Miami Shores Village

ADDENDUM NO. 1
RFP No. 2022-12-01
LEASING AND DEVELOPMENT
MIAMI SHORES VILLAGE OWNED REAL PROPERTY
10500 NW 17th Avenue, Miami, FL 33147
January 23, 2023

This Addendum to the above-referenced RFP is issued in response to questions from prospective respondents, or other clarifications and revisions issued by the Village. The RFP is amended in the following particulars only.

1. *Question: What is the motivation of the long-term lease dynamic?*

   Response: There were two meetings held in 2022 in which the development of the Public Works site was discussed: On April 19, 2022 and July 19, 2022. Direction by the Council was provided in these meetings.

   https://www.msvfl.gov/live-stream

2. *Question: Are there any provisions or terms of the lease agreement? Can the lease rate change at any time during the duration, or is it fixed for the entire period?*

   Response: Desired lease terms should be stated in the proposals submitted in response to RFP 2022-12-01, as indicated on page 9 of the RFP. TAB 6. FINANCIAL AND NON-FINANCIAL RETURNS TO THE VILLAGE.

3. *Would the Village be entertaining additional scope of works if proposed by Respondent as part of the RFP response?*

   Response: Yes.

4. *Would the Village be amenable to analyzing additional scope of works or solutions including but not limited to workforce housing?*

   Response: Yes.

5. *Question: Does payment of a broker fee fall under the Prohibition of Contingent Fees?*

   Response: No.

6. *Question: Is the survey available to scale in Autocad or pdf. format?*

   Response: No.

7. *Question: Can you please confirm who owns the canal running along the Western boundary of the site?*

   Response. The canal is not owned by Miami Shores Village. It was transferred to Miami-Dade County approximately 20 to 25 years ago.

8. *Question: Are there any current violations, consent agreements, fines or liens issued by Miami Dade County as a result of current or pass uses of the property, environmental or otherwise?*

   Response: No.

9. *Question: Attachment C to the RFP indicates the selected Proposer must provide a 4-5 acre a Temporary Debris Removal Management Site and construct various municipal facilities totaling more than 124,000 square feet. Can you please clarify whether any of the municipal facilities listed in Attachment C (e.g., office and storage buildings) may be located within the 4-5 acre Temporary Debris Removal Site?*

   Response: The newly constructed buildings can be located within the 4-5 acres but the footprint of the building cannot interfere with the majority of open area to be used for temporary debris storage.

10. *Question: Has the Village engaged in any discussions with Miami-Dade County regarding allowing increased density over the 28 units per acre to compensate for the reduction in available site area due to the constriction of municipal facilities listed in Attachment C?*

    Response: Unknown.

ENVIRONMENTAL STATUS CONDITIONS:

11. *Question: Are any additional information or reports regarding the site's environmental status?*

    Response: Methane gas monitoring report dated August 5, 2022.

12. *Question: Have the environmental conditions reported in the RFP fully remediated?*

    Response: Monitoring reports of the site are attached.

13. *Question: What led to the groundwater and soil vapor monitoring?*

Response: Changes in the Miami-Dade County Codes required the monitoring as the site was used to store chipped vegetation.

14. *Question: Did the groundwater and soil vapor monitoring end in 2015?*

Response: No

15. *Question: Figure 2 of the January 5, 2015 Quarterly Sampling Report by Hydrologic Associates U.S.A., Inc. references numerous "Soil Vapor Well Point by Others" What entity created the Soil Vapor Well?*

Response: Unknown

16. *Does the Village have a copy of a current soils report to indicate existing conditions and their compatibility for a building development?*

Response: Soil Reports are attached.

ARCHITECTURAL REQUIREMENTS FOR MIAMI SHORES VILLAGE FACILITIES:

17. *Question: Can you provide further detail on the intended design for the proposed facilities: construction type, materials, aesthetics, etc.*

Response: To be determined at the time of design

18. *Question: Will the design development process for the proposed Village facilities require a specific format with staff?*

Response: Yes.

19. *Question: Will Village Council approvals be required?*

Response: Yes.

20. Question: Will Village facilities need to be operational before demolition of the existing facilities can occur?

Response: Yes.

21. *Question: May temporary facilities be used?*

Response: Yes - but only as practical.

POLICE DEPARTMENT TRAINING AREA:

22. *Question: What occurs there?*

Response: Training of police officers in possible real-life encounters.

23. *Question: How long has this area been used as a Training Area?*

Response: Uncertain. Believed to be since the issuance of the shooting range permit.

24. *Question: Can you provide guidance on the construction of the Police Training area and some general specifications?*

Response: Design would need to mutually approved and determined at the time of design.

25. *Question: What was it used for prior to Police Training?*

Response: Unknown.

26. *Question: Have live fire training activities occurred?*

Response: Yes

27. *Question: Have lead bullets ever been used?*

Response: Yes

28. *Question: Have there been any environmental studies at the shooting range?*

Response: Unknown.

29. *Question: Has this area ever undergone environmental testing?*

Response: Unknown

30. *Question: Has this area ever undergone an environmental cleanup?*

Response: Unknown

31. *Question: Can you provide guidance on the size of the Indoor Police Shooting Range and some general specifications?*

Response: The current outdoor range is approximately 27,000 sq. ft. There are no drawings or design schematics on an indoor shooting range. Ideally, the police department would like a state-of-the-art facility. Design and amenities would need to mutually determined at the time of design.

- **Indoor Range with "multiple lanes". The lanes should be a minimum of 50 yards long.**

- **Classroom Space large enough for 50 people.**

- **Storage Room/Closet for range material, K9 equipment, less-lethal material**

32. *Question: Can you provide guidance on the requirements for the Area for K-9 training and some general specifications? Is this an indoor or outdoor space?*

Response: ¼ to ½ acre of land adjacent to the range building with three (3) indoor/outdoor kennels.

33. *Question: Can you please confirm whether multiple municipal facilities listed in Attachment C (e.g., offices, storage buildings, police firing range, K9 training area) may be located in a single building structure?*

Response: All building concepts whether single or multiple would be mutually agreed and would be determined at the time of design.

PUBLIC WORKS FACILITIES:

34. *Question: May you provide a copy of the recent space needs assessment referenced in the Project Goal section and Attachment "C" in the RFP.*

Response: Estimated needs assessment by Public Works is included in the RFP. See Attachment "C".

35. *Question: What are exact uses / activities in the Fleet Management Building?*

Response: This building is used to maintain/repair the Villages' fleet of vehicles and equipment. Mechanical repairs bays, tire replacement, metal fabrication.

36. *Question: What are the exact uses / activities in the Open Area for Storage of Bulky Materials, where do the "Bulky Materials" originate, and how long are they stored there?*

Response: Materials are purchased from outside5. vendors. Material such as loose gravel, Crushed Lime Rock (CLR), Speed-Tables, Parking Bumpers, etc.

37. **Question: How long are material stored in the Open Area for Storage?**

Response: Year-round

38. *Question: What is stored in the Open Storage Facility?*

Response: Various Material and equipment. PVC pipes, barricades, Dewatering pumps and hoses, signage, Skid-steer, spray pumps, etc.

39. *Question: Is there an inventory?*

Response: No

40. *Question: Is the material stored in the Open Area for Storage of Builky Materials related to debris in the Disaster Debris Management Area?*

Response: No

FUEL MAINTENANCE FACILITY:

41. Question: Will vehicle lifts or maintenance pits be required for the fleet maintenance facilities?

Response: Yes

42. *Question: Will fueling services or volatile liquid containment be included in the facilities?*

Response: Yes

FUEL ISLAND:

43. *Question: Is the Fuel Island currently operating?*

Response: Yes.

44. *Question: How many tanks?*

Response: Two

45. *Question: Are the fuel lines intact?*

Response: Yes

46. *Question: Have there ever been reported or known releases?*

Response: No

47. *Question: Has testing occurred to confirm there have been no releases?*

Response: Yes

48. *Question: What has occurred with the Fuel Island since the 2003 Survey notations of monitor wells?*

Response: The fuel island is not related to the monitoring well.

DISASTER DEBRIS MANAGEMENT AREA:

49. *Question: What is considered disaster debris?*

Response: Typically, Hurricane debris type of materials, Hurricane debris includes: Vegetative waste including trees, logs, limbs, grass, twigs, etc. Construction Debris includes roofing materials, siding, carpet, furniture, lumber, plumbing, appliances, etc.

50. *Question: Is there an inventory of what has been stored here?*

Response: No

51. *Question: Is there a liner in place?*

Response: No.

Any questions regarding this Addendum should be submitted in writing to the Procurement Administrator at RockfeldD@msvfl.gov

Proposers are reminded to acknowledge receipt of this addendum as part of your RFP submission.

