are authorized to execute and deliver on behalf of the City that certain Task Order to its Master Services Agreement for Professional Geotechnical Engineering Services between the City and NOVA Engineering and Environmental, LLC, relating to the provision of environmental site assessment and a remedial action plan for the former Express Lane #712 Site, in the amount of Sixty-Three Thousand, Two Hundred Forty Dollars and Forty Cents ($63,240.40), in substantially the form **attached** and presented to the Council today, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

THIS RESOLUTION shall be effective immediately upon passage.

PASSED in regular session this 25th day of May, 2023.

CITY OF PANAMA CITY BEACH

By: _____
Mark Sheldon, Mayor

ATTEST:

_____
Lynne Fasone, City Clerk

COMBINED TASK ORDER AND
NOTICE TO PROCEED

TASK ORDER NO. 2023-01 DATE 5/26/2023

Reference is made to that certain MASTER SERVICES AGREEMENT BETWEEN CITY OF PANAMA CITY BEACH AND NOVA ENGINEERING AND ENVIRONMENTAL, LLC. RELATING TO PROFESSIONAL GEOTECHICAL ENGNEERING SERVICES dated July 27, 2022, (the "Agreement"), the terms, conditions, and definitions of which are incorporated herein as if set forth in full. Neither party is in breach of the Agreement.

Pursuant to the Agreement, Engineer agrees to perform the specific tasks set forth upon incorporated Attachment A, Scope of Services, relating to Environmental Site Assessment and Remedial Action Plan – Front Beach Road Segment 3 – Former Express Lane #712 Site.

Engineer's total compensation shall be (check one):
__X__ a stipulated sum of $ 63,240.40 ; or
____ a stipulated sum of $_____ plus one or more specified allowances listed below which may be authorized in writing by the City Manager or his designee,
Allowance of $ _____ for _____, and
Allowance of $ _____ for_____; or
____ a fee determined on a time-involved basis with a maximum cost of $_____;
as set forth upon incorporated Attachment B, Fee Breakdown, and shall be paid in monthly installments as specified in the Agreement.

Work shall begin on June 1, 2023 and shall be completed within 366 calendar days. The date of completion of all work is therefore May 31, 2024. Liquidated delay damages, if any, are set at the rate of $ 0.00 per day. There are no additional rights and obligations related to this Task Order other than as specified in the Agreement.

Upon execution of this task order by both Engineer and City, Engineer is directed to proceed.

IN WITNESS WHEREOF the parties have caused these presents to be executed in their names on the date shown.

Witness:

_____

NOVA ENGINEERING AND ENVIRONMENTAL, LLC

By:_____ Date:_____
Its:

CITY OF PANAMA CITY BEACH, FL.

ATTEST:

By:_____ Date:_____
City Manager

_____
City Clerk

NOVA

May 09, 2023

City of Panama City Beach
110 South Arnold Road
Panama City Beach, Florida 32413

Attention: Ms. Kathy Younce

Subject: Proposal for Supplemental Site Assessment and a Remedial Action Plan
Express Lane #712
17140 Front Beach Road
Panama City Beach, Bay County, Florida
NOVA Proposal Number: 011-30239653

Dear Ms. Younce:

NOVA Engineering and Environmental, LLC (NOVA) is pleased to present the following proposal to provide environmental services for the above referenced facility. The proposal includes a summary of project information, scope of services, fee, and schedule.

PROJECT INFORMATION

Based on a review of available regulatory documentation, a petroleum discharge was reported for the facility on December 14, 1988. The release was found eligible for State funding under the Early Detection Incentive Program. Beginning January 15 through January 17, 2001, Site Assessment activities were completed at the facility. Assessment included advancement of nine (9) soil borings to approximately 13 feet below land surface (bls) and collection of soil samples for laboratory analysis. Laboratory analytical results revealed constituents of concern were below the applicable Florida Department of Environmental Protection (FDEP) regulatory cleanup action criteria. In June 2002 a Site Rehabilitation Completion Order (SRCO) was issued for the facility indicating cleanup associated with the December 14, 1988, discharge was considered complete.

In September 2012 and June 2013, spill buckets and product piping associated with the Underground Storage Tank (UST) system were closed and assessed. Soil samples were collected and submitted for laboratory analysis as part of the closure assessment. The laboratory analytical results revealed constituents of concern concentrations below the applicable FDEP regulatory cleanup action criteria.

