REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT

GLYNN ARCHER SCHOOL KEY WEST

PROPERTY LOCATED AT:
1300 White Street
Key West, Florida 33040

PREPARED FOR:

PEREZ ENGINEERING & DEVELOPMENT INC.
1010 KENNEDY DRIVE, SUITE 400.
KEY WEST, FL 33040
AND
THE CITY OF KEY WEST, FL

PREPARED BY:

MACTEC ENGINEERING AND CONSULTING, INC. (MACTEC)
5845 N.W. 158th Street
Miami Lakes, Florida 33014

MACTEC Project No. 6783-10-2127

May 14, 2010

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engineering and constructing a better tomorrow

May 14, 2010

Perez Engineering & Development Inc.
1010 KENNEDY DRIVE, SUITE 400.
Key West, FL 33040

Subject: **REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT**
GLYNN ARCHER SCHOOL
1300 White Street
Sugarloaf Key, Florida 33040
MACTEC Project Number 6783-10-2127

Dear Sirs:

We are pleased to submit this report of our Phase I Environmental Site Assessment for the above referenced property. The purpose of our services was to characterize the subject site and adjacent property conditions relative to environmental concerns and identify potential adverse environmental concerns.

MACTEC's report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: Perez Engineering & Development Inc. and the City of Key West. If any other party wishes to rely on MACTEC's report, that party must, with MACTEC's approval, execute a secondary client agreement to establish the terms and conditions of the reliance.

This report presents project information, which includes survey procedures and limitations, along with our findings, and conclusions. We appreciate your selection of MACTEC for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Sincerely,

MACTEC ENGINEERING AND CONSULTING, INC.

Andrea Blanco
Environmental Scientist

Ricardo Fraxedas, P.E.
Principal Engineer

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EXECUTIVE SUMMARY

Glynn Archer School
Key West, Florida 33040

MACTEC Engineering and Consulting, Inc. (MACTEC) conducted a Phase I Environmental Site Assessment (Phase I) at the elementary school property, the Glynn Archer School located at 1300 White Street, Key West, Florida 33040. The Phase I assessment was conducted in material compliance with the scope and limitations of ASTM E 1527-05. Any exceptions to, or deletions from, this practice are described in Section 8 of this report.

The Property consists of five buildings developed as the Glynn Archer School in a parcel of approximately 2.98 acres in size. This property shall be referred to as the "subject property" henceforth in this report. The subject property is located in a residentially developed area.

Environmental Data Resources Inc. (EDR), reviewed environmental lists to identify facilities that are either on the site or located within the respective search distances as defined by ASTM International in Standard Practice E 1527-05, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*". EDR's review of the environmental lists revealed that several nearby properties appear on the environmental regulatory lists. Please refer to **Appendix E** for the complete EDR list of Facilities.

This assessment has not revealed evidence of *recognized environmental condition* at the subject property.

This assessment has not revealed evidence of *recognized environmental conditions* in connection with historical uses of adjoining properties.

Note: While the executive summary is an integral part of the report, it is presented only for the reader's convenience. It should not be used in lieu of reading the entire report including the appendices. The reader is expected to read the text of the report for explanations and interpretations relevant to our services.

1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify recognized environmental conditions associated with the property. ASTM Standard E 1527-05 defines recognized environmental conditions as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is *not* intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

1.2 SCOPE OF SERVICES

MACTEC prepared this Phase I (ESA) based on reasonably ascertainable information and site observations. We conducted the following tasks , which are in material compliance with those tasks established in ASTM E 1527-05:

- Reviewed the history of the site using reasonably ascertainable standard historical sources and interviews with knowledgeable parties.
- We reviewed lists published by selected state and federal environmental regulatory agencies for records or comments pertaining to past or present environmental concerns at the site and/or within specified "search distances" from the site. These distances adhere to the standard search distances recommended in E 1527-05.
- Conducted a "walk-over" site reconnaissance, as set forth in E 1527-05, to look for surficial indications of activities involving hazardous substances and petroleum products.
- Conducted a vehicular reconnaissance in the vicinity of the site to verify the location of the facilities identified during our list review, and to visibly determine if land use on adjacent properties creates the potential for an adverse environmental impact on the project site.
- Prepared this written report that summarizes our observations, findings, and conclusions.

Our proposed scope of services for this Phase I did not include sampling or evaluating buildings for radon, mold, or asbestos-containing materials, evaluating ambient air quality, or testing of the soil, air, surface water, drinking water, or groundwater for contaminants.

1.3 SIGNIFICANT ASSUMPTIONS

MACTEC made no significant assumptions during the site "walk-over" or site visit.

1.4 LIMITATIONS AND EXCEPTIONS

Our findings and opinions are relative to the date of our site work and should not be relied on to represent conditions on other dates. These opinions are based on information obtained during the study and our experience. If additional information becomes available which might change our conclusions, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted.

Although this assessment has attempted to identify the potential for environmental impacts to the subject site, potential sources of contamination may have escaped detection due to (1) the limited scope of this assessment, (2) the inaccuracy of public records, (3) the presence of undetected or unreported environmental incidents, (4) inaccessible areas, and/or (5) deliberate concealment of detrimental information.

1.5 SPECIAL TERMS AND CONDITIONS

Our work was conducted in accordance with the terms and conditions presented in MACTEC's Proposal, Prop10Miam Task 069 dated May 3, 2010 and American Society for Testing and Materials (ASTM) Designation: E 1527-05; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Services performed specifically for this site were authorized by Mr.Allen E. Perez, President of Perez Engineering & Development Inc.

1.6 USER RELIANCE

This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: Perez Engineering & Development Inc. and the City of Key West. Perez Engineering & Development Inc. and the City of Key West have agreed that any prospective lender, buyer, seller, or other party who wishes to rely on this report must first sign MACTEC's Secondary Client Agreement.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The Property is an Elementary School built in 1923. The property consists of five buildings that serve as classrooms, auditorium, cafeteria, and offices. The property is owned by the Monroe Country Schools. This parcel of approximately 2.98 acres shall be referred to as the "subject property" henceforth in this report. The subject property is located in a predominately residential area of Key West, Monroe County, Florida. A Site Location Map is included as **Appendix A Figure 1**.

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

MACTEC conducted a site and area visit on May 7, 2010. The site reconnaissance was performed on foot and the area reconnaissance was performed on foot and by a driving tour of public access roadways and easements. The subject property is located in a residentially developed area in the heart of Key West, FL. Mr. Jeff Sawyer, Assistant Director of the Glynn Archer School was interviewed and accompanied MACTEC on the site visit.

The on-site reconnaissance was performed to evaluate if there were obvious visual indications of present land use activities, which may have impacted the soil or groundwater conditions of the subject property. Selected photographs taken during the site visit are included in **Appendix C**. The following describes our observations and findings during the site and area reconnaissance.

2.3 CURRENT USE OF THE PROPERTY

The subject property consists of approximately 2.98 acres of property developed as a school since 1923.

2.4 CURRENT USES OF ADJOINING PROPERTIES

The area reconnaissance was performed to evaluate whether adjacent land uses may have impacted the subject property. The following is a discussion of the area surrounding the subject property.

The subject property is located in a developed and residential area of Key West, Florida. White Street adjoins the subject property to the northeast and NOAA National Weather Center is located across the street. Seminary Street, Grinnell Street, and United Street adjoin the subject property to the south, southwest, and northwest respectively. Residential properties surround the subject property.

3.0 USER/OWNER-PROVIDED INFORMATION

3.1 TITLE RECORDS

MACTEC was not provided with title records.

3.2 ENVIRONMENTAL LIENS

MACTEC provided a copy of the User Questionnaire as attached in **Appendix B** to the user. Mr. Gary W. Bowman, potential buyer of the property, completed the user questionnaire and was not aware of any environmental liens filed or recorded against the subject property.

3.3 SPECIALIZED KNOWLEDGE

Mr. Bowman did not have any knowledge of environmental liens held against the property, nor outstanding environmental regulatory issues.

3.4 COMMONLY KNOWN INFORMATION

MACTEC did not discover commonly known information related to environmental issues with respect to the site.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Mr. Bowman did not have knowledge of a reduction in value of the subject property due to past or present environmental concerns. He indicated that the property is used as a Public School.

3.6 OWNER/PROPERTY MANAGER/OCCUPANT INFORMATION

The subject property is owned by Monroe County Schools.

3.7 REASON FOR PERFORMING THE PHASE I

This Phase I ESA was performed as part of a real estate transaction.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Environmental Data Resources, Inc. (EDR), provided information from state and federal regulatory lists referenced in Section 1.2. The reader should note that the lists that were reviewed are limited and only include sites known to the regulatory agencies at the time of publication. The lists identify sites that are contaminated or exhibit potential for contamination due to the generation or handling of toxic or hazardous materials.

The subject site was not identified on the regulatory database reviewed. Details about the EDR report are in the following sections.

4.2 SUMMARY OF FEDERAL DATABASE FINDINGS

Nearby regulated facilities (within ASTM E 1527-05 standard search radii) were reviewed under the State and Local Records in the EDR report:

Federal records reviewed identified the Key West Gasification company located at 726 Catherin Street, Key West FL under the CERC-NFRAP list indicating the property has been removed from the CERC lists because assessments have been completed and no further action is requested.

4.3 SUMMARY OF STATE DATABASE FINDINGS

Several State databases were reviewed (within ASTM E 1527-05 standard search radii) by the EDR report.

State records reviewed identified properties within 1 mile of the Subject Property:

- The McCoy Indigenous Park ESA, located in the intersection of Atlantic and White Street, Key West FL was listed under the State and tribal landfill and/or solid waste disposal site lists.

- Four leaking underground storage tanks (LUSTs) were identified under the State and tribal leaking storage tank lists. MACTEC reviewed these files at the Florida Department of Environmental Protection located in Marathon FL, and in the OCULUS database:
    - Atermio and Patricia Ann Crespo (1119 White Street, Key West, FL) – Located 0.141 miles NNW of the subject property. This facility was known as Top Florist. According to files reviewed at FDEP, contamination was discovered during a pre-tank abandonment assessment in 1994 and the facility was eligible for State-administered cleanup under the Abandoned Tank Restoration Program. According to EDR remediation is ongoing.
    - Chevron Truman & White (1126 Truman Avenue, Key West FL) – Located 0.258 miles NW of the subject property. Based on files reviewed at FDEP, a UST, impacted soils, and associated fuel lines were removed in 1993. Results were presented by BB&L in a Remedial Action/Closure report in 1993. Remedial action and monitoring are ongoing.
    - Monroe County School Board Maintenance (1314 United St., Key West, FL) – Located 0.115 miles NE of the subject property. Based on files reviewed, there were two USTs removed in 1992, and impacted soils were removed and transported off site. According to EDR and FDEP files the facility is currently closed.
    - Garrison Bright Investors (1605 N Roosevelt Blvd., Key West, FL) – Located 0.372 miles NNE of the subject property. This facility known as Pro Dive Shop required cleanup after a long abandoned UST was reported in 1993. According to files reviewed at FDEP, the facility received a no further action (NFA) letter in 1994 and is now closed.
- Three underground storage tanks (USTs) and one above ground storage tank (AST) were listed under the State and Tribal registered storage tanks.
    - National Weather Service Forecast Office (NOAA) – 1315 White St., Key West FL (located 0.034 miles ENE, across White Street of the subject property) has a 2,000 gallon Diesel AST.
    - Firestone #05M5-004359 – 1201 White St., Key West FL (located 0.107 miles NNW of the subject property) has a 550 gallon used oil UST.
    - Monroe County School Board Maintenance -1314 United St., Key West, FL (located 0.115 miles NE of the subject property) had two USTs registered but have been removed.