Sincerely,

Donna Rockfeld

Donna Rockfeld
Procurement Administrator

HYDROLOGIC ASSOCIATES U.S.A., INC.
ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

METHANE GAS MONITORING

For

Village of Miami Shores Public Works Complex
1701 N.W. 103rd Street
Miami-Dade County, Florida
DERM: SW-1423/File-13200

Prepared for:

Miami-Dade County Department of Regulatory and Economic Resources
Division of Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, FL 33136

Prepared by:

Hydrologic Associates USA, Inc.
10406 Southwest 186th Terrace
Miami, FL 33157

HAI Project No. HA06-2114

August 5, 2022

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WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

PROFESSIONAL CERTIFICATION

August 5, 2022

Mr. Wilbur Mayorga, P.E., Chief
Miami-Dade County Department of Regulatory and Economic Resources
Division of Environmental Resources Management
701 N.W. 1st Court, 4th Floor
Miami, Florida 33136-3912

Prepared by:

Hydrologic Associates USA, Inc.
10406 Southwest 186th Terrace
Miami, FL 33157

RE: **Methane Gas Monitoring Report**
Village of Miami Shores Public Works Complex
1701 N.W. 103rd Street
Miami-Dade County, Florida
DERM: SW-1423/File-13200
Project Number: HA06-2114

"This document was prepared or reviewed by the following Hydrologic Associates USA, Inc. (HAI) representative James T. Miller, P.E. # 53873. I certify that I hold an active license in the State of Florida and am competent through education and experience to provide the engineering service contained in this report. Moreover, I certify that Hydrologic Associates USA Inc. holds an active State of Florida Board of Professional Engineers certificate of authorization # 00006851 to provide the engineering service."

_____
James T. Miller, P.E.
Florida PE License No. 53873

1.0 INTRODUCTION AND BACKGROUND

This report presents a summary of activities and results of methane monitoring activities conducted for the property located at:

1701 N.W. 103rd Street
Miami-Dade County, Florida

Hydrologic Associates, Inc. (HAI) has been engaged to provide methane monitoring activities pursuant to the most recent Miami Dade County Department of Regulatory and Economic Resources (DERM) correspondence dated March 4, 2015. Historically, a Site Assessment Report Addendum III (SARA, dated October 20, 2005, submitted by Petro Hydro, Inc.) was submitted for the subject site and a groundwater Monitoring Only Plan (MOP) was recommended. The MOP was approved by the Department of Environmental Resources Management on January 5, 2006. The groundwater MOP implemented by HAI between July 2006 and July 2013. The last Semi-Annual groundwater monitoring report dated July 23, 2013 recommended the continuation of semi-annual groundwater sampling and reporting. No record of additional ground water sampling has been conducted at the subject site subsequent to the July 23, 2013 Semi-Annual monitoring report was observed in the regulatory file. HAI will address the groundwater monitoring under separate cover.

HAI submitted a Methane Gas Assessment Plan in November 2007. Subsequently, Methane Monitoring results were provided to DERM in reports dated September 2008, March 2009, January 2010, June 2010, January 2012, April 2012, May 2013 and January 2015. HAI submits this Monitoring Report for the above-referenced site to address the DERM correspondence dated March 4, 2015. Given the time since the last submittal, HAI considers this assessment to be a baseline for current methane conditions at the subject site. The purpose of this Methane Monitoring Report is to document the current methane concentrations observed at the subject site.

2.0 METHANE MONITORING ACTIVITIES AND RESULTS

For continuity, the sampling methodology and locations included in this report are similar the previously submitted documents.

On July 20, 2022, HAI instructed Wombat to install direct-push, 1-inch-diameter methane gas monitoring probes (RVW-1, RVW-2, RVW-3, RVW-4 and VW-5) within the immediate vicinity of the previous locations. The approximate locations of the methane gas monitoring

probes is provided in the Figure included in Appendix 4.1.

The methane gas monitoring probes were installed to approximately 5 feet below land surface (bls). 1.5 feet of one-inch diameter PVC screen with one-foot of PVC Schedule 40 riser was placed within the four-inch diameter borehole (note that 0.5-feet of the riser remained above the ground). Pea Gravel was poured into the annulus space of the borehole around the PVC piping to 2" above the top of the screen. The annulus was then filled with bentonite to approximately 2" bls. The remaining annulus was cemented with neat cement. The vapor wells were fitted with a thread valve and hose barb to prevent the intrusion of atmospheric air. A detail drawing of a typical methane gas monitoring probe is provided in Appendix 4.2.

On July 22, 2022, HAI obtained readings from five (5) dedicated soil monitoring probes throughout the site. The approximate location of the probes is depicted on the attached Figures. The monitoring probes extend vertically across the vadose zone, to above the groundwater table and had a screened portion to obtain representative gas data from the vadose zone. The monitoring probes were designed to prevent the intrusion of atmospheric air at all times. This was achieved by equipping the monitoring probes with an air-tight sampling port with a direct attachment for the gas sampling instrument. Static methane readings were collected and recorded in our data as a percent of the Lower Explosive Limit (LEL) and also by percent volume of total gas. In addition, steady state methane readings were collected and recorded for each sampling point. During the sampling event, the sampling pump and meter remained connected for a minimum of five minutes until one pore volume had been evacuated and until the readings reached steady state as indicated on the attached data table. HAI collected measurements from the methane probes using a Landtec Gem 2000 field gas analyzing meter. Copies of the GEM 2000 calibration logs for the monitoring conducted on July 22, 2022 are included in Appendix 4.3. HAI monitored the methane probes for percent carbon monoxide (% $C0^2$), percent oxygen (% 0^2), percent methane (% CH^4), percent of the lower explosive limit (% LEL) and pressure (inches of mercury {Hg}). The lithology of the soil at the monitoring probe location consisted of clean fill material. The most recent data results are summarized in the attached summary table included in Appendix 4.3.

3.0 CONCLUSIONS

HAI has evaluated the data for the presence of methane gas. All results of the monitoring probes are within the acceptable level and it is lower than the allowable 25% LEL limit. HAI recommends conducting quarterly methane monitoring at the subject site.

4.0 APPENDICES

APPENDIX 4.1

FIGURES

OWNER	MIAMI SHORES VILLAGE CITY HALL
	1701 NW 103 ST, Miami, FL 33147-0000
FOLIO	30-2134-000-0370
ZONE	6400 COMMERCIAL - CENTRAL
USE	8940 MUNICIPAL : MUNICIPAL
LEGAL	34 52 41 25.0071 AC SE1/4 OF SE1/4 LYG NE OF LITTLE RIVER CANAL LESS PART PLATTED AS PER PB 44-38 LESS S35FT & LESS LITTLE RIVER CAN R/W & LESS W50FT OF E90FT OF N25FT & EXT

HYDROLOGIC ASSOCIATES USA, INC.