In November 2014 additional tank system closure activities were completed including the removal of the dispenser sumps and production lines as well as the submersible turbine pump (STP) sumps. As part of closure activities, soil samples were collected and submitted for laboratory analysis. Laboratory analytical results revealed constituents of concern concentrations exceeding the applicable FDEP Chapter 62-777, FAC Soil Cleanup Target Levels (SCTLs). At the time of closure activities approximately 26.9 tons of impacted soil were removed from the vicinity of the STP sump and dispenser product lines.

Since groundwater appeared to be less than 20 feet bls a temporary well was installed south of the dispenser island. Groundwater samples were collected and submitted for laboratory analysis. The laboratory analytical results revealed constituents of concern concentrations over the applicable FDEP Chapter 62-777, FAC Groundwater Cleanup Target Levels (GCTLs).

Based on the results of the tank system closure assessment a discharge report form was submitted to FDEP in November 2014. The release was determined to be ineligible for State funded cleanup.

In March 2015, Advanced Environmental Technologies, Inc. (AET) completed Site Assessment activities at the facility. The assessment included advancement of fourteen (14) soil borings, installation of four (4) groundwater monitoring wells (MW-1, MW-2, MW-3, and MW-4)), collection of three (3) soil samples for laboratory analysis of benzene, toluene, ethylbenzene, total xylenes (BTEX) and MTBE, polycyclic aromatic hydrocarbons (PAHs), and total recoverable petroleum hydrocarbons (TRPH), and collection of groundwater samples for analysis of BTEX + MTBE, PAHs, and TRPH.

Only the soil sample collected from 10 to 12 feet bls (smear zone to saturated zone) from soil boring SB-14 (advanced immediately east of monitoring well MW-1) exhibited constituent of concern concentrations exceeding the applicable Chapter 62-777, FAC SCTLs. Only Monitoring well MW-1 exhibited constituent of concern concentrations exceeding the Chapter 62-777, FAC GCTLs. Groundwater flow at the time of assessment activities was to the south.

From 2015 through 2016 additional assessment activities were completed at the facility and included advancement of eight (8) soil borings, installation of four (4) off-site monitoring wells (MW-5, MW-6, MW-7, and MW-8) in the southern right of way (ROW) of Front Beach Road, and collection of both soil and groundwater samples for analysis of BTEX + MTBE, PAHs, and TRPH. The laboratory analytical results for the soil samples revealed constituents of concern concentrations below the applicable Chapter 62-777, FAC SCTLs. The October 2016 Supplemental Site Assessment Report concluded that soil contamination within the vadose zone had been defined and appeared to be limited to the immediate vicinity of soil boring SB-4, or the area immediately southeast of monitoring well MW-1. The laboratory analytical results for groundwater samples collected revealed constituent of concern concentrations above the applicable Chapter 62-777, FAC GCTLs in the off-site monitoring well MW-6.

Attempts to obtain access to the properties located south of monitoring well MW-6 failed, therefore the extent of the off-site groundwater contamination could not be delineated.

In September 2017 groundwater samples were collected from monitoring wells MW- 1 through MW-8. Monitoring well MW-5 could not be located at the time of sampling activities. Laboratory analytical results revealed constituent of concern concentrations over the Chapter 62-777, FAC GCTLs in monitoring wells MW-1, MW-2, MW-4, and MW-6.

In June 2020 groundwater samples were collected from monitoring wells MW-1 through MW-4 and MW-6 through MW-8. Monitoring well MW-5 could not be located and was presumed destroyed during sidewalk replacement. Laboratory analytical results revealed constituent of concern concentrations over the Chapter 62-777, FAC GCTLs in monitoring wells MW-1, MW-2, and MW-4.

In October 2020 the site was acquired by the City of Panama City Beach for construction of a traffic circle and stormwater retention area.

In June 2021, AET submitted a Supplement Site Assessment Report to FDEP. The report summarized site assessment activities and a Pre-Tidal Survey completed at the facility in February 2021. Groundwater samples were collected from monitoring wells MW-1 through MW-4 and MW-6 through MW-8 and submitted for laboratory analysis of BTEX + MTBE, PAHs, and TRPH. Groundwater flow at the time of assessment was to the south, southwest.