- Atermio and Patricia Ann Crespo -1119 White Street, Key West, FL (located 0.141 miles NNW of the subject property) had USTs registered but have been closed in place.

Based on the location, distance from the subject property, and environmental status of the facilities listed, MACTEC considers the reviewed facilities to be of low potential for adverse environmental impacts for the subject property. Please refer to **Appendix E** for the complete EDR report.

4.4 PHYSICAL SETTING SOURCES

MACTEC reviewed the following sources to obtain information regarding the physical setting of the site:

- Soil Survey of Monroe County, Keys Area, Florida, *by the USDA Natural Resources Conservation Service (NRCS).*
- United States Geological Survey (USGS) Topographic Map, Key West, FL dated 1943, 1971, and 1979 provided by EDR.
- Regulatory Database Search Report supplied by (EDR), dated May 4, 2010.

A review of the USGS topographic map of the area surrounding the subject property indicates that the site and surrounding area are generally level with surface elevations of approximately 2 to 5 feet above the National Geodetic Vertical Datum (NGVD). Because the subject and nearby properties are generally level, minimal surface water is anticipated to drain from adjacent properties onto the subject property. It is anticipated that storm water generated at the subject site will drain through the storm drains located within the property or percolate within unpaved areas of the property. A copy of topographic map of the subject site and nearby areas is included with the EDR report in **Appendix E**.

The Florida Keys are a series of small Islands surrounded by the Gulf of Mexico and the Atlantic Ocean. Key West is the southwesternmost island. According to the soil survey of Monroe County, the southwestern Keys are part of the Oolite keys, probably formed in the same manner as the northern keys or coral keys, which were an active coral reef at some point. The surface has been smoothed and flattened by wave action. Where wave action exists, it continuously cuts the shoreline leaving bare coral rock. Residual soil deposits exist where wave action is less. The soil survey indicates the dominant soil types at the subject property are saddlebunch marl, occasionally

flooded. The *Saddlebunch marl, occasionally flooded* soil profile typically consists of well drained soils, mineral Keyvaca and Pennekamp soils, and are areas where limerock bedrock is exposed at the surface.

Groundwater is near the surface and influenced by tides. The depth to water depends on elevation and amount of fill material. Muck soils are swamped frequently with a depth to groundwater of 0 to 6 inches. The groundwater is saline and not suitable for potable supplies. Potable water is supplied by pipeline from the mainland, drinking water comes from the Biscayne Aquifer, which is the sole source of drinking water for Miami-Dade County or from desalination plants.

4.5 HISTORICAL USE INFORMATION ON THE PROPERTY

MACTEC reviewed the following information in order to ascertain the historical uses of the site and immediately adjacent properties to evaluate the presence of potential recognized environmental conditions:

- Aerial photographs dated 1959, 1968, 1971, 1979, 1985 and 1997 supplied by EDR.
- Aerial photographs dated 1994, 1999, 2004, 2006, 2007, and 2009 obtained from Google Earth. The images are in the public domain.
- United States Geological Survey (USGS) Topographic Map, Key West, dated 1943, 1971, and 1979 provided by EDR.
- Sanborn Maps dated 1889, 1892, 1899, 1912, 1926, 1948, 1962 supplied by EDR.

The above sources were reviewed for the purpose of assessing whether the subject property and adjacent lands have been used for landfill purposes and to evaluate development trends in the area. Copies of the aerial photographs and Sanborn maps are included in **Appendix E**.

The subject property is located in a residentially developed area, the school was built in 1923 and there were no changes noted in the aerial photographs reviewed. The 2010 aerial photograph depicted the subject property as it appeared during MACTEC's site visit. However, the sanborn maps reviewed provided more details about the subject property and surrounding properties. The 1912 Sanborn map depicted the western portion of the subject property developed with apparent

residential homes. The 1926 sanborn map depicted the Glynn Archer School building, and the 1962 sanborn map depicted the subject property occupying the area it currently occupies. Historical Aerial Photographs are included in **Appendix D**.

4.6 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES

No changes noted in the aerial photographs reviewed. However, the 1926 sanborn map depicted the property across the Glynn Archer School building and the White Street (currently the NOAA Weather Center building) as the U.S. Naval Hospital, as the U.S. Navy Commissary in 1948, and as the U.S. Government Property (block enclosed and wired by 6' wire fence) in 1962.

5.0 SITE RECONNAISSANCE

5.1 METHODOLOGY AND LIMITING CONDITIONS

MACTEC performed a site and vicinity reconnaissance and reviewed select readily available historical information in order to evaluate the current and historical uses of the subject site and the surrounding properties. MACTEC conducted a site and area visit on May 7, 2010. The site reconnaissance was performed on foot and with the assistance of Mr. Jeff Sawyer, Assistant Director of the Glynn Archer School; the area reconnaissance was performed by a driving tour of public access roadways and easements.

5.2 GENERAL SITE SETTING

The Property consists of approximately 2.98 acres developed with buildings and playgrounds.

5.3 SITE OBSERVATIONS

Exterior observations are described below. Selected photographs taken during the site visit are included as **Appendix C**.

Storage Tanks

There were three 700 gallon propane above ground storage tanks (AST), observed at the subject property. The ASTs are used for water heating. One of the ASTs located outside the cafeteria and two located outside the kitchen and old gym buildings. According to Mr. Sawyer, the abandoned boiler also used a propane tank. There were never oil or diesel tanks associated with the boiler.

Drums, Containers, Hazardous Materials/Waste and Petroleum Products

MACTEC did not see evidence of drums or hazardous materials/waste stored at the subject property. Commercial size containers of bleach, soap, and glue were observed in the storage areas.

Polychlorinated Biphenyl (PCB) Containing Devices

MACTEC did not see evidence of PBC containing devices or equipment at the subject property.

Solid Waste

According to Mr. Sawyer, Waste Management is picks up solid waste from the property on weekly basis. Solid waste observed at the subject property consisted on cardboards, food containers, and household type waste.

Water Supply/Waste Water

The subject property is connected to water supply and sewage systems to the City of Key West.

Wells

MACTEC did not observe any type of wells at the subject property. However, there is an abandoned boiler in a storage room behind the old gym and an abandoned pump, which could indicate that there was a well in the vicinity at some point.

Stormwater Structures and Floor Drains

The property has stormwater structures throughout the property.

Pits, Ponds, Lagoons, and Surface Waters

There are no pits, ponds, or lagoons at the subject property.

Odors, Stained Soil and Stressed Vegetation

MACTEC did not note any odors or stressed vegetation. Surficial staining from rusted surfaces such as a metal stair case on the side of the property, the abandoned boiler and associated piping were noted in some areas of the property.

6.0 CONCLUSIONS

We have performed a *Phase I Environmental Site Assessment* of the Glynn Archer School located in Key West, Florida 33040; in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Any exceptions to or deletions from this practice are described in Section 8 of this report. This assessment has not revealed evidence of former *recognized environmental conditions* at the subject property.

Environmental Data Resources, Inc. (EDR), provided lists of sites used to identify potential recognized environmental conditions either on the site or located within the respective search distances as defined by ASTM International in Standard Practice E 1527-05, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.*" Based on the location, distance from the subject property, and environmental status of the facilities listed, MACTEC considers the reviewed facilities to be of low potential for adverse environmental impacts for the subject property. This assessment has not revealed evidence of *recognized environmental conditions* in connection with historical uses of adjoining properties.

7.0 DEVIATIONS, LIMITATIONS, AND DATA GAPS

This Phase I Environmental Site Assessment was completed in material compliance with the scope and limitations of ASTM E 1527-05, except for the exceptions or deletions set forth below, if any. As stated in Section 1.6 of ASTM E 1527-05, "not all aspects of this practice [ASTM E1527-05] may be applicable in all circumstances. This ASTM standard is not intended to represent or replace the standard of care by which the adequacy of a given professional service must be judged ..." Also, as stated in Section 4.5.1 of ASTM E 1527-05, "No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost."

This report, including its findings, opinions, and conclusions, is intended for the exclusive use and benefit of, and may be relied upon only by Perez Engineering & Development Inc. and the City of Key West for the project described in the report. Perez Engineering & Development Inc. and the City of Key West have agreed that any prospective lender, buyer, seller, or other party who wishes to rely on this report must first sign MACTEC's Secondary Client Agreement. This report is only valid as of the date of the report, and MACTEC takes no responsibility to update or revise this report. Notwithstanding the provisions of ASTM E 1527-05, including section 4.7, Prior Assessment Usage, any entity that uses this report for any subsequent assessment does so at its own risk, unless otherwise agreed in a written agreement with MACTEC that is acceptable to MACTEC, in its sole discretion.

In preparing this report, the environmental professional has relied on information provided by Mr. Jeff Sawyer - Assistant Director of the Glynn Archer School, and Mr. Gary W. Bowman - Engineering Director of the City of Key West, and others as provided for in ASTM E 1527-05. As stated in Section 7.5.2.1 of ASTM E 1527-05, "An environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional."

By issuing this report, MACTEC does not represent or warrant that Perez Engineering & Development Inc., the City of Key West or any other entity will qualify for any legal defense to any liability under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. §9601 et seq.) or under any other law or regulation pertaining to the property.

MACTEC did not locate readily available historical aerial photographs to 1940 or earlier. According to ASTM 1527-05 Section 12.7, *a data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap*. The other reviewed information did not raise concerns and MACTEC does not consider the gap(s) significant to the outcome of the conclusions of this report.

Other than the above, there are no deviations, limitations, and data gaps.