10406 SW 186 Terrace

Miami, Florida

HYDROLOGIC ASSOCIATES

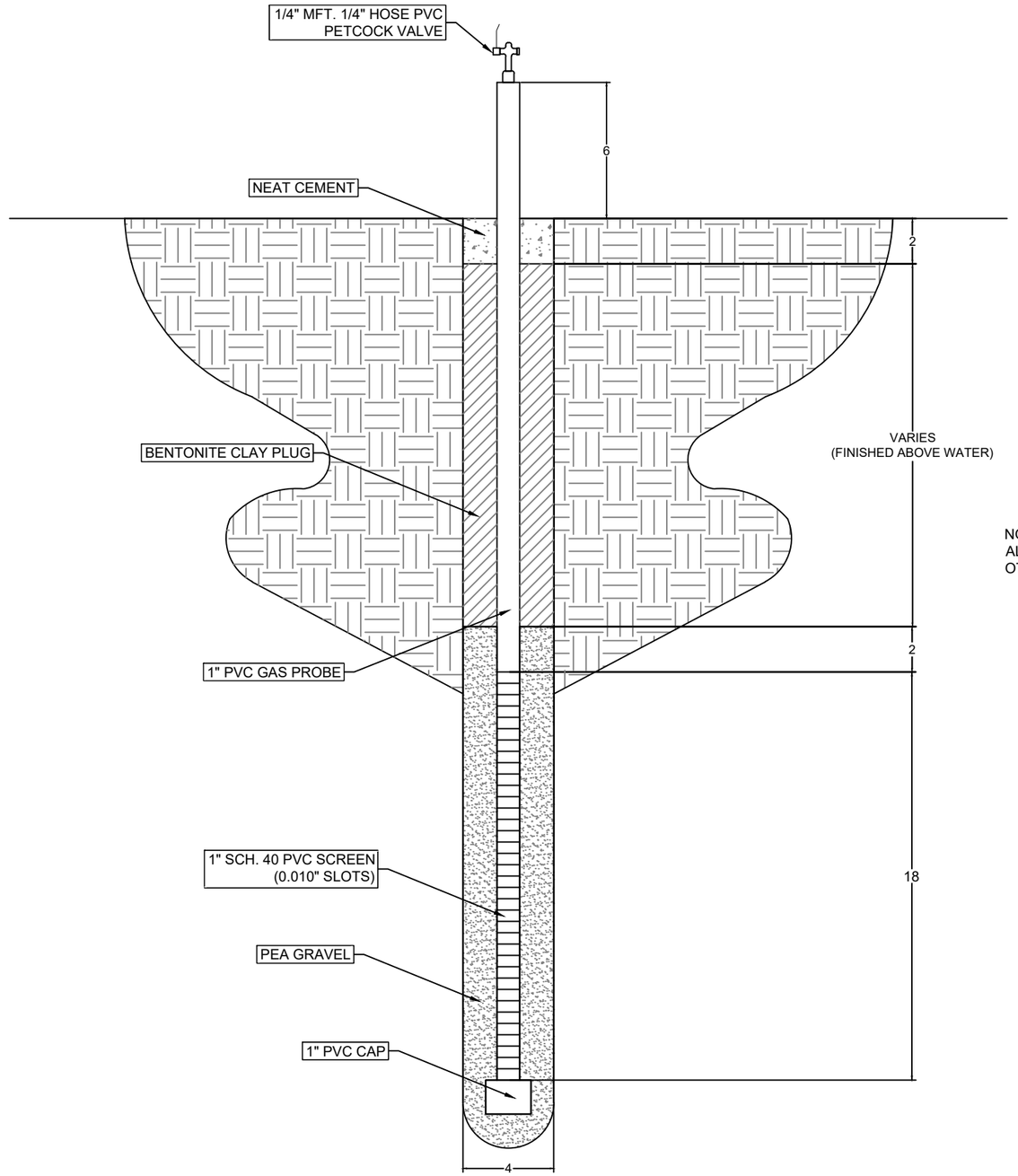
2014 Aerial

FIG 2

NORTH

APPENDIX 4.2

TYPICAL VAPOR WELL DETAIL DRAWING



NOTE:
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE STATED

HYDROLOGIC ASSOCIATES
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305 252 7118
WWW. HAIMIAMI.COM

LEGEND

EARTH

PROJECT: HA06-2114

VILLAGE OF MIAMI SHORES PUBLIC WORKS COMPLEX

1701 NW 103 STREET
MIAMI, FLORIDA

FIGURE: 4

TYPICAL VAPOR WELL DETAIL DRAWING

SHEET TITLE:

DATE: 8/29/22
DRW BY: NOAH MILLER
SIZE: ANSI B (17 X 11) INCHES
SCALE: AS SHOWN

APPENDIX 4.3

METHANE SOIL-GAS RESULTS TABLE

Village of Miami Shores Public Works Complex
1701 Northwest 103 Street
METHANE GAS READINGS

Vapor Point	Date	Time	Static/Stead State	CH4 %	CO2 %	O2 %	BAL	% LEL	Baro Pressure (inches Hg)	Field Tech	Instrument Serial No.	Rel. Pressure (inches H2O)	Temp (deg. Fahrenheit)
RVW-1	7/22/2022	1:05	Static	0	1.1	20.2	79.8	0	30.04	PD	GM12333	N/A	82
RVW-1	7/22/2022	1:10	Steady	0	0	18.4	80.5	0	30.04	PD	GM12333	N/A	82
RVW-2	7/22/2022	12:55	Static	0	0.1	19.4	80.5	0	30.04	PD	GM12333	N/A	83
RVW-2	7/22/2022	1:00	Steady	0	0	20.2	79.9	0	30.04	PD	GM12333	N/A	82
RVW-3	7/22/2022	12:45	Static	0	1.7	18.3	80.0	0	30.04	PD	GM12333	N/A	83
RVW-3	7/22/2022	12:50	Steady	0	0	20.2	79.6	0	30.04	PD	GM12333	N/A	83
RVW-4	7/22/2022	12:25	Static	0	1.4	19.7	80.3	0	30.04	PD	GM12333	N/A	86
RVW-4	7/22/2022	12:30	Steady	0	0	18.3	80.4	0	30.04	PD	GM12333	N/A	83
RVW-5	7/22/2022	12:05	Static	0	0	20.2	79.8	0	30.04	PD	GM12333	N/A	84
RVW-5	7/22/2022	12:10	Steady	0	0	19.1	80.0	0	30.04	PD	GM12333	N/A	86

APPENDIX 4.3

GEM 2000 CALIBRATION SHEETS

INSTRUMENT CALIBRATION REPORT

Pine Environmental Services LLC
3700 Hacienda Blvd
Suite D & E
Fort Lauderdale, FL 33314
Toll Free: 954-533-0242

Pine Environmental Services, Inc.

Instrument ID 15765
Description GEM 2000+
Calibrated 7/19/2022 1:32:10PM

Manufacturer CES Landtec
Model Number GEM2000+
Serial Number/ Lot Number GM12333
Location Fort Lauderdale
Department

State Certified
Status Pass
Temp °C 25
Humidity % 55

Calibration Specifications

Group # 1
Group Name CH4
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0.0

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
50.0 / 50.0	%Volume	50.0	%Volume	47.5	50.0	0.00%	Pass

Group # 2
Group Name CO2
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0.0

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
35.0 / 35.0	%Volume	35.0	%Volume	35.2	35.0	0.00%	Pass

Group # 3
Group Name CO
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
1000 / 1000	PPM	1000	PPM	995	1,000	0.00%	Pass

Group # 4
Group Name H2S
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
50 / 50	PPM	50	PPM	48	50	0.00%	Pass

Group # 5
Group Name O2
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0.0

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
20.9 / 20.9	%Volume	20.9	%Volume	20.7	20.9	0.00%	Pass

HYDROLOGIC ASSOCIATES U.S.A., INC.
ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

QUARTERLY SAMPLING REPORT

For

Village of Miami Shores
Public Works Complex – Chipper Field.
SW-1423 / File #13200
1701 Northwest 103rd Street
Miami-Dade County, Florida

Prepared for:

Miami-Dade County
Permitting, Environmental and Regulatory Affairs
Environmental Services
701 NW 1st Court, 4th Floor
Miami, FL 33136

Prepared by: Hydrologic

TECHNICAL REPORT

Associates USA, Inc
10406 SW 186th Terrace
Miami, Florida 33157

Project Number HA06-2114

January 5, 2015

HYDROLOGIC ASSOCIATES U.S.A., INC.
ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

PROFESSIONAL CERTIFICATION

January 5, 2015

Mr. Wilbur Mayorga, P.E., Chief
Pollution Control Division
Miami-Dade County DERM
701 N.W. 1st Court, 4th Floor
Miami, FL 33136

Prepared by:

Hydrologic Associates USA, Inc.
10406 SW 186th Terrace
Miami, FL 33157

RE: Village of Miami Shores Public Works Complex
Quarterly Monitoring Report
1701 N.W. 103rd Street
Miami-Dade County, Florida
DERM: SW-1423/File-13200

"This document was prepared or reviewed by the following Hydrologic Associates USA, Inc. (HAI) representatives James T. Miller, P.E. # 53873, certify that I hold an active license in the State of Florida and am competent through education or experience to provide the engineering service contained in this report. Moreover, I certify that Hydrologic Associates USA Inc. holds an active State of Florida Board of certificate of authorization # 00006851 to provide the engineering service."

James T. Miller, P.E.
Florida PE License No. 53873
Date: 1/5/15

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Tables

Figures

Appendices

1 OVERVIEW

1.1 Background

Hydrologic Associates USA, Inc. (HAI) has prepared this Quarterly Monitoring Report on behalf of the Village of Miami Shores Department of Public Works, for the Public Works Complex facility—Chipper Field (subject site), at 1701 Northwest 103rd Street, Miami, Miami-Dade County, Florida (SW-1423/File#13200).

The objective of this report is to discuss the findings of this Quarterly Sampling Event, conducted by HAI at the subject site on December 17, 2014, and respond to the letters, dated June 27, 2013 and October 16, 2013 (Appendix 1), issued by the Miami- Dade County Department of Regulatory and Economic Resources (RER), in reference to HAI's Methane Gas Assessment Reports, dated January 25, 2012, April 27, 2012, and May 31, 2013. Figure 3 contains a copy of the Typical Construction Log for the Methane Gas Monitoring Probes.

1.2 Methodology

HAI conducted all fieldwork in accordance with the Florida Department of Environmental Protection (FDEP) Standard Operation Procedures (SOP) provided in Chapter 62-160, FAC, as amended.

HAI measured all field vapor monitoring readings with a calibrated Landtec GEM 2000 Landfill Gas Meter by connecting the sample tubing to the vapor point, with the valve in the closed position, turned on the GEM 2000 pump, then opened the valve. HAI recorded the following static and steady state field parameters:

- Time, Temperature, Pressure, %O2, %CO2, %CH4, %LEL, %BAL

Appendix 2 contains the GEM 2000 Landfill Gas Meter calibration log. HAI compared field data measurements to the Miami-Dade County Lower Explosive Limit (LEL) for methane gas.

2 SOIL VAPOR MONITORONG RESULTS

On December 17, 2014, HAI personnel conducted soil vapor monitoring of vapor wells RVW-1, RVW-2, RVW-4 and RVW-5, to fulfill this Quarterly Sampling Event. RVW-3 could not be found during the sampling event. Table 1 summarizes the methane gas soil vapor monitoring, and Figure 2 shows the vapor well locations.