The groundwater samples collected from monitoring well MW-1 exhibited exceedances of the Chapter 62-777 FAC GCTLs for multiple constituents of concern. Groundwater samples collected from monitoring wells MW-2 and MW-4 exhibited benzene concentrations above the Chapter 62-777 FAC GCTL. The groundwater samples from monitoring well MW-6, located off-site, exhibited total xylene concentrations above the Chapter 62-777 FAC GCTL.

The results of the Pre-Tidal Survey indicated that there was no evident correlation between tidal fluctuations and groundwater elevation changes on the site. Based on this data, AET concluded the site was not tidally influenced.

In March 2021 short term groundwater recovery via high vacuum extraction was completed at the facility. Monitoring well MW-1 was used as the extraction point. A total of 11.2 gallons of petroleum hydrocarbons were recovered and disposed off-site during the event.

In April 2021, following the groundwater recovery event, groundwater samples were collected from monitoring wells MW-1 through MW-4 and MW-6 through MW-8. Laboratory analytical results revealed constituents of concern concentrations above the applicable Chapter 62-777FAC GCTLs in groundwater samples collected from monitoring wells MW-1, MW-2, and MW-6. In April 2021, all monitoring wells were abandoned at the facility in preparation for construction of a traffic circle and stormwater retention area by the City of Panama City Beach.

In June 2021, FDEP issued a deliverable review letter indicating that a Supplemental Site Assessment Report and Interim Source Removal Plan should be submitted to the Florida Department of Health in Escambia County (FDOH-Escambia) by June 23, 2022. The letter also noted that if assessment of the discharge would be postponed beyond the June 2022 due date because of pending roadway construction that a notification be sent to their office.

In September 2021, Clean Asset Environmental completed tank closure and assessment activities. Closure activities included the removal of an approximately 20,000-gallon UST, four (4) dispensers, and associated product piping. Soil samples collected at the time of assessment activities did not identify constituents of concern in soils above the Chapter 62-777, FAC SCTLs. In October 2021 FDEP issued a deliverable review letter indicating that contamination currently present on the site appears to be associated with the previously identified release and that tank closure assessment activities indicate no new release has occurred at the facility.

In December 2022 and February 2023, FDEP issued letters indicating that the Supplemental Site Assessment Report and Interim Source Removal Plan had not been received by FDOH-Escambia. In the February 2023 final notice letter, FDEP indicated that the Supplemental Site Assessment Report and Interim Source Removal Plan were due by June 2023.

In email correspondence dated April 13, 2023, from the City of Panama City Beach via their consultant, The Corradino Group, requested NOVA prepare a proposal to complete Supplemental Site Assessment activities at the facility and prepare an Interim Source Removal Plan.

SCOPE OF SERVICES

All fieldwork will be completed by OSHA trained personnel in accordance with 29 CFR 1910.120. Equipment decontamination, sample collection, field documentation, sample custody and laboratory analyses will be completed in general accordance with methods prescribed by the Environmental Protection Agency (EPA), the Florida Department of Environmental Protection (FDEP), and Tyndall Air Force Base specifications.

Phase I Supplemental Site Assessment – On-Site and Right of Way (ROW)

Task 1 Project Coordination/Setup

The project coordination/setup will include the following activities:

- Submission of a 210-day Due Date Extension Request to FDEP. Based on the February 2023 final notice letter, the Supplemental Site Assessment Report and Interim Source Removal Plan are due to FDEP by June 2023. An extension will be required to allow the City of Panama City Beach sufficient time to obtain off-site property access and to allow NOVA sufficient time to complete the required assessment and reporting

activities.

- Submission of paperwork to obtain the permits and authorizations required in order to complete permanent monitoring well installation on the facility, off-site, and within adjoining roadways/right of ways.

- Preparation of a Site-Specific Health and Safety Plan.

- Submission of notification of fieldwork activities to FDEP ten (10) days prior to initiating work on the site.

- Completion of the Sunshine OneCall to request a utility location be completed for the project area.

Task 2 – Supplemental Site Assessment Activities – Monitoring Well Installation

Supplemental Site Assessment activities will include the following:

- Installation of four (4) replacement groundwater monitoring wells in the approximate former locations of monitoring wells MW-1, MW-2, MW-4, MW-5, and MW-6. The proposed monitoring well locations are depicted in the attached Figure 1.

