

City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:		File No.:	Item Type:		1 st Reading	2 nd Reading
5/7/2025		25-163	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
				Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
				Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
				Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):		Account Balance (\$):		Funding Source:	Project Number:	
75,350		\$226,434		302-7290-565000-PA156	PA156	
Contract/P.O. Required		RFP/RFQ/Bid Number:		Sponsor Name:	Department:	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	RFP# FY 2018-2019-012 CONSULTANT COMPETITIVE NEGOTIATION ACT (CCNA) CONTINUING PROFESSIONAL, ARCHITECTURAL AND ENGINEERING SERVICES AND OTHER SERVICES		Jeffrey Towne Interim Director of Public Works	Public Works	
Strategic Plan Focus Areas:						
<input type="checkbox"/> Fiscal Stability	<input type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing		
Implementation Timeline:						
Estimated Start Date: 5/7/2025				Estimated End Date: 7/31/2025		

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING A CHANGE ORDER TO THE CCNA WORK AUTHORIZATION OF TERRACON CONSULTANTS TO PROVIDE SUPPLEMENTAL ENVIRONMENTAL ASSESSMENTS SERVICES FOR THE CHAVES LAKE PROJECT IN A NOT TO EXCEED AMOUNT OF SEVENTY-FIVE THOUSAND, THREE HUNDRED AND FIFTY DOLLARS (\$75,350), WHICH BRINGS THE WORK AUTHORIZATION TO A TOTAL AMOUNT OF TWO HUNDRED, FORTY-FIVE THOUSAND, THREE HUNDRED AND TWENTY-FIVE DOLLARS (\$245,325.00); AND PROVIDING FOR AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This agenda item seeks the City Commission's approval to increase the services from Terracon Consultants, Inc. to provide additional environmental site assessment activities, to delineate previously unsampled upland areas and sediments of Chaves Lake, in accordance with RFP #2018-2019-012 – Continuing Professional Architectural and Engineering Services, for amount not-to-exceed \$75,350 (Exhibits 3 and 5). The above-listed consultant will be providing services based on the following discipline: Environmental Engineering Services. This agenda item, if approved, will increase the not-to-exceed project amount to a total of \$245,325.

Background:

On August 5, 2020, the City Commission approved Resolution No. 2020-054 (Exhibit 2) authorizing continuing service agreements be awarded, in accordance with the Consultant Competitive Negotiation Act (CCNA) per Request for Proposal (RFP # FY2018-2019-012), to a selected group of design professional firms.

For years, the City of Hallandale Beach's Sanitation Division utilized the area adjacent to Chaves Lake as a permitted Transfer Station in coordination with Broward County, storing bulk trash containers and construction debris as a temporary staging area before removal and disposal. However, this practice posed a risk of leachate runoff, which is liquid that percolates through waste and can seep into the surrounding soil, potentially contaminating the groundwater and surface water, including Chaves Lake. Both Broward County and the City share responsibility for the environmental concerns stemming from this practice. Additionally, other parties may have also played a role, however, further research is necessary.

Chaves Lake has also been subject to other sources of contamination. The Florida Department of Transportation (FDOT) is responsible for stormwater runoff from the adjacent I-95 corridor and are partners in the operation of a stormwater station for the roads they are responsible for in the Town of Pembroke Park. Runoff from these roadways carry petroleum hydrocarbons from vehicles, which accumulate in the water column, increasing the lake's pollution levels over time. Historical practices by Broward County, such as storing debris along the lakes' bank, and discharging materials into the lake during previous projects, also contributed to its environmental degradation. Although the Broward County practices have ceased, the damage persists.

The City of Hallandale Beach has reviewed previous assessments, including the Phase I Environmental Site Assessment (ESA) conducted by Kimberly Ann Brown & Associates, Inc. (KABA) in March 2018, which revealed the lake's history as a borrow pit dating back to the 1940s and its proximity to a former landfill impacted by petroleum hydrocarbons and other contaminants. Although the landfill has been granted No Further Action with Conditions (NFAC) approval, concerns about sediment and surface water quality persist. While many of the harmful practices have ceased, significant concerns remain, including sediment and surface water quality issues

identified in a 2022 Site Assessment Report and subsequent addenda prepared by RES Florida Consulting, LLC (RES).

In September 2023, Broward County requested that the City prepare a Declaration of Restrictive Covenant (DRC) package to restrict activities at Chaves Lake. The DRC would prohibit recreational use, require signage warning against fishing, swimming, and boating, restrict land use, and ensure County oversight of construction plans to prevent contaminant exposure. However, the City has opted not to pursue the DRC due to an existing plan to develop the lake as an open park space. Instead, the City plans to conduct additional testing of the surface water and sediment to gain a clearer understanding of the environmental conditions and potentially remove the restrictions associated with NFAC approval.

Current Situation:

Terracon mobilized to the Chaves Lake site on 2/14/25 and 2/27/25 to collect upland soil, sediments and surface water samples. This work was authorized by City Commission Resolution No. 2024-117 for an amount of \$169,975 (Exhibit 4). Based on initial data, soils were found to be contaminated with arsenic and benzo(a)pyrenes. Surface water was contaminated with Bis(2-ethylhexthyl) phthalate at two locations. Sediments exceeded Benzo(a)pyrene, Benzo(b)anthracene, Chrysene, Fluoranthene, Phenanthrene and Pyrene in one sample. It was also discussed that due to the total depth of Chaves Lake being more than 60 feet, another method of sampling to obtain deeper depth samples will be recommended. Also discussed was the recommendation for additional samples in the upland areas to completely delineate the extent of contamination, which will now include corridor samples on the west side of the property. The meeting ended with the understanding that additional samples were necessary to understand the full vertical and horizontal extent of the contamination, so remedial actions can be recommended to clean the site for future development.

Why Action is Necessary:

Pursuant to Code of Ordinances, in accordance with Procurement Code Section 23-12 Procedures for purchases in excess of \$50,000, (7) Change Orders, Any change in the contract price, scope of work or time for completion of any project following the award of a contract shall be by a written change order, approved by the city manager and executed with the same formalities as the contract. a. The city manager may approve any change orders so long as the total sum of all change orders does not exceed the total amount awarded by the city commission by more than either ten percent of the contract cost or \$50,000.00, whichever is less. The scope of any project may not be changed without prior approval of the city commission.

Additionally, Section 23-8 (7) Continuing services agreements, Individual purchases for professional services not exceeding \$75,000 made pursuant to continuing services agreements resulting from a publicly solicited Request for Proposals may be approved by the City Manager.

Cost Benefit:

Performing the necessary environmental sampling and acquiring the appropriate discharge permit for the Chaves Lake project is a cost-effective strategy for the City because it mitigates significant long-term financial and legal risks. By investing in these measures now, the City ensures compliance with Broward County regulations and avoids potential penalties or fines for

unpermitted discharges, which could amount to substantial costs over time. Additionally, securing the permit and demonstrating environmental stewardship can strengthen the City's standing with regulatory agencies and the public, reducing the likelihood of costly litigation or environmental remediation.

PROPOSED ACTION:

The City Commission considers the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution
Exhibit 2 – Resolution No. 2020-054
Exhibit 3 – Proposal – Terracon Consultants, Inc.
Exhibit 4 – Resolution No. 2024-117
Exhibit 5 – Hourly Rate Breakdown for Supplemental Assessment

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