Miami-Dade County specifies that methane gas concentrations shall not exceed 25% of the LEL for methane at the perimeter of the property. Methane gas field monitoring results indicated that methane was detected

below 25% LEL at RVW-1, RVW-2, RVW-4, and RVW-5.

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Conclusions

Soil vapor gas monitoring did not detect concentrations of methane gas above 25% LEL, as part of this Quarterly Sampling Event. The previous sampling events completed by HAI as part of the January 25, 2012, April 27, 2012, and May 31, 2013 Methane Gas Assessment Reports, indicated that methane was not detected above 25% LEL at RVW-1, -2, -3, and -5. Field monitoring results from consecutive sampling events have indicated that concentrations of soil vapor methane gas were below 25% LEL, with the exception of RVW-4 in April 2012.

3.2 Recommendations

HAI recommends further quarterly soil vapor gas monitoring of RVW-1 through RVW-5 in order to comply with RER's letter, dated October 16, 2013. The next sampling event is scheduled to take place in March 2015, upon which RER will have the opportunity to observe the field sampling procedure.

If you have any questions or comments regarding this Quarterly Sampling Report, please contact our Miami office at 305-252-7118.

Sincerely,

Jim Miller, P.E.
Florida PE License No. 53873

Village of Miami Shores
Public Works Complex -Chipper Field
1701 NW 103rd Street
Miami-Dade County, Florida
METHANE GAS READINGS

Vapor Point	Date	Time	Elapse Time	Static/Steady State	Temp (deg. Fahrenheit)	Pressure (mm Hg)	Pressure (H2O)	%O2	BAL	CH4	%CO2	% LEL
RVW-1	12/17/2014	13:30	NA	Static	83.5	30.11	-0.14	8.4	89.2	0.2	6.4	0.005
RVW-1	12/17/2014	13:37	5 minutes	Steady State	83.5	30.11	-0.14	19.1	80.4	0	0.6	0
RVW-2	12/17/2014	13:40	NA	Static	85.1	30.06	-0.14	20.1	79.1	0	0.6	0
RVW-2	12/17/2014	13:50	5 minutes	Steady State	85.1	30.06	-0.14	20.8	79.0	0	0.1	0
RVW-4	12/17/2014	14:00	NA	Static	84.6	30.11	-0.14	18.6	86.2	0	0	0
RVW-4	12/17/2014	14:10	5 minutes	Steady State	84.6	30.11	-0.14	18.9	89.2	0	0	0
RVW-5	12/17/2014	15:25	NA	Static	84.4	30.11	-0.14	19.7	79.4	0	1.5	0
RVW-5	12/17/2014	15:35	5 minutes	Steady State	83.8	30.11	-0.14	18.7	80.1	0	1	0

% LEL

OWNER	MIAMI SHORES VILLAGE CITY HALL
	1701 NW 103 ST, Miami, FL 33147-0000
FOLIO	30-2134-000-0370
ZONE	6400 COMMERCIAL - CENTRAL
USE	8940 MUNICIPAL : MUNICIPAL
LEGAL	34 52 41 25.0071 AC SE1/4 OF SE1/4 LYG NE OF LITTLE RIVER CANAL LESS PART PLATTED AS PER PB 44-38 LESS S35FT & LESS LITTLE RIVER CAN R/W & LESS W50FT OF E90FT OF N25FT & EXT

HYDROLOGIC ASSOCIATES USA, INC.

10406 SW 186 Terrace

Miami, Florida

HYDROLOGIC ASSOCIATES

USGS Topography

FIG 1

NORTH

OWNER	MIAMI SHORES VILLAGE CITY HALL
	1701 NW 103 ST, Miami, FL 33147-0000
FOLIO	30-2134-000-0370
ZONE	6400 COMMERCIAL - CENTRAL
USE	8940 MUNICIPAL : MUNICIPAL
LEGAL	34 52 41 25.0071 AC SE1/4 OF SE1/4 LYG NE OF LITTLE RIVER CANAL LESS PART PLATTED AS PER PB 44-38 LESS S35FT & LESS LITTLE RIVER CAN R/W & LESS W50FT OF E90FT OF N25FT & EXT

HYDROLOGIC ASSOCIATES USA, INC.

10406 SW 186 Terrace

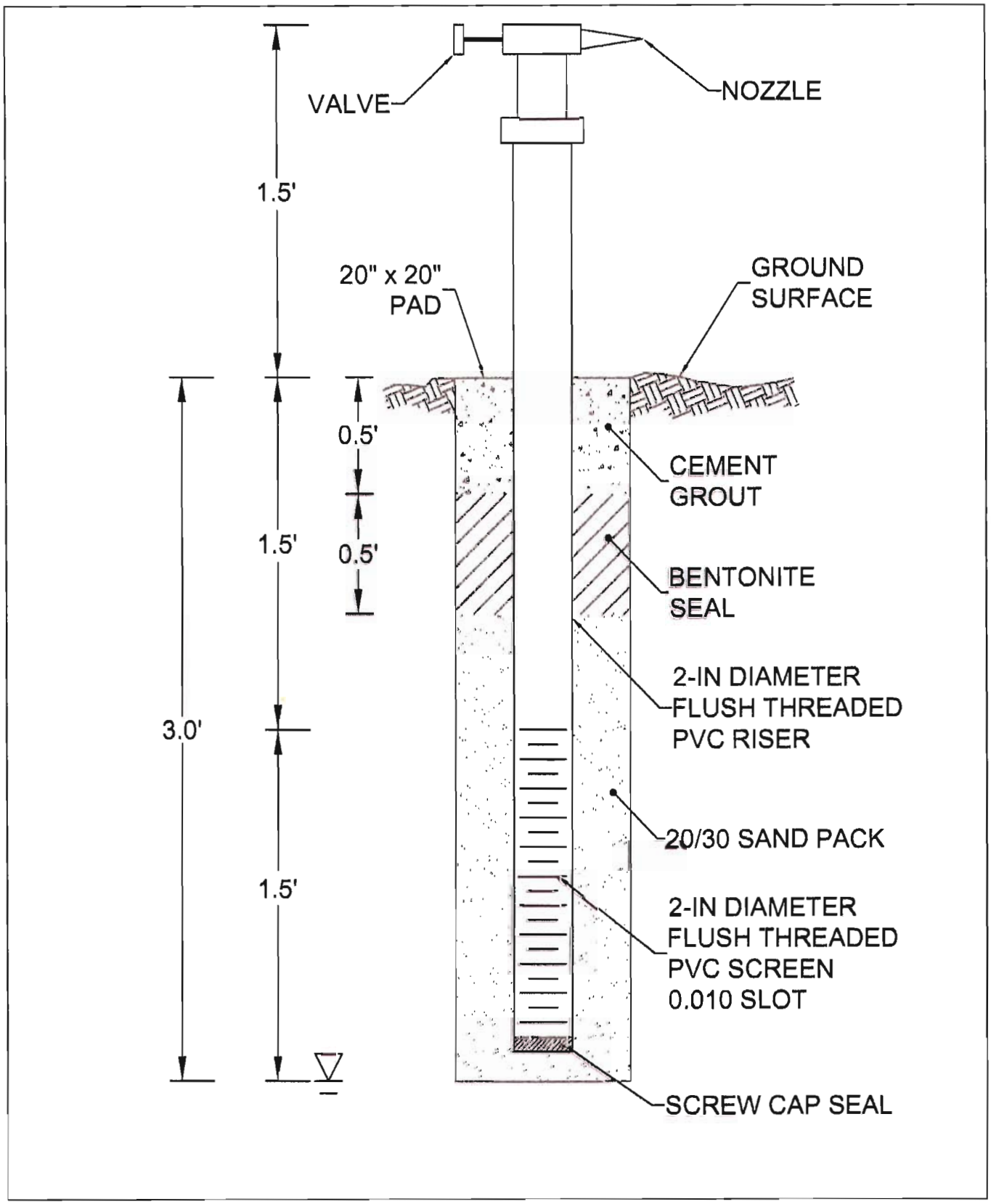
Miami, Florida

HYDROLOGIC ASSOCIATES

2014 Aerial

FIG 2

NORTH



HYDROLOGIC ASSOCIATES 10406 SW 186 TER MIAMI, FL 33157 P: 305.252.7114 F: 305.254.0874 www.HAImiami.com	VILLAGE OF MIAMI SHORES PUBLIC WORKS COMPLEX - CHIPPER FIELD 1701 NW 103RD ST. MIAMI, FL	TYPICAL VAPOR WELL CONSTRUCTION LOG	Drawn By: H. RAMOS Checked By: JTM Scale: NTS	Date 12/15/14 FIGURE No. FIG 3 Sheet of

APPENDIX 1

RER CORRESPONDENCE

MIAMI-DADE COUNTY
Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6700 F 305-372-6982
miamidade.gov

June 27, 2013

Scott Davis, Director
Department of Public Works
Village of Miami Shores
Miami Shores Village Hall
10050 NE 2nd Avenue
Miami Shores, FL 33138

CERTIFIED MAIL NO. 7011 0470 0002 4386 7729
RETURN RECEIPT REQUESTED

RE: Methane Gas Assessment Report dated May 31, 2013, submitted by Hydrologic Associates USA, Inc. for the Village of Miami Shores Public Works Complex facility (SW-1423/File-13200) located at, near, or in the vicinity of 1701 NW 103 Street, Miami, Miami-Dade County, Florida.