8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental professional* as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have reviewed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

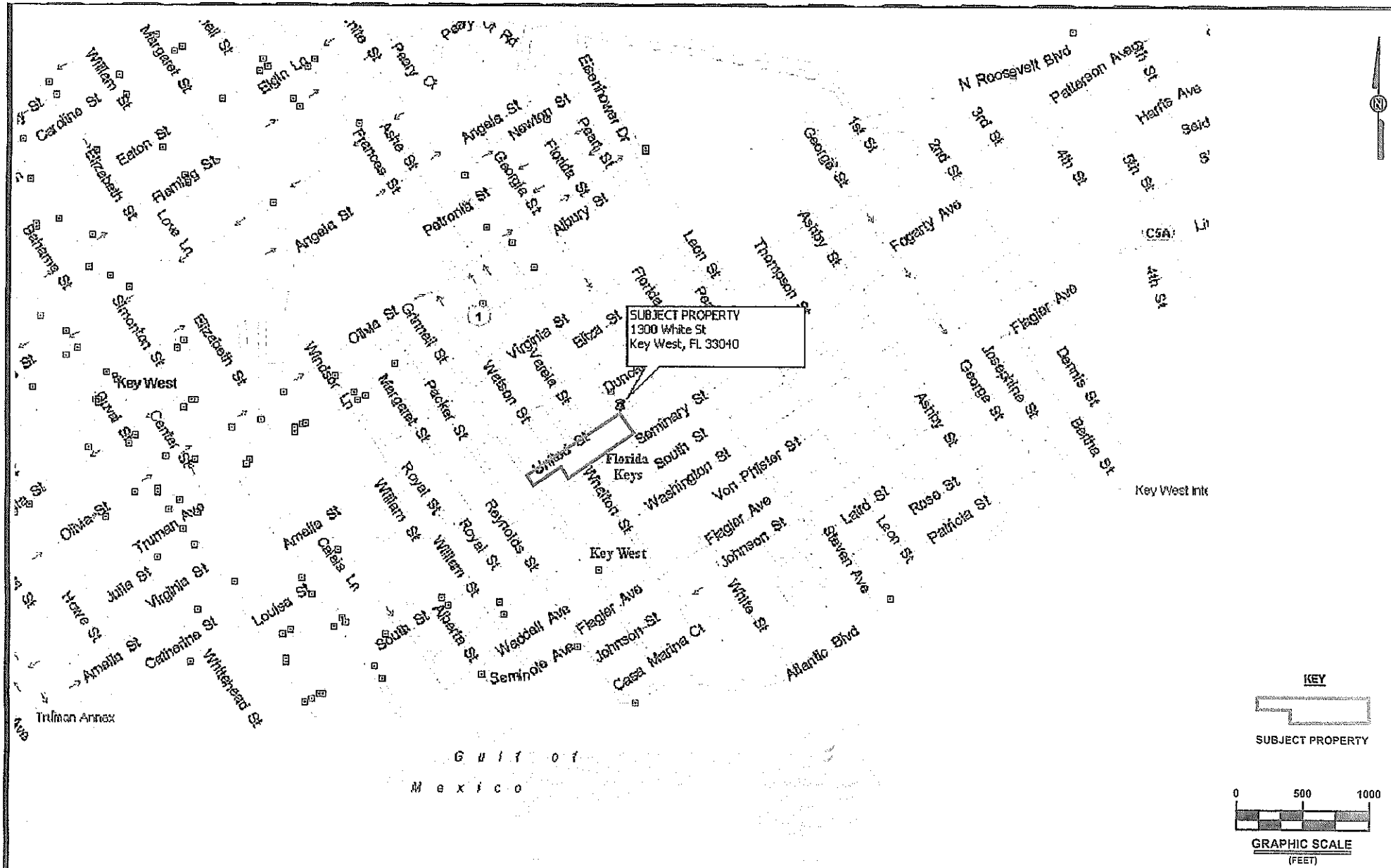
Ricardo Fraxedas

Ricardo Fraxedas, P.E.
Principal Engineer

5/14/10
Date

APPENDIX A

FIGURES



REFERENCE: MS Streets & Trips 2005

Glynn Archer Elementary School

1300 WHITE STREET
KEY WEST, FLORIDA 33040

MACTEC PROJECT #: 6783-10-2127.01

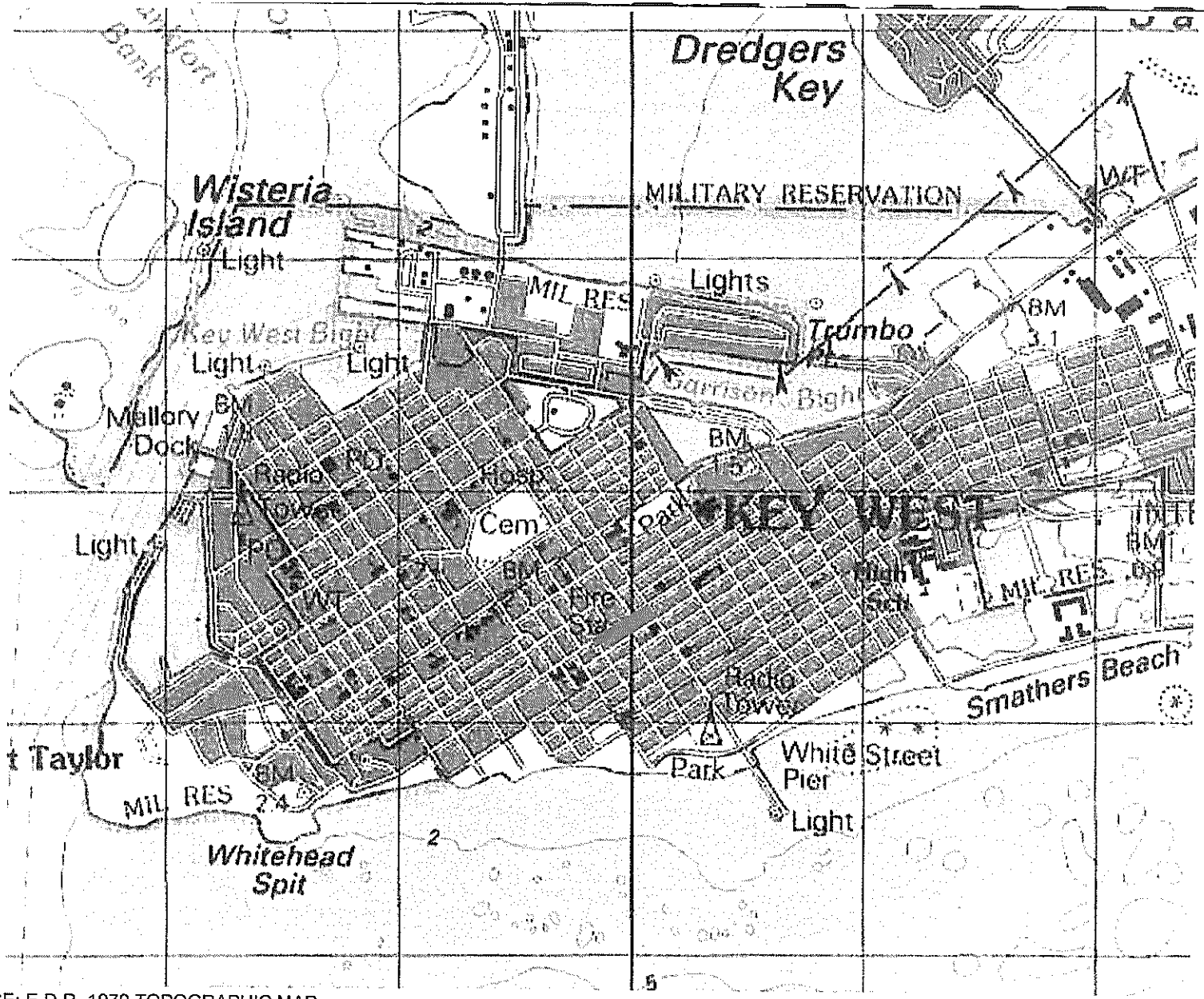
MACTEC

MACTEC ENGINEERING & CONSULTING, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588 / FAX: (305) 826-1799

FIGURE 1

SITE LOCATION MAP

MADE BY: NAB	DATE: 05-13-10
CHECKED BY: AB	SCALE: AS SHOWN



REFERENCE: E.D.R. 1979 TOPOGRAPHIC MAP

Glynn Archer Elementary School

1300 WHITE STREET
KEY WEST, FLORIDA 33040

MACTEC PROJECT #: 6783-10-2127.01

MACTEC

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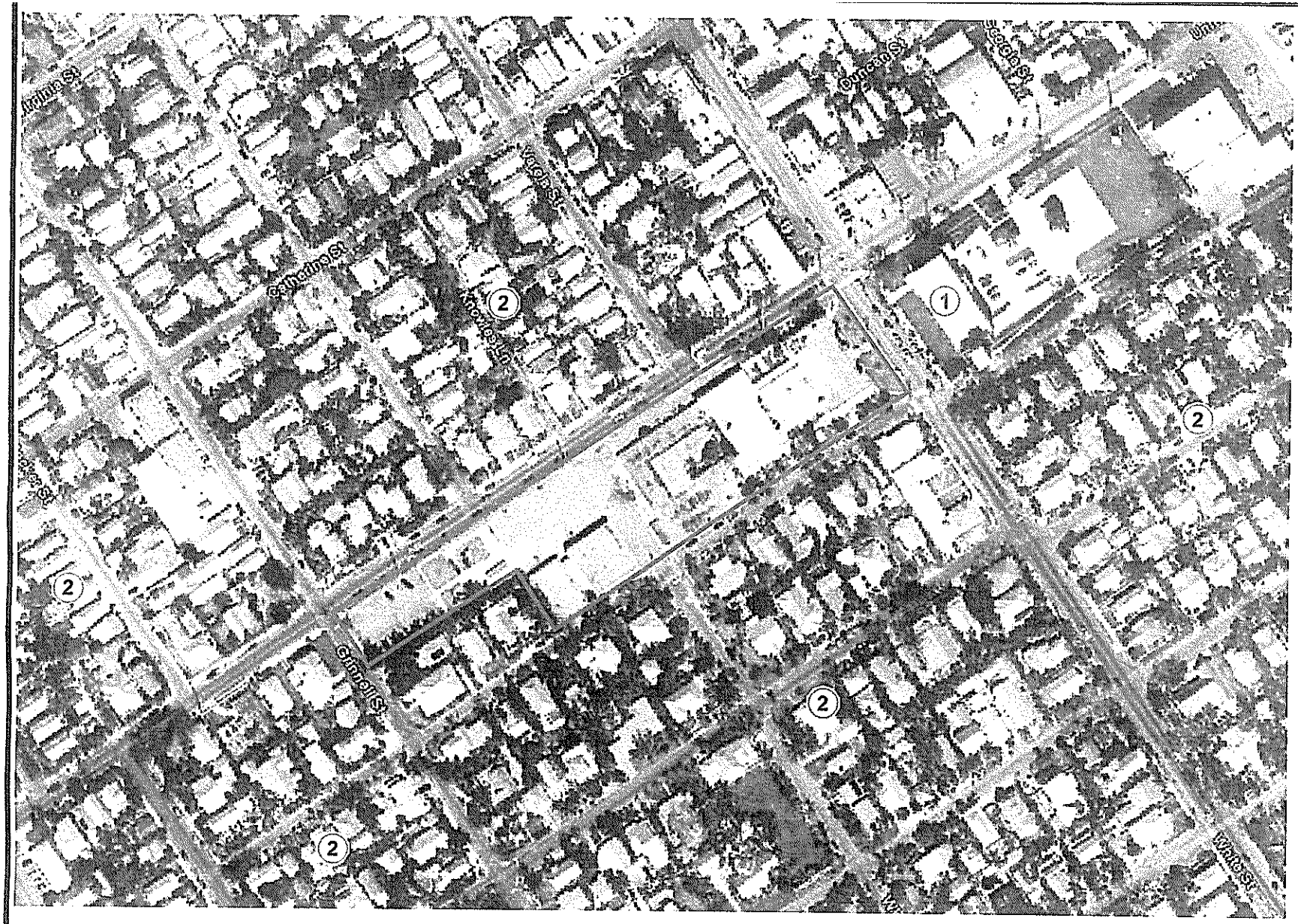
FIGURE 2

TOPOGRAPHIC MAP - 1979

MADE BY: NAB	DATE: 05-13-10
CHECKED BY: AB	SCALE: AS SHOWN



SURROUNDING PROPERTIES:

(1) WEATHER STATION

(2) RESIDENTIAL AREA

KEY

SUBJECT PROPERTY

0 100 200

GRAPHIC SCALE (FEET)

REFERENCE: GOOGLE EARTH PRO

Glynn Archer Elementary School

1300 WHITE STREET
KEY WEST, FLORIDA 33040

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FIGURE 3

2010 AERIAL PHOTOGRAPH

MADE BY: NAB	DATE: 05-13-10
CHECKED BY: AB	SCALE: AS SHOWN

APPENDIX B

USER QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE

MACTEC Engineering and Consulting, Inc.