- The monitoring wells will be installed to a depth of approximately 22 feet bls and constructed with 2-inch diameter schedule 40 polyvinyl chloride (PVC) well casings with 15 feet of 0.010-inch machine-slotted schedule 40 PVC screens. A 20/40 filter sand pack will be placed around the screened interval of the wells and sealed with a 30/60 fine sand pack. The borehole will then be grouted from the top of the 30/60 fine sand pack to land surface and completed with an 8-inch, bolt down, man way lids. Following installation, all monitoring wells will be developed with a submersible pump until development water is mostly clear and free of fine-grained sediment. All monitoring wells will be installed with screen intervals that intersect the water table.

Phase II Supplemental Site Assessment – Off-Site

Please note that Phase II SSA – Offsite activities will not be initiated until the Client has obtained off-site access to the following down gradient properties:

- 17135 Front Beach Road 8 through 13 (Parcel ID Nos.: 32767-025-008 to 013)

Task 1 Project Coordination/Setup

The project coordination/setup will include the following activities:

- Submission of paperwork to obtain the permits and authorizations required in order to complete permanent monitoring well installation on the facility, off-site, and within adjoining roadways/right of ways.

- Submission of notification of fieldwork activities to FDEP ten (10) days prior to initiating work on the site.

- Completion/Renewal of the Sunshine OneCall to request a utility location be completed for the project area.

Task 2 – Supplemental Site Assessment Activities

Supplemental Site Assessment activities will include the following:

- Installation of three (3) down gradient monitoring wells to further delineate off-site groundwater contamination. The proposed monitoring well locations are depicted in the attached Figure 1.

- The monitoring wells will be installed to a depth of approximately 22 feet bls and constructed with 2-inch diameter schedule 40 polyvinyl chloride (PVC) well casings with 15 feet of 0.010-inch machine-slotted schedule 40 PVC screens. A 20/40 filter sand pack will be placed around the screened interval of the wells and sealed with a 30/60 fine sand pack. The borehole will then be grouted from the top of the 30/60 fine sand pack to land surface and completed with an 8-inch, bolt down, man way lids. Following installation, all monitoring wells will be developed with a submersible pump until development water is mostly clear and free of fine-grained sediment. All monitoring wells will be installed with screen intervals that intersect the water table.

Task 3 – Groundwater Sampling Activities

NOVA will mobilize to the facility to complete the following groundwater sampling activities:

- Prior to conducting groundwater sampling activities, depth to water readings will be collected from all monitoring wells.

- Groundwater samples will be collected from all monitoring wells in accordance with the requirements established in the FDEP's Standard Operating Procedure (DEP-SOP-001/01) and submitted to a State certified lab for analysis of BTEX and MTBE using EPA Method 8260, PAHs using EPA Method 8270, and TRPH using FL-PRO. Groundwater samples will be analyzed within the standard turnaround time of seven (7) to ten (10) working days from the day the lab receives the samples.

Phase III Supplemental Site Assessment Report and Remedial Action Plan

Task 1 – Supplemental Site Assessment Report and Remedial Action Plan

The Supplemental Site Assessment Report will include the following:

- The Supplemental Site Assessment Report (SSAR) will include a brief description of fieldwork activities, findings, conclusions, and recommendations, if appropriate. Report figures will include a site map, a figure illustrating the monitoring well locations, a groundwater flow map and a figure illustrating the groundwater analytical results. Report tables will include soil and groundwater tables summarizing field and laboratory analytical data, groundwater elevation data, and monitoring well construction data. The monitoring well installation logs, groundwater sampling logs, and laboratory analytical results with the chain of custody record will be appended.

The Remedial Action Plan will include the following:

- NOVA will prepare a Remedial Action Plan (RAP) for submittal to FDEP. The RAP will utilize historic soil data for the facility to evaluate options for remediation of residual soil contamination. Based on these evaluations, the RAP will recommend the most viable option for soil remediation at the facility.

NOVA will provide a draft copy of the Supplemental Site Assessment Report and Remedial Action Plan to the client for review prior to submittal of the documents to FDEP.