Dear Mr. Davis:

The Department of Regulatory and Economic Resources (RER) has reviewed the above-referenced documents received June 10, 2013.

Pursuant to Chapter 24, Code of Miami-Dade County, continue with the quarterly methane gas monitoring. A review fee of $400 shall be included with each submittal. Be advised that the current submittal did not include the required $400 review fee. Therefore, the next submittal shall include the fees for both monitoring events for a total of $800.

Prior to scheduling the next methane gas soil monitoring event contact Serge V. Beregovoy (beregs@miamidade.gov) at 305-372-6700 to allow RER to arrange a joint inspection.

Be advised that failure to comply with the above may result in enforcement action for this site.

If you have any questions concerning the above, please contact Serge V. Beregovoy (beregs@miamidade.gov) of the Environmental Assessment Section at (305) 372-6700.

Sincerely,

Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division

SVB
pc: James Miller, P.E. – Hydrologic Associates USA, (jmiller@hainami.com)

MIAMI-DADE COUNTY
Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6700 F 305-372-6982
miamidade.gov

October 16, 2013
CERTIFIED MAIL NO. 7011 0470 0002 4386 9556
RETURN RECEIPT REQUESTED

Scott Davis, Director
Department of Public Works
Village of Miami Shores
Miami Shores Village Hall
10050 NE 2nd Avenue
Miami Shores, FL 33138

RE: Quarterly Methane Monitoring Report for the Village of Miami Shores Public Works facility (SW-1423/File-13200) located at, near, or in the vicinity of 10050 NE 2nd Avenue, Miami, Miami-Dade County, Florida.

Dear Mr. Davis:

Please be advised that the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) has not received the required Quarterly Methane Monitoring Report for the above referenced facility. This report is past due as of September 25, 2013.

Therefore, within thirty (30) days of receipt of this letter, you are hereby required to submit to this Department for review the overdue document along with the $300 fee ($200 review fee plus $100 late fee) to my attention.

Be advised that failure to comply with the above may result in enforcement action for this site.

If you have any questions concerning the above, please contact Serge V. Beregovoy (beregs@miamidade.gov) of the Environmental Assessment Section at (305) 372-6700.

Sincerely,

Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division

svb
pc: James Miller, P.E. – Hydrologic Associates USA, (Jmiller@haimiami.com)

APPENDIX 2

GEM 2000 LANDFILL GAS METER CALIBRATION LOG

INSTRUMENT CALIBRATION REPORT

Pine Environmental Services, LLC.
4037 Darling Court
Lilburn, GA 30047
Toll-free: (800) 842-1088

Pine Environmental Services, Inc.

Instrument ID 14931
Description Gem 2000
Calibrated 12/10/2014 4:51:23PM

Manufacturer CES Landtec
Model Number GEM2000
Serial Number/ Lot Number GM11613
Location Georgia
Department

State Certified
Status Pass
Temp °C 21
Humidity % 35

Calibration Specifications

Group # 1
Group Name Methane
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0.00

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
50.00 / 50.00	%Volume	50.00	%Volume	48.90	50.00	0.00%	Pass

Group # 2
Group Name Carbon Dioxide
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0.00

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
35.00 / 35.00	%Volume	35.00	%Volume	34.80	35.00	0.00%	Pass

Group # 3
Group Name Oxygen
Stated Accy Pct of Reading
Range Acc % 0.0000
Reading Acc % 3.0000
Plus/Minus 0.00

Nom In Val / In Val	In Type	Out Val	Out Type	Fnd As	Lft As	Dev%	Pass/Fail
4.00 / 4.00	%	4.00	%	3.89	4.00	0.00%	Pass

Test Instruments Used During the Calibration (As Of Cal Entry Date)

Test Standard ID	Description	Manufacturer	Model Number	Serial Number / Lot Number	Last Cal Date/ Opened Date	Next Cal Date / Expiration Date
GA 4% OXY	GA 4% OXY	Liquid Technology	UN1956	LTA173-RR-CM		1/30/2016
GA50/35	GA 50 CH4/35 CO2	Liquid Technology	UN1954	LTH013-RR-CM		8/31/2016

Notes about this calibration

INSTRUMENT CALIBRATION REPORT

Pine Environmental Services, LLC.

4037 Darling Court
Lilburn, GA 30047
Toll-free: (800) 842-1088

Pine Environmental Services, Inc.

Instrument ID 14931
Description Gem 2000
Calibrated 12/10/2014 4:51:23PM

Calibration Result Calibration Successful
Who Calibrated Robert Hall

All instruments are calibrated by Pine Environmental Services, LLC. according to the manufacturer's specifications, but it is the customer's responsibility to calibrate and maintain this unit in accordance with the manufacturer's specifications and/or the customer's own specific needs.

Notify Pine Environmental Services, LLC. of any defect within 24 hours of receipt of equipment
Please call 866-960-7463 for Technical Assistance

HYDROLOGIC ASSOCIATES U.S.A., INC.
ENVIRONMENTAL CONSULTANTS • HYDROGEOLOGIC TESTING
WELL DRILLING SERVICES • PETROLEUM CONTRACTOR

QUARTERLY SAMPLING REPORT

For

Village of Miami Shores
Public Works Complex – Chipper Field.
SW-1423 / File #13200
1701 Northwest 103rd Street
Miami, Miami-Dade County, Florida

Prepared for:

Miami-Dade County
Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, FL 33136

Prepared by:

Hydrologic Associates USA, Inc
10406 SW 186th Street
Miami, Florida 33157

Project Number HA06-2114

May 31, 2013

NASSAU
P.O. Box CB-12762, Suite # 186
Cable Beach, Nassau, Bahamas
Phone: (242) 324-3924

MAIN OFFICE MIAMI
10406 SW 186th Street
Miami, Florida 33157
Phone: (305) 252-7118
Fax: (305) 254-0874
WWW.HAIMIAMI.COM

ORLANDO
109 Bayberry Road
Altamonte Springs, Florida 32714
Phone: (407) 788-1355
Fax: (407) 788-1135

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Figures

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PROFESSIONAL CERTIFICATION

May 31, 2013

Mr. Wilbur Mayorga, P.E. Chief
Miami-Dade County
Department of Regulatory and Economic Resources
Environmental Resources Managment
701 NW 1st Court, 4th Floor
Miami, FL 33136

Prepared by:

Hydrologic Associates USA, Inc.
10406 SW 186th Terrace
Miami, FL 33157

RE: Village of Miami Shores Public Works Complex
Quarterly Report for Methane Gas Soil Vapor Monitoring
1701 N.W. 103rd Street
Miami-Dade County, Florida
DERM: SW-1423/File-13200

"This document was prepared or reviewed by the following Hydrologic Associates USA, Inc. (HAI) representative, Jerome Wentz and I certify that I hold an active license, PG-2563, in the State of Florida and am competent through education or experience to provide the geologic service contained in this report. Moreover, I certify that Hydrologic Associates USA Inc. holds an active State of Florida Board of certificate of authorization # GB69 to provide geological services."

Jerome Wentz
Florida PG License No. 2563

Date: 5/31/13

1 OVERVIEW

1.1 Background

Hydrologic Associates USA, Inc. (HAI) has prepared this Quarterly Monitoring Report for methane gas soil vapor monitoring on behalf of the Village of Miami Shores Department of Public Works, for the Public Works Complex facility—Chipper Field (subject site), at 1701 Northwest 103rd Street, Miami, Miami-Dade County, Florida (SW-1423/File#13200). Figure 1 is a United States Geologic Survey (USGS) topographic map that shows the subject site.

The objective of this report is to discuss the findings of this Quarterly Sampling Event, conducted by HAI at the subject site on April 2, 2013, and respond to the letter, dated May 31, 2012 (Appendix 1), issued by the Miami-Dade County Department of Regulatory and Economic Resources (RER), in reference to HAI's Quarterly Sampling Reports, dated January 25, 2012 and April 27, 2012.

1.2 Methodology

HAI conducted all fieldwork in accordance with the Florida Department of Environmental Protection (FDEP) Standard Operation Procedures (SOP) provided in Chapter 62-160, FAC, as amended.

HAI measured all field vapor monitoring readings with a calibrated Landtec GEM 2000 Landfill Gas Meter by connecting the sample tubing to the vapor point, with the valve in the closed position, turned on the GEM 2000 pump, then opened the valve. HAI recorded the following field parameters on a log:

- Time, Temperature, Pressure, %O2, %CO2, %CH4, %LEL, %BAL

Appendix 1 contains a copy of the field notification to the RER. Appendix 2 contains the GEM 2000 Landfill Gas Meter calibration log, and the RVW-3 and RVW-4 construction logs. HAI compared field data measurements to the Miami-Dade County Lower Explosive Limit (LEL) for methane gas.