Introduction:

In order to comply with ASTM E 1527-05 and with the Standard for All Appropriate Inquires issued by the United States Environmental Protection Agency as set forth in the 40 CFR 312, the user, who is defined below, must provide the information that is requested below to the MACTEC Environmental Professional. If the user fails to provide this information, a court could determine that the All Appropriate Inquiry was not complete.

User is defined as the party seeking to use ASTM E 1527-05 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations as outlined in Section 6 of ASTM E 1527-05. The User will normally be MACTEC's Client.

The User can obtain a copy of ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* at the ASTM web site http://www.astm.org/.

In any case where the questionnaire requests an explanation or the User believes that additional information is appropriate, please provide all relevant information on an attached sheet and identify the question to which the information pertains.

Site Information:

1. **Environmental cleanup liens that are filed or recorded against the site (See, CFR 312.25)**
   Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ____yes or __X__no If yes, please explain.

   Not to my knowledge

2. **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (See, 40 CFR 312.26)**
   Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ____yes or __X__no If yes, please explain.

   Not to my knowledge

3. **Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (See, 40 CFR 312.28)**

   As the user of this Phase I, do you have any specialized knowledge or experience related to the property or nearby properties? ____yes or _X___no If yes, please explain.

   Are you involved in the same line of business as the current of former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by that type of business? ____yes or __X__no If yes, please explain.

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (See, 40 CFR 312.29) (What if no sale is involved e.g. refinancing?)**
   Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ____yes or ____no If you answer the preceding question other than yes, please answer the following question.
   No associated costs confirmed

   If you concluded that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ____yes or ____no If yes, please explain.

5. **Commonly known or reasonably ascertainable information about the property (See, 40 CFR 312.30)**
   Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened release? ____yes or __X__no For example, as user:
   MACTEC should research

   - Do you know the past uses of the property? __X__yes or ____no If yes, please explain.
     Public School

   - Do you know of specific chemicals that are present or once were present at the property?
     ____yes or __X__no If yes, please explain.

   - Do you know of spills or other chemical releases that have taken place at the property?
     ____yes or __X__no If yes, please explain.

   - Do you know of any environmental cleanups that have taken place at the property?
     ____yes or __X__no If yes, please explain.
     Not to my knowledge

6. **The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (See, 40 CFR 312.31)** As the user of this Phase I, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? ____yes or _X___no If yes, please explain.

Signed/Date

Gary W. Bowman, Engineering Director
Printed Name / Title

((Please Circle One)

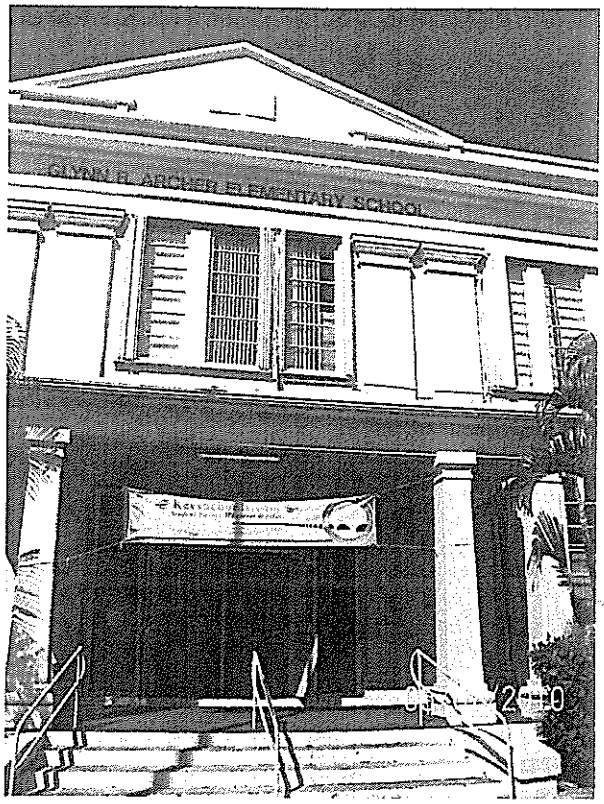
Property Owner; Former Property Owner; Potential Buyer of Property; Real Estate Agent; Other

(if other, please explain)

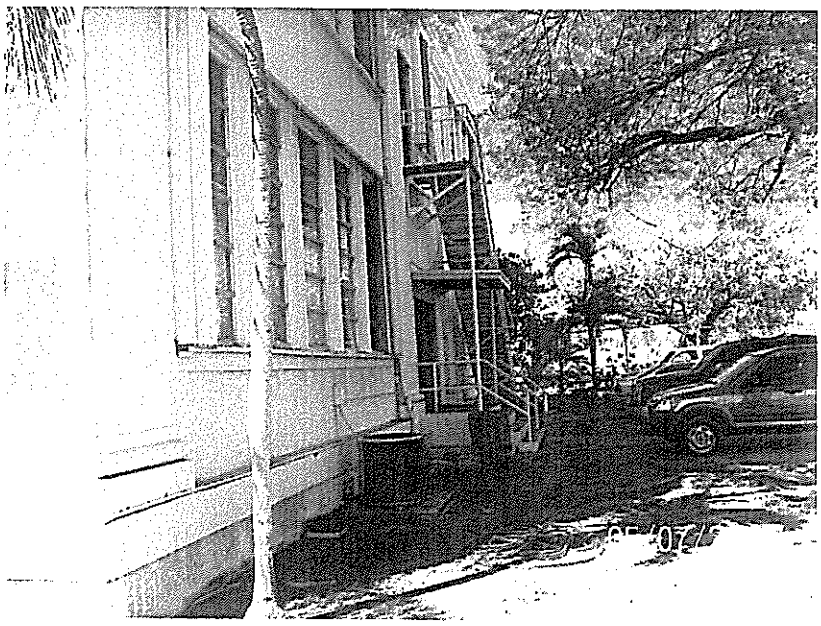
APPENDIX C

SITE PHOTOGRAPHS

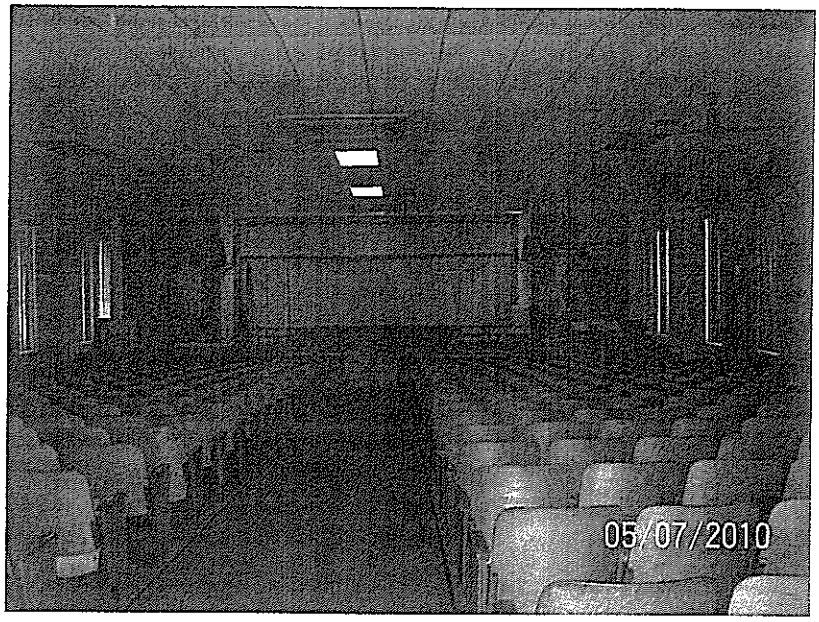
View of the front of the subject property.



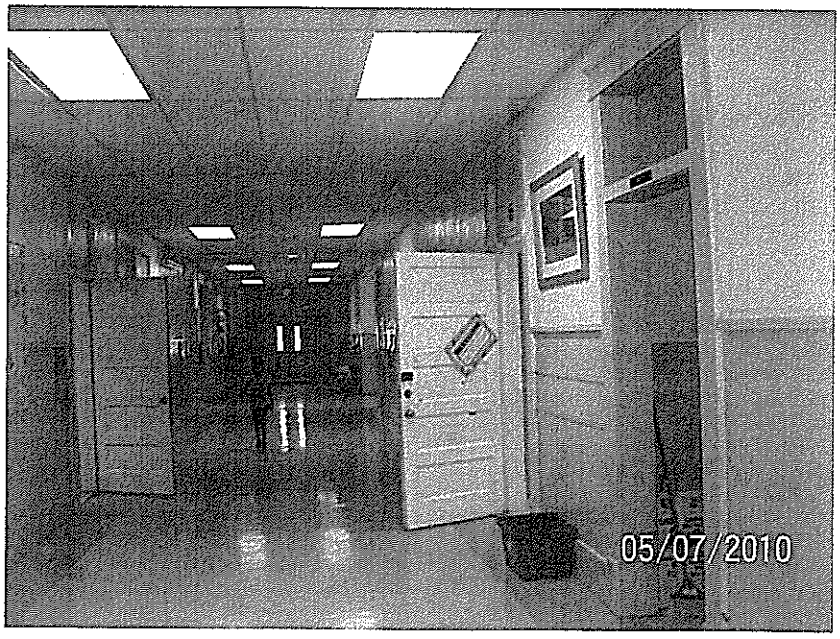
View of the northeastern corner of the property.



View of the Auditorium.

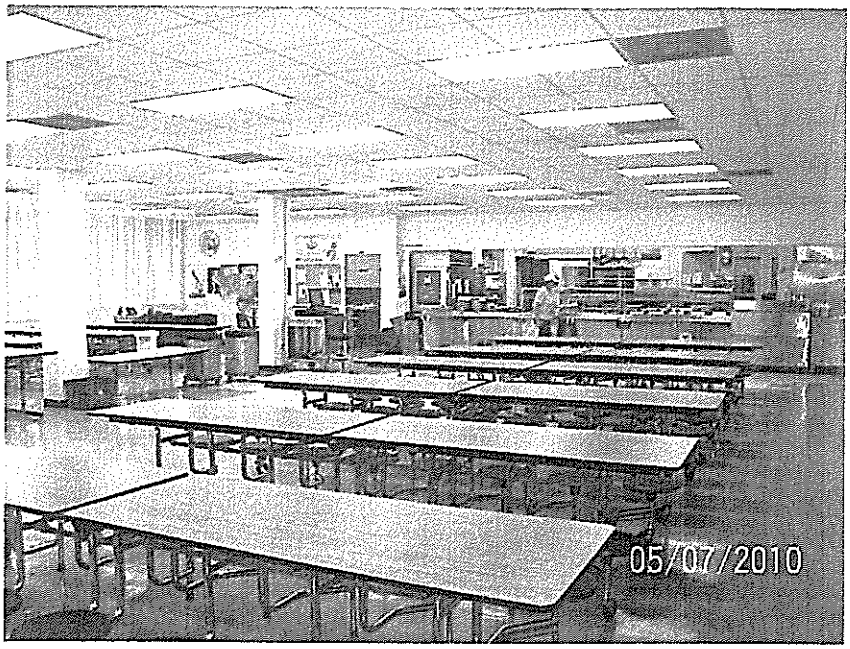


View of classrooms inside the main building.