PROJECT PRESUMPTIONS

NOVA has made the following significant presumptions to prepare this proposal. The pricing and schedule are subject to these presumptions:

- That the Client will obtain the necessary access to the off-site properties for downgradient monitoring well installation prior to NOVA initiating Phase II activities and within 60 days of the FDEP Deliverable Due Date Extension Request authorization.
- An additional Deliverable Due Date Extension request will not be required to complete SSA and RAP activities.
- The completion of SSA activities will not require NOVA personnel to have Florida Department of Transportation (FDOT) Intermediate and Advanced Temporary Traffic Control training.
- That monitoring well installation and groundwater sampling activities will be completed on a standard work schedule (Mon-Fri. 7am-5pm).

- Laboratory analyses will be completed within the standard turnaround time of seven (7) to ten (10) working days.
- That the Level D personal protective equipment is adequate for all site work.
- Significant changes to the regulations will not occur during the term of the contract.

COMPENSATION

We propose to perform the outlined Scope of Services for the following lump sum amounts:

Phase I SSAR – On-Site and ROW (Lump Sum).....$24,277.50
Phase II SSAR – Off-Site (Lump Sum).....$29,992.90
Phase III SSAR and RAP (Lump Sum).....$8,970.00

If changed presumptions and/or conditions are encountered at the site and/or additional work is recommended, you will be contacted, and we will provide an amended scope of services and cost estimate for approval. Authorized compensation will not be exceeded without prior approval.

SCHEDULE

Phase I SSA – On-Site and ROW Schedule

NOVA will initiate Phase I activities following receipt of written authorization to proceed.

- *Task 1 Project Coordination/Setup*: Seven (7) to ten (10) working days to complete.
- *Task 2 SSA Monitoring Well Installation:* Three (3) working days to complete.

Phase II SSA – Off-Site Schedule

NOVA will initiate Phase II activities upon notification ~~from the client that~~ access to off-site properties has been granted.

- *Task 1 Project Coordination/Setup*: Seven (7) to ten (10) working days to complete.
- *Task 2 SSA Monitoring Well Installation:* Two (2) working day to complete.
- *Task 3 Groundwater Sampling Activities:* Two (2) working days to complete.
    - Laboratory analytical results will take seven (7) to ten (10) working days from the day the lab logs the samples.

Phase III SSAR and RAP

- *Task 4 SSAR and RAP:* Fifteen (15) to twenty (20) working days from receipt of the laboratory analytical results.

NOTE: Due to unforeseen circumstances in the global spread of the COVID-19 virus, NOVA may be limited in its ability to complete timely project activities due to federal and state mandated restrictions and/or shortage of staff due to ailments or quarantine requirements.

CLOSURE

This proposal is an agreement for our services defined herein and is valid for a period of sixty (60) days from the date of issuance. It was prepared specifically for the Client and its designated representatives and may not be provided to others without NOVA's express permission. The person authorizing this proposal on behalf of the Client does hereby warrant that they have full authority to do so.

To formalize the agreement between us, please execute a copy of the attached Professional Services Agreement and return it to us. The attached NOVA General Terms and Conditions will govern the work described in this proposal. Exceptions to this proposal, and/or special requirements not covered in this proposal should be listed on the Professional Services Agreement. Please note that the final report cannot be issued without formal, written authorization to proceed.