2 SOIL VAPOR MONITORONG RESULTS

On April 2, 2013, HAI personnel conducted soil vapor monitoring of vapor wells RVW-1, RVW-2, RVW-3, RVW-4 and RVW-5, to fulfill this Quarterly Sampling Event. Table 1 summarizes the methane gas soil vapor monitoring, and Figure 2 shows the vapor well locations.

Miami-Dade County specifies that methane gas concentrations shall not exceed 25% of the LEL for methane at the perimeter of the property. Methane gas soil vapor field monitoring results indicated that methane was detected at RVW-1 (4% LEL), RVW-2 (9% LEL), RVW-3 (2% LEL), RVW-4 (2% LEL) and RVW-5 (1% LEL), below the 25% LEL.

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Conclusions

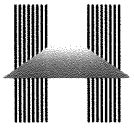
Soil vapor gas monitoring did not detect levels of methane gas above 25% LEL, as part of this Quarterly Sampling Event. The previous sampling events completed by HAI as part of the January 25, 2012 and April 27, 2012 Quarterly Sampling Reports, indicated that methane was not detected above 25% LEL at RVW-1, RVW-2, RVW-3, and RVW-5, with the exception of RVW-4 in April 2012.

3.2 Recommendations

HAI recommends further quarterly soil vapor gas monitoring of RVW-1 through RVW-5 in order to comply with RER's letter, dated May 31, 2012. The next sampling event is scheduled to place in August 2013, upon which RER will have the opportunity to observe the field sampling procedure.

If you have any questions or comments regarding this Quarterly Sampling Report, please contact our Miami office at 305-252-7118.

Tables

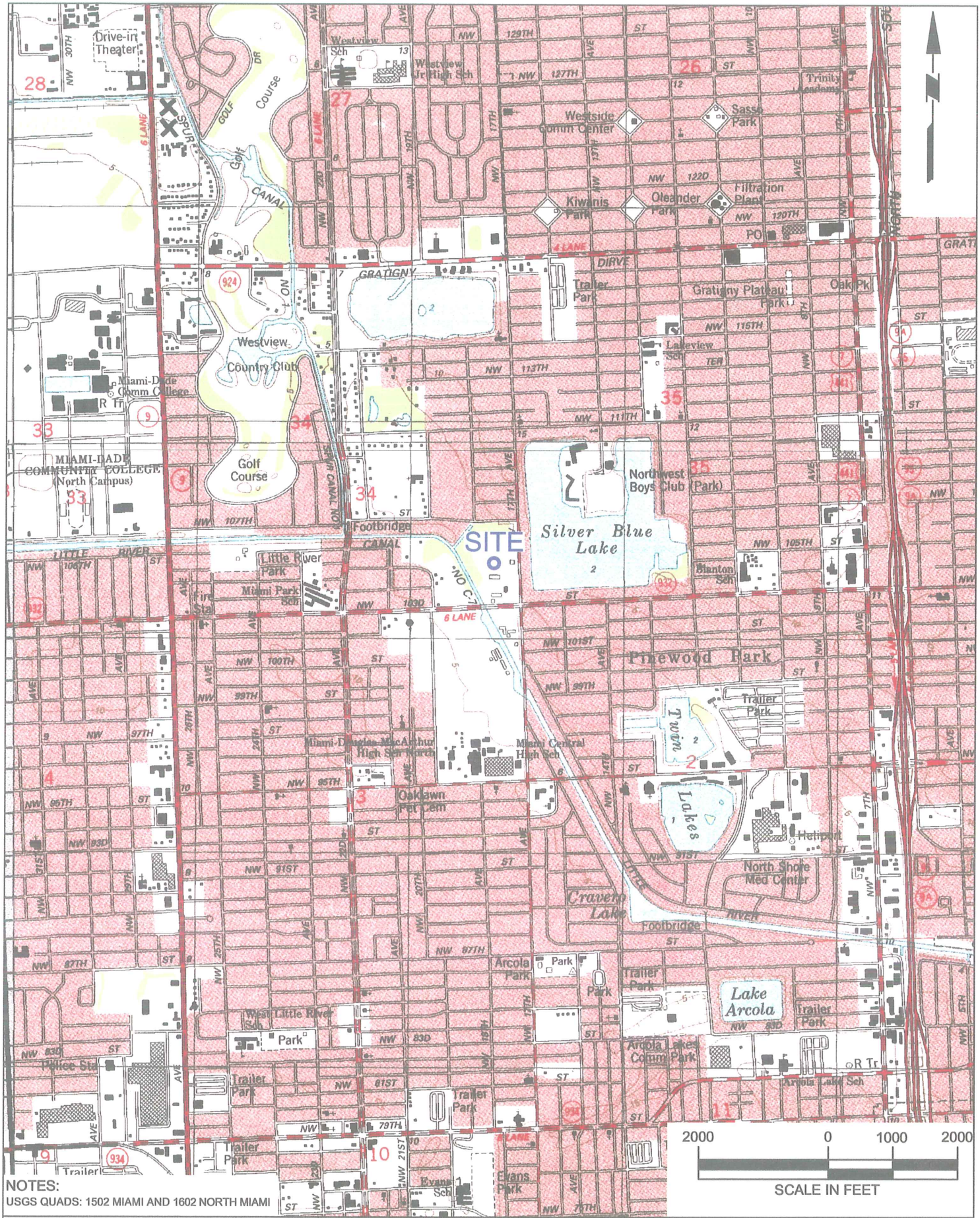


Village of Miami Shores
Public Works Complex -- Chipper Field
1701 NW 103rd Street
Miami-Dade County, Florida

GEM-2000 SOIL VAPOR POINT FIELD DATA

Vapor Point	Date	Time	Temp (F)	Barometer (in. Hg)	Press (in. H20)	%O2	BAL	%CH4	%CO2	%LEL
RVW-1	4/2/13	13:30	73	30.12	--	16.1	81.3	0.1	2.6	3.0
		13:32	73	30.12	--	16.2	80.5	0.2	2.9	4.0
		13:34	73	30.12	--	16.4	80.2	0.1	2.9	3.0
		13:36	73	30.12	--	16.6	80.2	0.1	3	3.0
		13:38	73	30.12	--	16.7	80.1	0.1	3	3.0
		13:40	73	30.12	--	17.0	79.6	0.1	3	3.0
		13:42	73	30.12	--	17.1	79.7	0.1	3	2.0
		13:44	73	30.12	--	17.3	79.4	0.1	3	3.0
		13:46	73	30.12	--	17.3	79.5	0.1	3	3.0
		13:48	73	30.12	--	17.3	79.4	0.1	3	3.0
		13:50	73	30.12	--	17.4	79.4	0.1	2.9	3.0
RVW-2	4/2/13	11:54	74	30.14	--	1.5	90	0.4	7.1	7.0
		11:56	74	30.14	--	1.0	91.3	0.3	7.3	8.0
		11:58	74	30.14	--	0.7	91.3	0.4	7.5	8.0
		12:00	74	30.14	--	0.5	91.4	0.4	7.4	9.0
		12:02	74	30.14	--	0.5	91.4	0.4	7.5	8.0
		12:04	74	30.14	--	0.5	91.4	0.4	7.5	8.0
		12:06	74	30.14	--	0.5	91.2	0.4	7.5	8.0
		12:08	74	30.14	--	0.5	90.5	0.4	7.6	8.0
		12:10	74	30.14	--	6.1	84.3	0.4	7.6	6.0
		12:12	74	30.14	--	8.9	83.3	0.3	7.5	6.0
		12:14	74	30.14	--	9.7	82.7	0.3	7.4	5.0
		12:16	74	30.14	--	10.3	82.1	0.2	7.4	5.0
		12:18	74	30.14	--	10.3	82	0.3	7.3	5.0
		12:20	74	30.14	--	10.6	81.8	0.2	7.2	5.0
		12:22	74	30.14	--	10.9	81.5	0.2	7.2	4.0
		12:24	74	30.14	--	11.1	81.3	0.2	7.2	4.0
		12:26	74	30.14	--	11.2	81.1	0.2	7.2	4.0
		12:28	74	30.14	--	11.4	81	0.2	7.1	4.0
		12:30	74	30.14	--	11.8	80.8	0.2	7.1	4.0
RVW-3	4/2/13	11:26	77	30.14	--	20.5	79.3	0.0	0.1	0.0
		11:28	77	30.14	--	20.1	79	0.0	0.7	1.0
		11:30	76	30.14	--	20.1	79.1	0.0	0.7	1.0
		11:32	76	30.14	--	20.3	79.1	0.0	0.5	1.0
		11:34	76	30.14	--	20.3	79.1	0.0	0.5	2.0
		11:36	76	30.14	--	20.5	79.2	0.0	0.5	0.0
		11:38	77	30.14	--	20.3	79.1	0.0	0.5	1.0
		11:40	77	30.14	--	20.3	79.1	0.0	0.4	1.0
		11:42	77	30.14	--	20.3	79	0.0	0.4	1.0
		11:44	77	30.14	--	20.3	79.2	0.0	0.4	1.0
		11:46	77	30.14	--	20.3	79.2	0.0	0.4	1.0
RVW-4	4/2/13	12:45	75	30.14	--	17.0	81.3	0.1	2.6	1.0
		12:47	75	30.14	--	17.7	79.5	0.1	2.8	1.0
		12:49	75	30.14	--	17.8	79.3	0.1	2.5	2.0
		12:51	75	30.14	--	17.9	79.4	0.1	2.5	1.0
		12:53	75	30.14	--	18.0	79.4	0.1	2.4	1.0
		12:55	75	30.14	--	17.9	79.5	0.1	2.4	1.0
		12:57	75	30.14	--	17.9	79.5	0.0	2.3	1.0
		12:59	75	30.14	--	18.1	79.4	0.0	2.3	1.0
		13:01	75	30.14	--	18.0	79.4	0.0	2.3	1.0
		13:03	75	30.14	--	18.0	79.5	0.0	2.3	1.0
		13:05	75	30.14	--	18.0	79.5	0.0	2.3	1.0
RVW-5	4/2/13	10:24	73	30.13	--	19.0	79.0	0.0	1.6	1.0
		10:26	73	30.13	--	19.0	79.2	0	1.7	0.0
		10:28	73	30.13	--	19.0	79.1	0	1.7	0.0
		10:30	73	30.13	--	19.0	79.2	0	1.7	0.0
		10:32	73	30.13	--	19.0	79.2	0	1.6	1.0
		10:34	73	30.13	--	19.0	79.3	0	1.6	0.0
		10:36	73	30.13	--	19.0	79.2	0	1.6	0.0
		10:38	73	30.13	--	19.0	79.2	0	1.6	0.0
		10:40	73	30.13	--	19.0	79.3	0	1.5	0.0
		10:42	73	30.13	--	19.0	79.3	0	1.5	0.0
		10:44	73	30.13	--	19.0	79.1	0	1.5	0.0