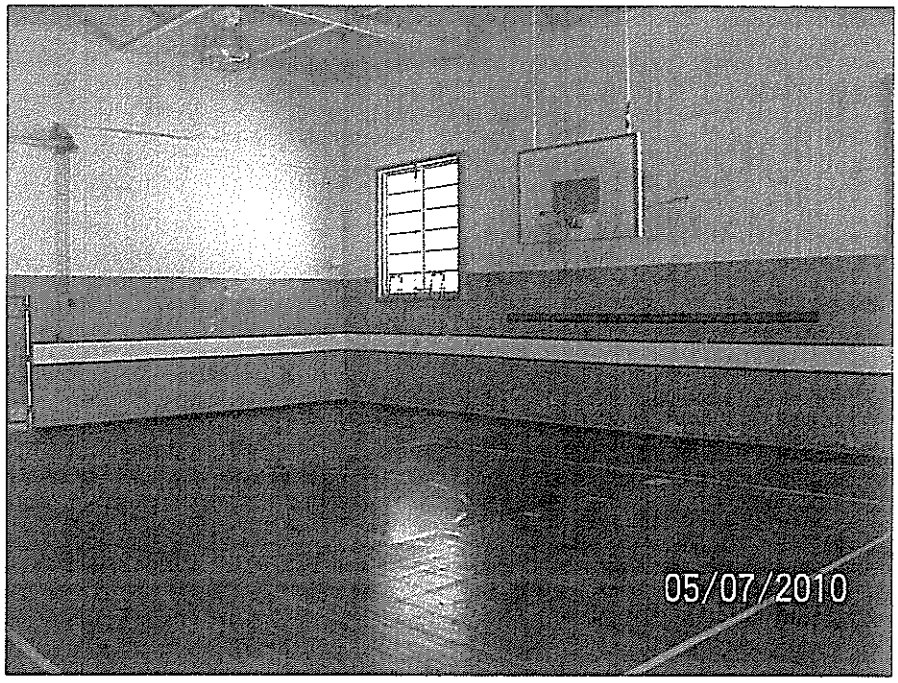


Patio, located between buildings.

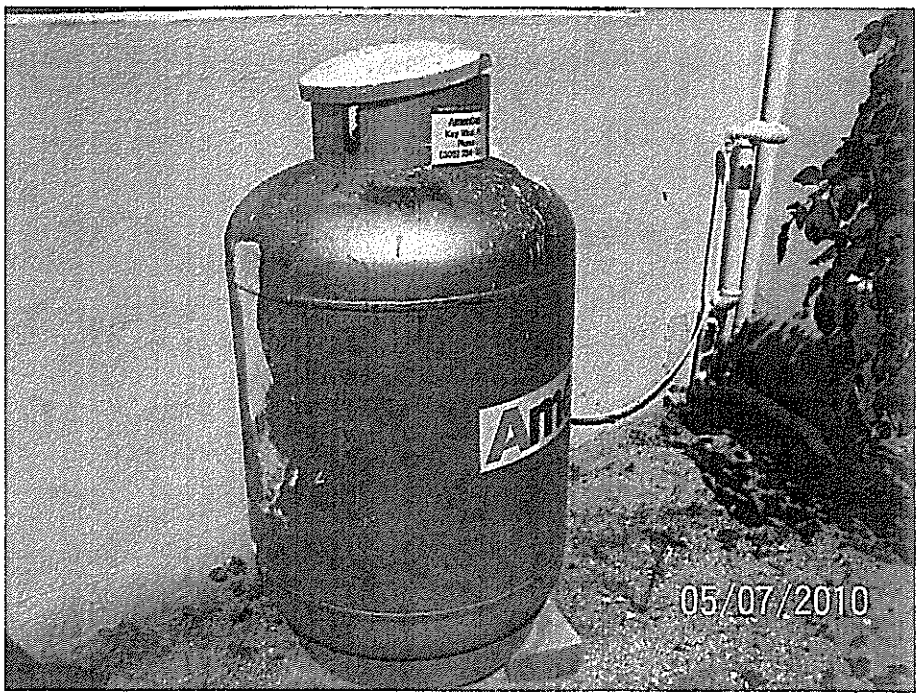
Cafeteria and Kitchen.



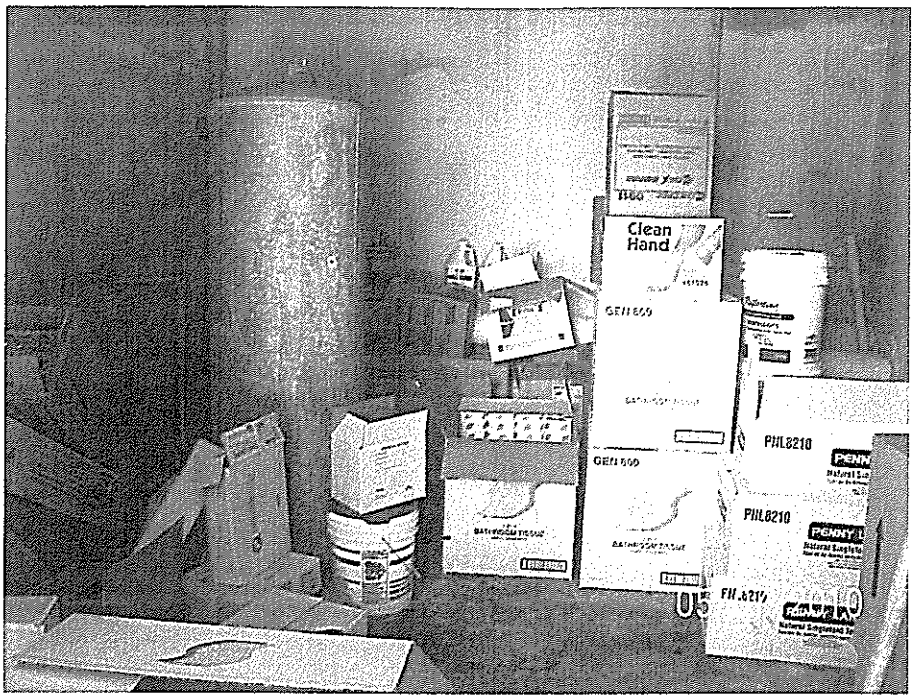
Old gym.



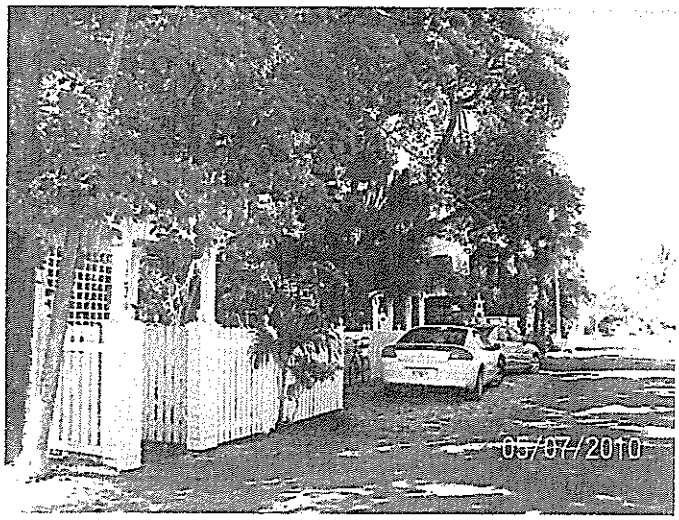
700 gallon Propane AST.

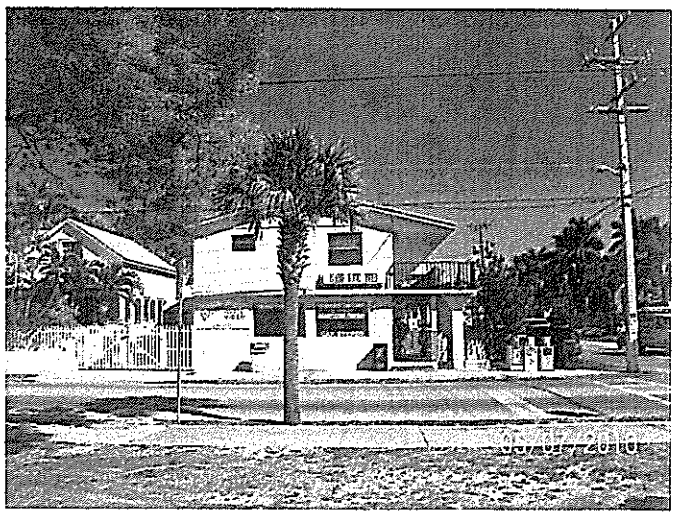


Storage closets.

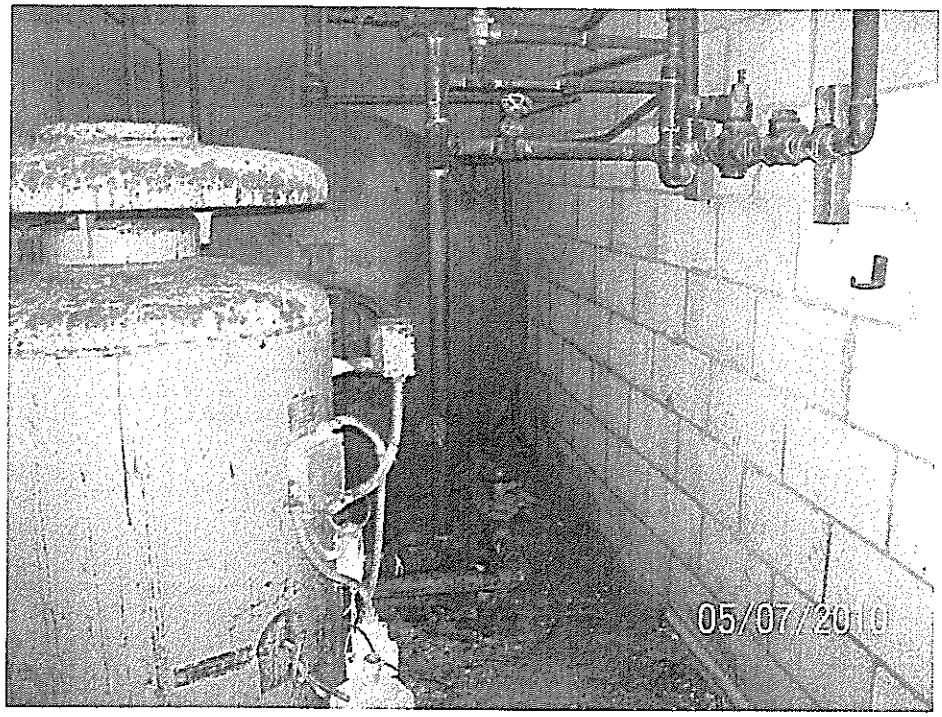


Surrounding properties.





Abandoned boiler system.



Playground.