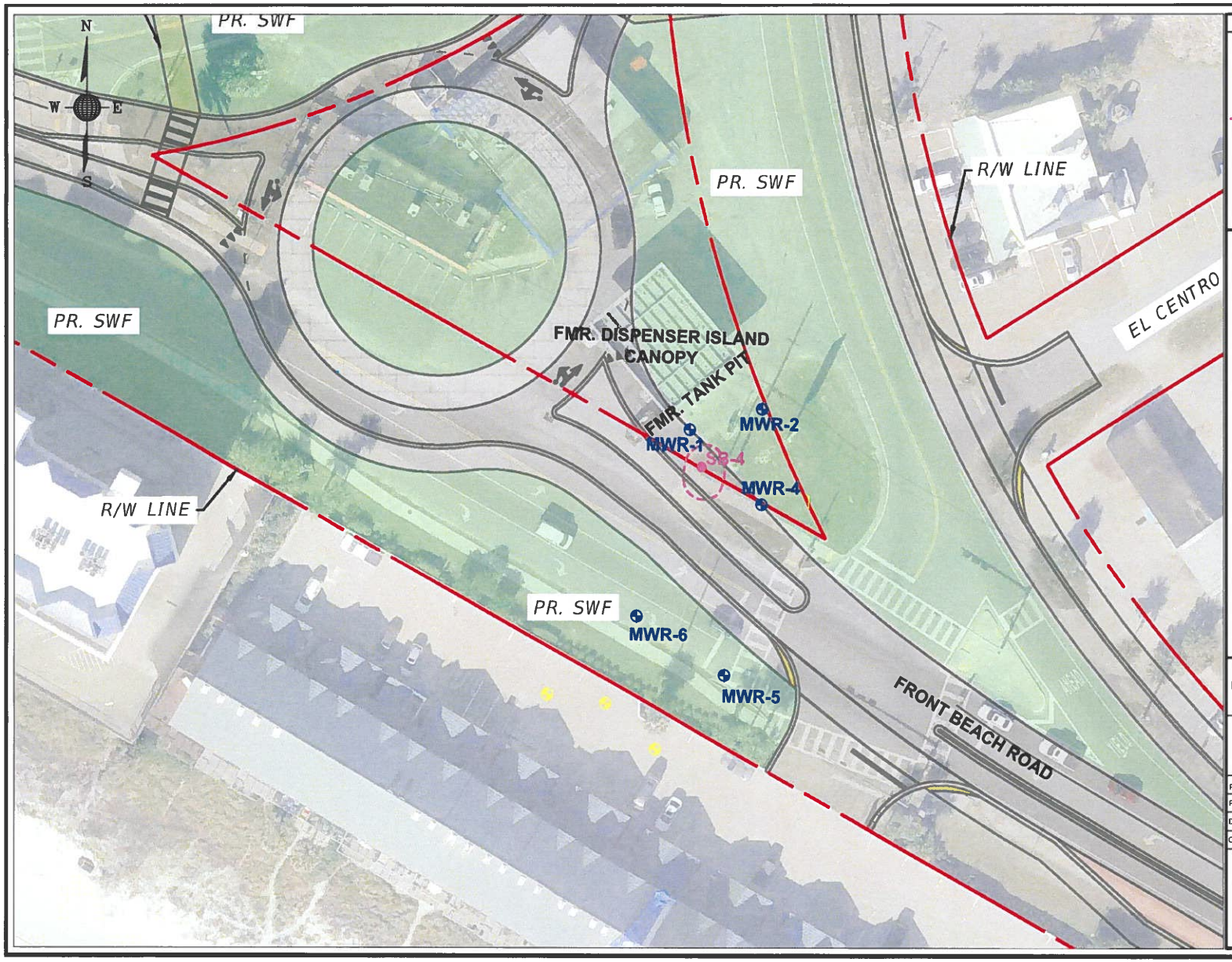
We thank you for the opportunity to provide this proposal and look forward to working on this project with you. Please contact us if you have any questions or if we may be of further service.

Sincerely,
NOVA ENGINEERING AND ENVIRONMENTAL, LLC

Sarah A. Battaglia, M.A., RPA
Senior Consultant

Larry G. Schmaltz, PE, GC
Senior Vice President – Florida
Environmental Services Manager

Attachments: Figure 1 Proposed Monitoring Well Locations Map
Professional Services Agreement
General Terms and Conditions



NOTES

- = Proposed replacement monitoring well (MW-1, MW-2, MW-4, MW-5 and MW-6) locations.
- = Proposed down and cross gradient monitoring well locations.
- = Approximate former SB-4 location.
- = Approximate extent of soil contamination

NOVA

NOVA ENGINEERING & ENVIRONMENTAL
140-A Lurton Street
Pensacola, Escambia County, Florida

FIGURE 1
PROPOSED MONITORING WELL LOCATIONS MAP

EXPRESS LANE #712
17140 FRONT BCH. ROAD
PANAMA CITY BCH., FLORIDA

PROJ. NO. :	CADD ID:
PROJ. MGR.: S. Battaglia	DRN DATE: 05/08/23
DRN BY: S. Battaglia	SCALE: Not to Scale
CHK BY: L Schmaltz	