Figures



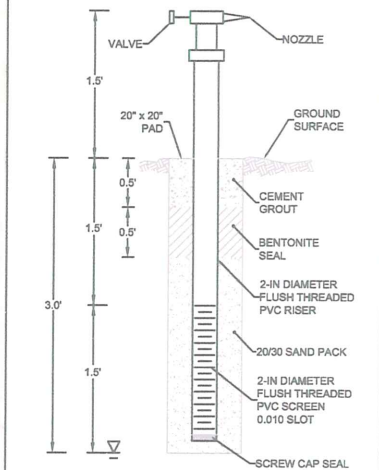
NOTES:
USGS QUADS: 1502 MIAMI AND 1602 NORTH MIAMI

HYDROLOGIC ASSOCIATES
9730 E. Hibiscus Street
Unit C
Miami, FL 33157
P: 305.252.7118
F: 305.254.0874
www.HAIMIAMI.com

VILLAGE OF MIAMI SHORES PUBLIC WORKS COMPLEX - CHIPPER FIELD
1701 NW 103RD ST.
MIAMI, FL

USGS SITE LOCATION MAP

Drawn By:	Date: OCT. 17, 2011
Checked By: JTM	FIGURE No. 1
Scale: 1" = 2000'	Sheet of



VAPOR WELL (TYPICAL)
NOT TO SCALE

1. CONNECT GEM 2000 METER TUBING TO VAPOR WELL NOZZLE WITH VALVE IN CLOSED POSITION.
2. TURN ON GEM 2000 PUMP.
3. OPEN VAPOR WELL VALVE, RECORD DATA (TIME, TEMP, PRESS, %02, %CO2, %CH4, %LEL, %BAL).
4. CLOSE VAPOR WELL VALVE WHEN FINISHED.

LEGEND

- SOIL VAPOR WELL POINT BY OTHERS
- SOIL VAPOR WELL POINT BY HAI

100 0 50 100
SCALE IN FEET

NOTES:
1. AERIAL IMAGERY REFERENCED FROM GOOGLE EARTH; IMAGERY DATE 03-26-2011.

Date	Description	No.
Revisions		

HYDROLOGIC ASSOCIATES
9730 E. Hibiscus Street Unit C
Miami, FL 33157
P: 305.252.7118 F: 305.254.0874
www.HAIMIAMI.com
FL Certificate of Authorization No: 00005001

Project
VILLAGE OF MIAMI SHORES
PUBLIC WORKS COMPLEX
CHIPPER FIELD
1701 NW 103RD STREET
MIAMI-DADE COUNTY FLORIDA

Drawing Title
QUARTERLY SAMPLING PLAN

Project No. HA06-2114	Drawing No. FIG 2
Date NOVEMBER 04, 2011	
Scale 1" = 100'	
Drn. By	
Chkd By JTM	Of

HA06-2114 CHIPPER FIELD 11/04/2011

NOT FOR CONSTRUCTION-ISSUED FOR PERMITTING

Appendix 1

RER Correspondence

MIAMI-DADE COUNTY
Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912
T 305-372-6700 F 305-372-6982
miamidade.gov

May 31, 2012

Scott Davis, Director
Department of Public Works
Village of Miami Shores
Miami Shores Village Hall
10050 NE 2nd Avenue
Miami Shores, FL 33138

CERTIFIED MAIL NO. 7011 0470 0002 4384 2719
RETURN RECEIPT REQUESTED

RE: Methane Gas Assessment Reports dated January 25, 2012 and April 27, 2012, submitted by Hydrologic Associates USA, Inc. for the Village of Miami Shores Public Works Complex facility (SW-1423/File-13200) located at, near, or in the vicinity of 1701 NW 103 Street, Miami, Miami-Dade County, Florida.

Dear Mr. Davis:

The Department of Regulatory and Economic Resources (RER) has reviewed the above-referenced documents received May 14, 2012 and hereby approves the reports with the following comments:

1. Soil probes RVW-3 and RVW-4 construction details shall be included with the next submittal.

2. Be advised that methane concentrations at RVW-4 exceeded 100% LEL. Therefore, contact Serge V. Beregovoy (beregs@miamidade.gov) at 305-372-6700 at least seven (7) days prior to scheduling the next methane gas soil monitoring event to allow RER to schedule a joint inspection.

Be advised that failure to comply with the above may result in enforcement action for this site.

If you have any questions concerning the above, please contact Serge V. Beregovoy (beregs@miamidade.gov) of the Environmental Assessment Section at (305) 372-6700.

Sincerely,

Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division

SVB
pc: James Miller, P.E. – Hydrologic Associates USA, (Jmiller@haimiami.com)

From: Mas, Jose (RER) [mailto:masj@miamidade.gov] **On Behalf Of** DERM PCD (RER)
Sent: Wednesday, March 27, 2013 10:34 AM
To: Jeannie Prieto
Cc: Beregovoy, Serge (RER); Emad, Patti (RER)
Subject: RE: Sampling Notice-SW-1423/File 13200

RER acknowledges receipt of the notification of sampling/field event. Be advised that RER staff may find it necessary to be present at any sampling and/or field activities. If the sampling/field event date or time changes from that specified, RER must be notified of these changes in advance of the sampling event. In addition, if site access for RER staff must be pre-approved or coordinated in advance of the event, please include the name and telephone number of the appropriate site contact should site access by RER be required.

For sampling events, RER has the option to split any samples deemed necessary with the consultant or laboratory at the subject site.

Thank you,

Jose Mas, Data Entry Specialist II
Department of Regulatory and Economic Resources
Environmental Monitoring and Restoration Division
Overtown Transit Village
701 NW 1st Court, 4th Floor, Miami , Florida 33136
(305) 372-6700 (305) 372-6982 fax
masj@miamidade.gov
"Delivering Excellence Every Day"

From: Jeannie Prieto [mailto:jeannie@haimiami.com]
Sent: Wednesday, March 27, 2013 10:25 AM
To: DERM PCD (RER)
Cc: Scott Liddell ; James T. Miller
Subject: Sampling Notice-SW-1423/File 13200

To Whom It May Concern:

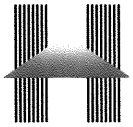
Please let this e-mail serve as 3 day notice that HAI will be sampling Village of Miami Shores 1701 NW 103 Street (SW-1423) on Tuesday April 2, 2013. Please feel free to contact us for any questions or comments.