APPENDIX D

HISTORICAL AERIAL PHOTOGRAPHS

KEY

SUBJECT PROPERTY

0 200 400

GRAPHIC SCALE
(FEET)

REFERENCE: EDR & GOOGLE EARTH PRO

Glynn Archer Elementary School

1300 WHITE STREET
KEY WEST, FLORIDA 33040

MACTEC PROJECT #: 6783-10-2127.01

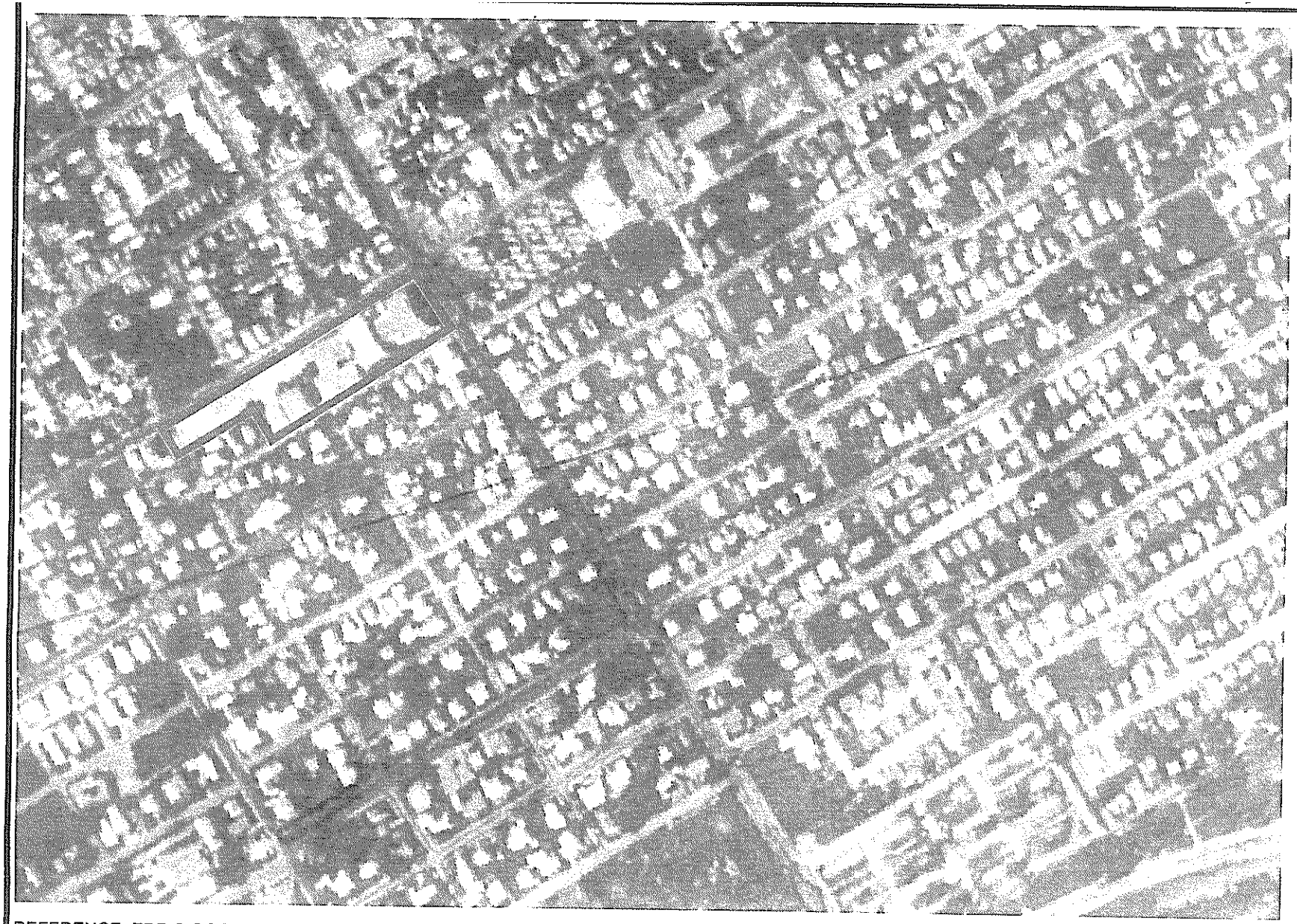
MACTEC

MACTEC ENGINEERING & CONSULTING, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588 / FAX: (305) 826-1799

APPENDIX D

1959 AERIAL PHOTOGRAPH

MADE BY: NAB	DATE: 05-13-10
CHECKED BY: AB	SCALE: AS SHOWN



KEY

SUBJECT PROPERTY

0 200 400

GRAPHIC SCALE
(FEET)

REFERENCE: EDR & GOOGLE EARTH PRO

Glynn Archer Elementary School

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KEY WEST, FLORIDA 33040

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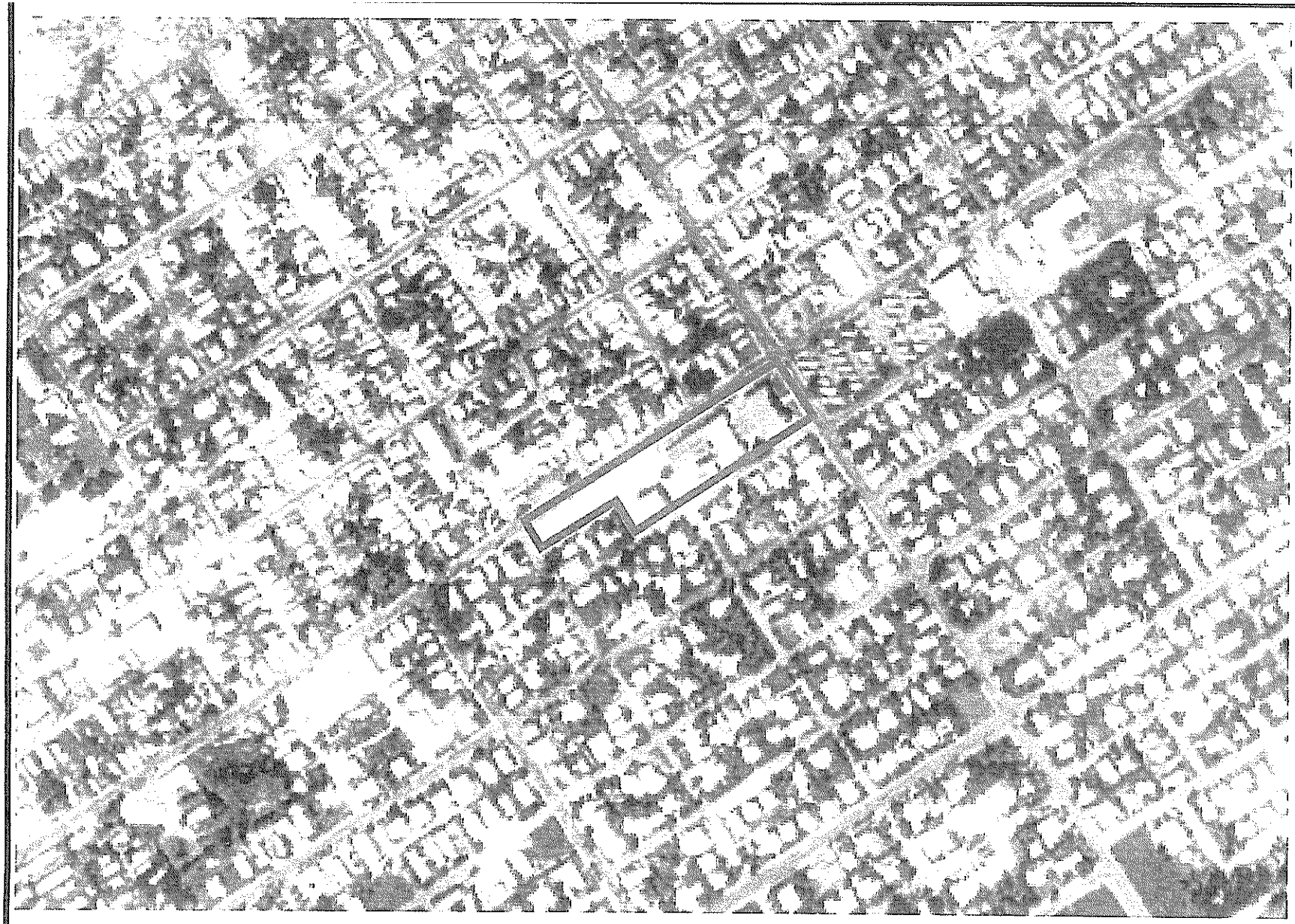
APPENDIX D

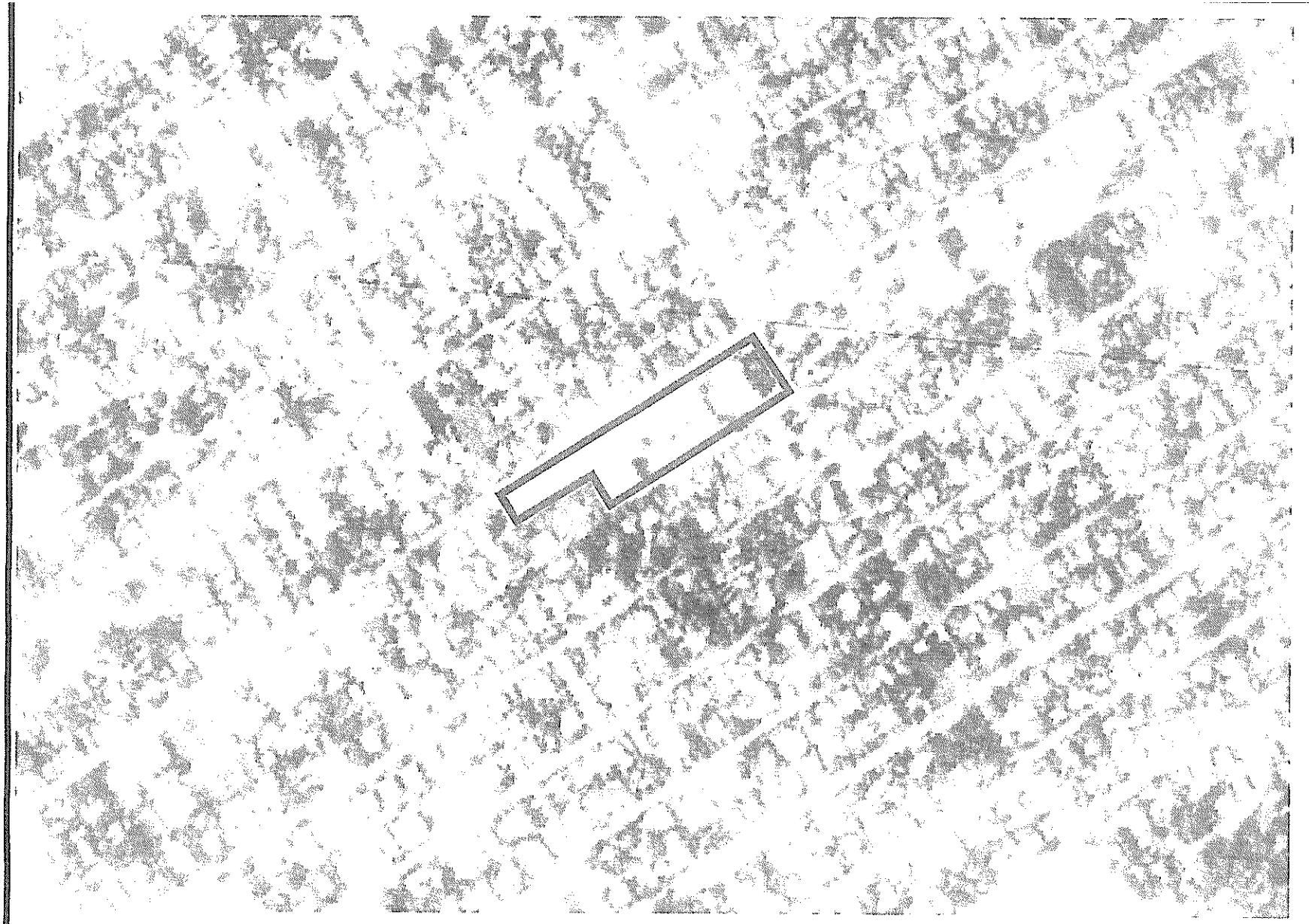
1968 AERIAL PHOTOGRAPH

MADE BY: NAB	DATE: 05-13-10
CHECKED BY: AB	SCALE: AS SHOWN



REFERENCE: EDR & GOOGLE EARTH PRO

Glynn Archer Elementary School 1300 WHITE STREET KEY WEST, FLORIDA 33040 MACTEC PROJECT #: 6783-10-2127.01	MACTEC MACTEC ENGINEERING & CONSULTING, INC. 5845 N.W. 158th STREET MIAMI LAKES, FL 33014 TEL: (305) 826-5588 / FAX: (305) 826-1799	APPENDIX D 1971 AERIAL PHOTOGRAPH MADE BY: NAB DATE: 05-13-10 CHECKED BY: AB SCALE: AS SHOWN



REFERENCE: EDR & GOOGLE EARTH PRO

Glynn Archer Elementary School 1300 WHITE STREET KEY WEST, FLORIDA 33040 MACTEC PROJECT #: 6783-10-2127.01	MACTEC ENGINEERING & CONSULTING, INC. 5845 N.W. 158th STREET MIAMI LAKES, FL 33014 TEL: (305) 826-5588 / FAX: (305) 826-1799	APPENDIX D 1985 AERIAL PHOTOGRAPH MADE BY: NAB DATE: 05-13-10 CHECKED BY: AB SCALE: AS SHOWN

KEY

SUBJECT PROPERTY

0 200 400

GRAPHIC SCALE
(FEET)

REFERENCE: EDR & GOOGLE EARTH PRO

Glynn Archer Elementary School

1300 WHITE STREET
KEY WEST, FLORIDA 33040

MACTEC PROJECT #: 6783-10-2127.01

MACTEC ENGINEERING & CONSULTING, INC.
5845 N.W. 158th STREET
MIAMI LAKES, FL 33014
TEL: (305) 826-5588 / FAX: (305) 826-1799

APPENDIX D

1997 AERIAL PHOTOGRAPH

MADE BY: NAB	DATE: 05-13-10
CHECKED BY: AB	SCALE: AS SHOWN

APPENDIX E

EDR REPORT

APPENDIX F

SUMMARY OF PROFESSIONAL QUALIFICATIONS

RICARDO FRAXEDAS, P.E.

Chief Engineer / Environmental Manager

Education

- M.S., Environmental Engineering, University of Florida, 1977
- B.S., Microbiology, University of Florida, 1975

Registrations

- Registered Professional Engineer in Florida, 43287

Mr. Fraxedas has an extensive background in environmental regulatory affairs and resolution of environmental issues for commercial and government clients.

He has previously served as the head of the hazardous materials section for Miami-Dade County, Florida. In this role, he authored the county's underground storage tank regulations and industrial waste pretreatment regulations. He was responsible for the investigations and remediations of contaminated sites, including one of the first superfund cleanups to be completed.

Mr. Fraxedas has also been responsible for assessments, remediation, and litigation support for several high-profile sites including two prominent East Coast international airports. He has authored articles and presented numerous lectures on environmental consulting, site assessments, design of remediation systems, and environmental regulatory compliance. He has also served as an expert witness on various environmental compliance, remediation, and permitting matters and has provided review and interpretation of Latin American environmental regulations for multinational clients.

PROFESSIONAL EXPERIENCE

- **Project Principal: Miami-Dade County E04 – DERM 01 -** Provide principal review for projects and interface with DERM and user departments for current DERM 01 project.

- **Miami-Dade Aviation Department (MDAD) / Stormwater Sampling, Monitoring & Reporting Program** – Managed MDAD's monthly background stormwater sampling and reporting, primary and secondary outfall sampling, and monitoring the water quality at upstream outfall locations. In this role he has performed oversight of weather monitoring, investigative sampling as required to validate exceedances in laboratory results, and Best Management Practices (BMP) sampling to assess the effectiveness of the oil/water separator systems at MIA. Mr. Fraxedas has worked closely with Miami-Dade County staff for over 28 years. As such, he understands Miami Dade County, FDEP, and SFWMD policies, processes, and requirements. Mr. Fraxedas supports County staff providing stormwater sampling and reporting and ensure that quality control review of the laboratory data is performed to identify the discrepancies while acting as an extension of County staff to maintain compliance with FDEP and SFWMD stormwater program requirements.

- **Miami-Dade Aviation Department (MDAD) / Miami International Airport (MIA) -** Has participated and managed numerous projects at MIA including: Florida Department of Environmental Protection (FDEP) environmental site assessments at the former Eastern Airlines Main Base facility under pre approval program; surveying, sampling and analysis of drinking water fountains for total lead and copper; preparation of point of entry water system sampling and report preparation for submittal to EPA, Proposed Concourse J pre-construction ESA and drinking water and lead and copper testing for the public water systems as required by Department of Health.

- **Project Manager: Fort Lauderdale-Hollywood International Airport (FLL) Stormwater Management and Engineering Consulting Services and the North Perry Airport (NPA), Florida.** Update of Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Phase I and Phase II Federal regulations for industrial activity adopted by the Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) Stormwater Section and the requirements specified in the State of Florida Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity (MSGP). Conducted the Annual Comprehensive Site Evaluation (ACSE) for the FLL and NPA in accordance with the FDEP NPDES stormwater regulations for industrial activity. Provided professional engineering and environmental management consulting services to BCAD in conjunction with the FDEP NPDES industrial stormwater inspection of FLL and NPA. Conducted voluntary analytical monitoring and reporting of results pertaining to industry specific point source discharges of stormwater runoff from outfalls located within FLL. Fees: $120,280.00. Estimated Completion 6/28/2008

- **Project Principal: Miami-Dade County Public Schools (MDCPS) Environmental Projects**
  - Provide consulting services assisting the MDCPS investigate potential environmental compliance issues on property being considered for acquisition
  - Provide alternatives for resolving environmental issues for potential property acquisition enlisting DERM's input
  - Provide assessment monitoring and remediation for currently owned sites

- **Principal: Prologis, Inc. Pike Road Former Landfill Site Methane Monitoring, West Palm Beach, Florida.** Responsible for final review of all engineering reports and recommendations to the client. Scope: Methane monitoring including installation and operation of 10 probes, ambient air monitoring, and reporting of field activities for two land tracts at 100-unit industrial storage facility located on site of former landfill (closed in 1976). Fees: $10,920. Estimated Completion: 12/31/2007

- **Project Manager: Boston Scientific Corporation Miami Manufacturing Facility Environmental Compliance Services, Miami, Florida.** Responsible for environmental permit compliance involving regulatory negotiations, and air permit development. Scope: Environmental regulatory compliance services, including air and industrial waste permits, for large manufacturing facility. Fees: $100,000. Estimated Completion: 12/31/2007.

- **Principal-in-Charge: South Florida Water Management District Pump Stations Piping Upgrade, Various Locations, Florida.** Provided construction monitoring services for upgrades to fuel system piping for aboveground storage tanks at four District pump stations in four counties. Provided principal-level direction and review of fuel system upgrade activities. Fees: $286,370. Estimated Completion: 1/31/2005.

- **Project Manager: ChevronTexaco Corporation St. Thomas Site Remediation, Tutu, St. Thomas, Virgin Islands.** Site remediation

involving removal and destruction of dissolved petroleum hydrocarbons by SVE/DPE and air sparging techniques and treatment of extracted vapors by catalytic oxidation at a half-acre retail building site. Performed TPDES permitting and monthly well gauging and reporting, quarterly groundwater sampling / reporting; and site closure negotiations with EPA and local regulators. Provided management oversight and direction of all remediation activities. Fees: $139,300. Estimated Completion: 12/31/2004.

- **Project Manager: ChevronTexaco Corporation Paramaribo, Suriname Site Remediation, Paramaribo.** Performed site remediation including removal and destruction of dissolved petroleum hydrocarbons at a retail service station on a 3/4-acre site. Involved soil vapor extraction (SVE) and treatment of extracted vapors by catalytic oxidation, removing over 3 gallons of petroleum per day (through SVE). Work included submitting weekly remedial progress updates to client, semi-annual groundwater sampling and reporting, negotiations with local regulators and managing client risk. Provided management-level oversight and direction of site remediation activities; interfaced with client to negotiate setup and manage client confidentiality issues. Fees: $120,000. Estimated Completion: 12/1/2005.

- **Project Manager: DME Corporation Commercial Site Groundwater Remediation Design, Development, O&M, Fort Lauderdale, Florida.** Performed site remediation, involving removal and destruction of dissolved chlorinated hydrocarbons by the groundwater pump and treat technique and treatment of pumped groundwater by air stripping, for a 3-acre site. RAP compared remedial design alternatives and site constraints and provided customer with most cost effective and timely design. Lowered contaminant levels by three orders of magnitude from system startup. Services included quarterly and annual groundwater sampling and reporting; negotiations with local regulators and managing client risk; and system O&M / optimization. As Project Manager and Principal Engineer, provided principal-level project direction, reviewed reports, interfaced with client, submitted invoices, reviewed billing. Fees: $50,000. Estimated Completion: 12/1/2005.

- **Project Manager: ChevronTexaco Grand Cayman Island Groundwater Sampling and Site Remediation, Georgetown, Grand Cayman,** Environmental services for site remediation involving recovery of free-phase petroleum product by both active (drawdown) and passive (in-well skimming) techniques and treatment of pumped groundwater. Site includes three office buildings and 16 large, bulk storage tanks on approximately 5 acres. Developed and operated multiple free-product recovery systems in bulk storage terminal facility. Remedial action design reused existing, client-owned remedial equipment, reducing installation costs. Product recovery enhanced by active water table depression along with passive free product skimming in independent wells implemented to address free-floating petroleum product plume. Approximately 6,000 gallons of free product have been recovered (as of 2004). Provided oversight of monitoring and site remediation efforts. Fees: $521,180. Estimated Completion: 12/31/2004.

- **EHS Compliance Assessor: Avaya, Inc. Environmental, Health & Safety (EH&S) Support Services Worldwide, Locations Worldwide,**

Responsible for serving as EHSMS facilitator for facility in Miami, performing CPE in Miami and serving as Technical Resource for issues in CALA region. Scope: Strategic partnership / staff augmentation consulting worldwide, providing environmental, health & safety (EH&S) services and support for one of the nation's largest providers of corporate communication equipment, network cable systems, software systems, and voice / data consultation. Activities include legal / regulatory, training and consulting support, and corporate auditing. Fees: $11,700,000. Estimated Completion: 9/30/2009.