Thank you,

Jeannie Prieto

Appendix 2

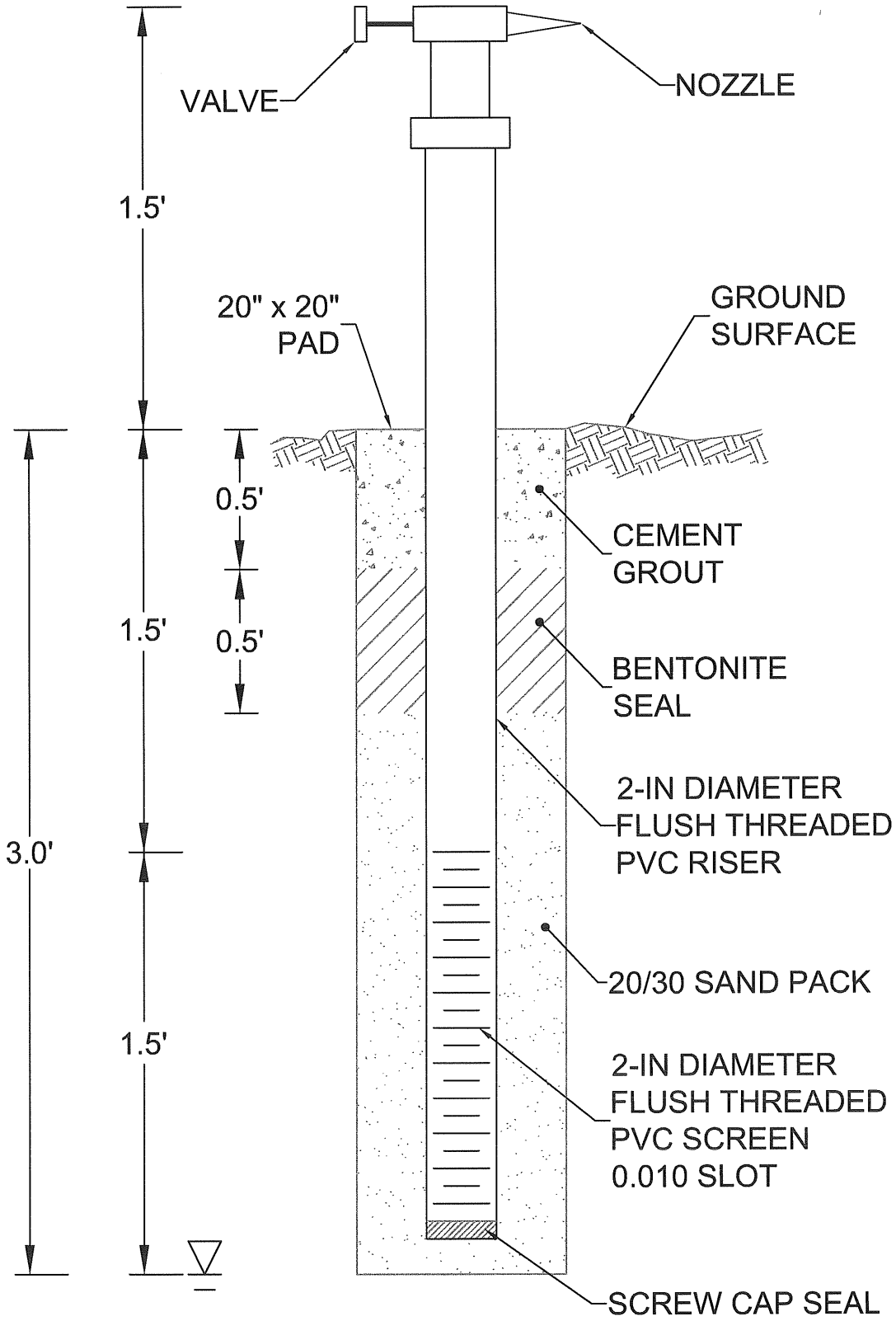
GEM-2000 Calibration Logs and RVW-3 & RVW-4 Construction Logs



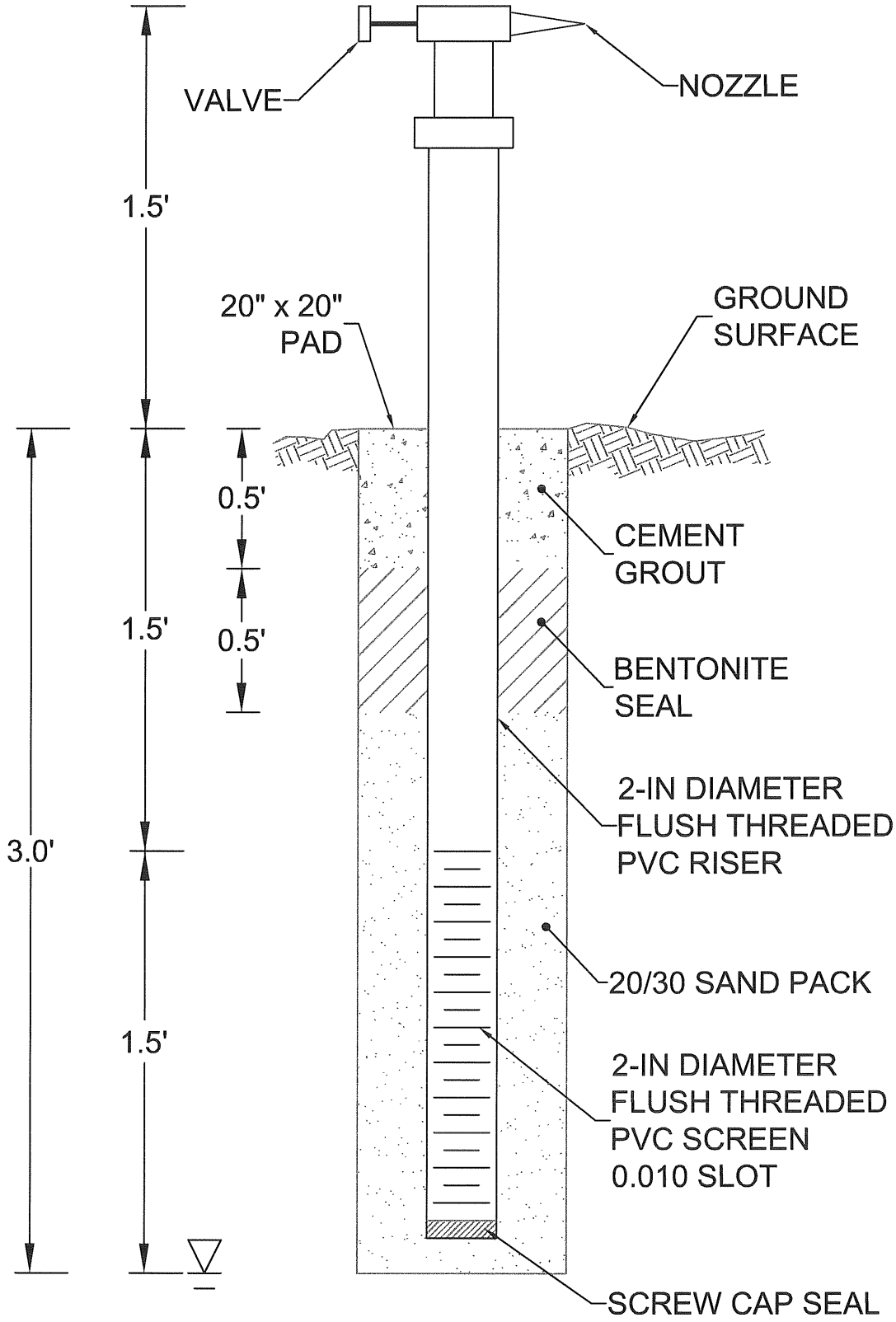
Certificate of Calibration
LandTech

Equipment Type:	GEM2000					
Date	4/1/2013		*NOTES:*			
Serial #	7858/05					
Calibration Gas # 1	2.5% CH_4 Vol. (50%LEL)					
Calibration Gas #2	5% CO_2					
Calibration Gas #3						
Lot # (s)	CH_4: JAM-340BS-1	CO_2: JAM-340BS-1				
Expiration Date(s)	CH_4: 09/28/2013	CO_2: 09/28/2013				
Ambient Temperature	23°C (73.4°F)					
Instrument Reading: Ambient Air	0% CH_4	0% CO_2	20.8% O_2			
Instrument Reading: Calibration Gas	2.5% CH_4			5.0% CO_2		
Calibrated By:	Steve Kozar		***Signature:*** Steve Kozar			

Peterson Environmental, LLC
2917 W. Cypress Street
Tampa, FL 33609
Phone: 813-871-2626| Fax 813-871-1366



HYDROLOGIC ASSOCIATES 9730 E. Hibiscus Street Unit C Miami, FL 33157 P: 305.252.7118 F: 305.254.0874 www.HAIMIAMI.com	VILLAGE OF MIAMI SHORES PUBLIC WORKS COMPLEX - CHIPPER FIELD 1701 NW 103RD ST. MIAMI, FL	VAPOR WELL CONSTRUCTION LOG RVW-3	Drawn By: Checked By: JTM Scale: NTS	Date 4/25/13 FIGURE No. RVW-3 Sheet of



HYDROLOGIC ASSOCIATES	9730 E. Hibiscus Street Unit C Miami, FL 33157 P: 305.252.7118 F: 305.254.0874 www.HAIMIAMI.com	VILLAGE OF MIAMI SHORES PUBLIC WORKS COMPLEX - CHIPPER FIELD 1701 NW 103RD ST. MIAMI, FL	VAPOR WELL CONSTRUCTION LOG RVW-4	Drawn By: Checked By: JTM Scale: NTS Date 4/25/13 FIGURE No. RVW-4 Sheet of