- **Project Manager: Broward County Off-Shore Borrow Area One Derelict Tire Removal and Disposal, Deerfield Beach, Florida.** Provided project management, on-site subcontractor coordination, area inspection and reporting for project to locate and collect derelict automobile tires from a 108-acre of the sea floor (known as Borrow Area 1) ¼ mile off the coast of Deerfield Beach. Used remote sensing GPS unit with ArcView and Offshore Navigator software to direct collecting barge along tracks transecting the area. Coordinated with the DPEP to minimize interference with water traffic and to establish work zone restrictions. Provided oversight of GIS based mapping and tire removal project. Provided regulatory interface and interviews to news media. Fees: $195,000. Estimated Completion: 9/27/2002.

PUBLICATIONS

2007. "Conditional Site Closures" Florida Chamber of Commerce, Environmental Permitting Summer School, Marco Island, Florida.

2006. "Arsenic in Soil Issues" Florida Chamber of Commerce, Environmental Permitting Summer School, Marco Island, Florida.

2005. "Impact of Water Standards on Soil Cleanups" Florida Chamber of Commerce, Environmental Permitting Summer School, Marco Island, Florida.

2004. "Spill Prevention, Control, and Countermeasures(SPCC) Plan Update" Florida Airport Council 8TH Annual Environmental & Noise Conference

2003. "Monroe County Residential Canals Assessment" Florida Chamber of Commerce, Environmental Permitting Summer School, Marco Island, Florida.

1999. "Effective Use of Environmental Consultants" Florida Chamber of Commerce, Environmental Permitting Summer School, Marco Island, Florida.

1996. "Toxics, Taxes, and Takings: The Effect of Contamination on Real Property Value." ABA Section of Litigation Twentieth Annual Meeting, Miami Beach, Florida.

1996. "Negotiating a RCRA Civil Penalty". University of Florida, TREEO Center, Hazardous Waste Management Conference, Fort Lauderdale, Florida.

1996. "Environmental Investigations." Florida Bar Annual Meeting, Orlando, Florida.

1995. "Private Perspective on Local Regulation of Hazardous Waste." University of Florida, TREEO Center, Hazardous Waste Management Conference, Fort Lauderdale, Florida.

1995. "Remediation of Groundwater Contamination." Research and Ratings Review Investing in Clean Water, Fort Lauderdale, Florida.

1993. "Operational Audits." Florida Chamber of Commerce, Environmental Permitting Summer School, Marco Island, Florida.

1993. "Maximizing Reimbursement for UST Remediations." Florida Environmental Expo, Tampa, Florida.

1993. "Remedial Action Plans." Greater Miami Chamber of Commerce, Miami, Florida.

1992. "Underground Oil Recovery." Petro y Chem Technical Conference, Mexico City, Mexico (In Spanish).

1992. "Assessment of a Complex Site." Environmental Site Assessment Conference NGWA, Orlando, Florida.

1992. "Avoiding Environmental Disasters." CONCAMIN Environmental Symposium, Guadalajara, Mexico (In Spanish).

1992. "Groundwater Remediation: Biological Processes." Environmental Resources Conference, Orlando, Florida.

1992. "The Transactional Environmental Audit." Florida Bar Environmental Permitting and Compliance Seminar, West Palm Beach, Florida.

1991. "Biological Groundwater Treatment." Spec Con, Southeast, Tampa, Florida.

1990. "Environmental Audits." Florida Chamber of Commerce, Tallahassee, Florida.

1990. "The New TCLP and Implications for Business". Dade Manufactures Council, Miami, Florida.

1989. "Operational Audits, Corporate Compliance with Environmental Regulations." The Florida Bar Environment and Land Use Law Section, Course No. C6480.

1989. "The Role of the Environmental Consultant at the Local Level, Local Environmental Agencies: Pollution Control.' The Florida Bar Environmental and Land Use Law Section, Course No. C6731.

1988. "Hazardous Waste Management Requirements." Hazardous Waste in Florida, National Business Institute, Inc.

1988. "Transactional Environmental Audits: What to Expect From Your Consultant." *The Florida Bar Journal.*

1987. "Industrial Sources of Groundwater Contamination." Water Quality Conference Proceedings, Miami, Florida.

ANDREA BLANCO
Environmental Scientist

Education
- M.S., Environmental Sciences, August 2005, Florida International University, Miami, FL
- B.S., Environmental Sciences, May 2003, University of West Florida, Pensacola, FL

Ms. Blanco joined MACTEC as an Environmental Scientist. Her responsibilities include technical writing, research and review of regulatory reports, site visits, environmental assessments, field sampling, and proposal preparation for several projects.

Environmental Site Assessments (ESA) - Ms. Blanco has performed several Phase I and Phase II ESAs in South Florida. Tasks associated with these assessments included site visits and interviews, file reviews at regulatory agencies, aerial photograph reviews, soil and groundwater sampling, soil screening with the use of a flame ionization detector (FID) and photoionization detector (PID), interpretation of chemical analyses, determination of pollutants and their extent in the soil and groundwater, report compilation and technical writing.

Contamination Assessments - Ms. Blanco has performed assessments of contamination at petroleum and non-petroleum sites. These studies included soil and groundwater sampling, soil screening, interpretation of chemical analyses, determination of pollutants and their extent in the soil and groundwater, geological description, client and regulatory correspondence and report compilation.

Groundwater Contamination - Ms. Blanco has participated in the sampling and analytical interpretation of groundwater contamination at various sites. She has taken part in the sampling and interpretation of groundwater contamination of volatile and semi-volatile components, metals, as well as chlorinated hydrocarbons as part of contamination assessments under the UST and hazardous waste programs.

Project coordination and Supervision - Ms. Blanco has participated in the coordination of several projects including Miami-Dade County Public Schools, and DERM-01projects.

PROFESSIONAL EXPERIENCE

- **ChevronTexaco -** Activities have comprised of report compilation, data analysis, and technical report writing for Parque Industrial Service Station in Managua, Los Pinos Service Station in Ocotal, and Malpaisillo in Leon, Nicaragua, Central America.
- **Miami Dade Environmental Resource Management (DERM) -** Activities have included file reviews, proposal writing, soil and groundwater sampling, data analysis, field supervision, project coordination, and technical report writing for projects such as: MIA Bld. 2179, Bldg. 209 Opa-Locka, Former Red Top Sedan, Concourse A Corridor Link, MIA Former FPL Substation- Western U, and MIA Former Bldg 2169 RCRA Lead-Eastern U.
- **Miami Dade County Public School (MDCPS) -** Activities have included proposal writing as well as Phase I and Phase II Environmental Site Assessments. Field supervision of source removal projects.
- **Advance Auto Parts -** Activities have included proposal writing and technical report writing of environmental assessment reports.

- **Miami Seaport** - Activities have included field supervision and coordination between Seaport tenants and personnel for well redevelopment.

- **Miami-Dade Aviation Department (MDAD) / Miami International Airport (MIA)** - Activities have included groundwater sampling of monitoring wells at MIA related to suspected petroleum hydrocarbon contamination, soil sampling, and technical report preparation.

- **Miami-Dade College North Campus** - Activities have included soil and groundwater sampling related to past land use activities, result analysis, and technical report writing.

- **DME Corporation** - Activities have included groundwater sampling of onsite monitoring wells related to Volatile Organic Hydrocarbon (VOH) contamination.

- Education - K-12 -
Field Assessment Coordinator: Miami-Dade County Public Schools SS TT-1, Homestead Florida. Responsible for performing the Phase I ESA. **Scope:** Contracting of a licensed wetland maintenance subcontractor to perform invasive plant removal. Annual wetland monitoring to fulfill USACE Dredge and Fill requirements. Preparation of annual reports detailing the on-site maintenance and monitoring and documenation of plant viability. Wetland area is 4 acres of a created wetland mitigation area at a Miami Dade County Public School facility.

- Airport -
Field Coordinator: Miami-Dade County Department of Environmental Management -Miami International Airport Building 2129 Pump, Miami Florida. Sampled monitoring wells, coordinated site access and drum disposal. **Scope:** Aquifier testing, groundwater sampling and remedial design.

- Airport -
Project Coordinator: Miami-Dade County Department of Environmental Management -Miami International Airport Concourse C-D Wrap, Miami Florida. Site access coordinator. Coordinated drum disposal and sampling. **Scope:** CD Wrap Kickoff Meeting

- Airport -
Project Coordinator: Miami-Dade County Department of Environmental Management -Miami International Airport Concourse D, Miami Florida. Coordinated site acces, responsible for Report. **Scope:** Additional documentation review and soil testing.

- Water Supply / Resources -
Field Supervisor: Miami - Dade County Department of Environmental Protection Seaport Drainage Well Redevelopment and testing, Miami Florida. Responsible for coordinating with tenants and subcontractors, and managing schedule. **Scope:** Cleanout, redevelopment and testing of 47 24-

inch diameter storm sewer deep-drainage wells, each approximately 110 feet deep. Work also included cleanout of baffle structures, drainage inlets, drainage pipes (13,000 LF total), and trench drains. Work also included removal and disposal of sediments.

- Education - K-12 -
Facilities Engineer: Miami-Dade County Public Schools Site BBB-1 Environmental Assessment and Remediation Services, North Miami Florida. Responsible for conducting environmental assessments and providing remediation recommendations; as the field scientist, completed Phase I ESA and Soil and Groundwater Sampling. **Scope:** Environmental assessment and remediation services related to demolition of park, armory, community center, school, and fire house. Two properties of 435,600 SF and 184,799 SF are owned by Town of North Miami, and one 250,800-SF property is owned by School Board of Miami Dade County. Regulatory negotiations were conducted, related to required assessments and remediation for soakage pit, paint and pesticide handling areas, and arsenic-impacted soils. Source removal activities also conducted for 3,000 tons of arsenic-impacted soils and soakage pit.

- Education - K-12 -
Field Scientist: Miami-Dade County Public Schools / M.C. Harry & Associates, Inc. School Site Phase I & II Environmental and Geotechnical Services, Miami Florida. Responsible for completing Phase I ESA, which included site visits, historical review, and research. **Scope:** Phase I and II environmental and geotechnical services to determine site preparation tasks required for construction of new school facility on 5.7-acre lot. Arsenic-impacted soils identified and remedial plan prepared, approved by regulators and implemented; field oversight provided for soil removal and backfilling.

- Wetlands / Streams / Rivers -
Field Scientist: Miami-Dade County Public Schools / M.C. Harry & Associates, Inc. New School Site (U-1) Preparation, Miami Florida. Responsible for completing Phase I ESA, including interviews with property owners, site visits, historical review, and research. **Scope:** Preparation of bid documents and assistance to prime contractor for site de-mucking and backfilling for 4-acre wetland parcel being prepared for school construction. Also provided field oversight of activities to ensure compliance with permits and budgets, and provided geotechnical evaluation that all muck was removed. Total of 40,000 cubic yards of muck removed and 72,000 cubic yards of backfill placed.

- Parks / Recreation -
Project Coordinator: City of North Miami Beach Taylor Park Brownfield. Scope: Redevelopment program.