

MEMORANDUM

Agenda Item No. 8(A)(1)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 17, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing the
County Mayor to execute a
Covenant Running with the Land
requiring institutional and
engineering controls at MIA
WECA former Building 2169
Miami International Airport

Resolution No. R-356-16

The accompanying resolution was prepared by the Aviation Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.



Abigail Price-Williams
County Attorney



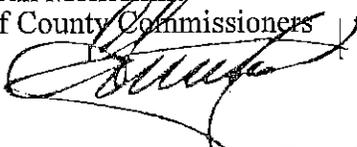
APW/lmp

Memorandum



Date: May 17, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Execution and Recording of a Covenant Running with the Land Requiring Institutional and Engineering Controls at Miami International Airport's Former Building 2169

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the execution and recording of the Covenant Running with the Land requiring Institutional & Engineering Controls at Miami International Airport's (MIA) former Building 2169.

Scope

MIA is located primarily within District 6, which is represented by Commissioner Rebeca Sosa; however, the impact of this agenda item is countywide as MIA is a regional asset.

Fiscal Impact/Funding Source

The Covenant will be recorded for a fee of \$150.00 for one (1) year or \$1,000.00 for 10 years. The fees will be paid from the Miami-Dade Aviation Department's (MDAD) budget.

Track Record/Monitor

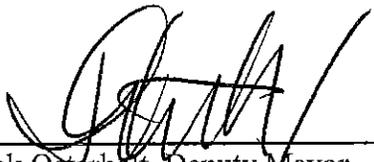
MDAD's Environmental Engineering System Section Chief Gustavo Leal, within the Facilities Development Division, will comply with the permit and covenant conditions.

Background

Building 2169 was formerly used by the U.S. Department of Defense Miami Air Depot. MDAD acquired ownership of the facility in 1961. The site has been leased by various entities since MDAD acquired the property in 1961 for air cargo operations, aircraft and vehicle maintenance, and bulk storage. The building was demolished in 1999 and replaced by Building 712. Soil and groundwater contamination was discovered near a former underground storage tank in August 2000. Soil impacts were later delineated with the exception of beneath the existing building. As a result, remediation is not feasible. MDAD requested a No Further Action with Conditions (NFAC) pursuant to Chapter 24 of the Code of Miami-Dade County, and this request was approved July 1, 2014 by the Department of Regulatory and Economic Resources Division of Environmental Resources Management. The NFAC requires the implementation of both Institutional and Engineering Controls, and this Covenant is part of those requirements.

The Florida Department of Environmental Protection (FDEP) defines institutional and engineering controls the restriction on use of or access to a site to eliminate or minimize

exposure to petroleum products' chemicals of concern, dry cleaning solvents or other contaminants. Restrictions include but are not limited to deed restrictions, restrictive covenants or conservation easements. Other forms of institutional control include government controls such as zoning, local ordinances, permits, comprehensive land-use planning and management and FDEP consent orders.



Jack Osterholt, Deputy Mayor



MEMORANDUM
(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 17, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(A)(1)

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3’s _____, 3/5’s _____, unanimous _____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(A)(1)
5-17-16

RESOLUTION NO. R-356-16

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE A COVENANT RUNNING WITH THE LAND REQUIRING INSTITUTIONAL AND ENGINEERING CONTROLS AT MIA WECA FORMER BUILDING 2169 MIAMI INTERNATIONAL AIRPORT

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, this Board finds that the attached Covenant and related Exhibits meet the criteria for County acceptance as set forth in Section 24-44 (2)(k)(ii) of Chapter 24 of the Code of Miami-Dade County, Florida,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the County Mayor or County Mayor's designee to execute the Covenant Running with the Land to implement institutional and engineering controls on the property, located at MIA WECA former Building 2169, to obtain approval for a No Further Action with Conditions proposal pursuant to Section 24-44 (2)(k)(ii) of Chapter 24 of the Code of Miami-Dade County, Florida. These institutional and engineering controls afford a level of protection to human health, public safety and the environment that is equivalent to that provided by Section 24-44 (2)(f)(i) and Section 24-44 (2)(f)(ii) of Chapter 24, Code of Miami-Dade County, Florida.

The foregoing resolution was offered by Commissioner **Rebeca Sosa** who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Jean Monestime, Chairman	aye	
	Esteban L. Bovo, Jr., Vice Chairman	aye	
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	absent	Barbara J. Jordan	aye
Dennis C. Moss	absent	Rebeca Sosa	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	aye
Juan C. Zapata	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of May, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

David M. Murray



**INSTITUTIONAL CONTROL
APPLICATION PACKAGE ADDENDUM**

**WECA FORMER BUILDING 2169 (TRPH AREA)
MIAMI INTERNATIONAL AIRPORT
MIAMI, FLORIDA
RER ARP-15, File # 10428**

PREPARED FOR:

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
701 N.W. 1st Court
Miami, Florida 33136**

PREPARED BY:

**AMEC ENVIRONMENT & INFRASTRUCTURE, INC.
5845 N.W. 158th Street
Miami Lakes, Florida 33014**

AMEC Project No. 6783-11-2326.03

November 26, 2013



November 26, 2013

Mr. Julie Balogh, Manager
Airports and Contracts Section
**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES,
DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM)**
701 N.W. 1st Court, 4th Floor
Miami, Florida 33136

Subject: **INSTITUTIONAL CONTROL APPLICATION PACKAGE ADDENDUM
WECA FORMER BUILDING 2169
MIAMI INTERNATIONAL AIRPORT, Miami, Florida
RER ARP-15, File # 10428
AMEC Project No. 6783-11-2326.03**

Dear Ms. Balogh:

AMEC Environment & Infrastructure, Inc. (AMEC) is pleased to submit the Institutional Control Application Package Addendum to Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) in response to the memorandum dated August 26, 2013.

If you have any questions concerning this submittal, please contact us at (305) 826-5588.

Sincerely,

AMEC ENVIRONMENT & INFRASTRUCTURE, INC.

Jeremy Paris
Environmental Scientist

Ricardo Fraxedas, P.E.
Chief Engineer

Attachments: Institutional Control Application Package

Distributions: Addressee (2) w/ CD, Tables, Figures CADD, Rpt pdf format
 Gustavo Leal – MIA (3) w/ CD, Electronic Deliverable, Rpt pdf format
 File (1)

P:\Projects\ENVIRONMENTAL PROJECTS\2011 Projects\11-2326 DERM08-MIA Bldg 2169 (TRPH)
Assessment\Report\Institutional Control Package 2013\NFAC Package Revised Nov 2013\Institutional Control
Application Package 11-26-13.doc

www.amec.com

AMEC Environment & Infrastructure, Inc.
5845 N.W. 158th Street
Miami Lakes, Florida 33014
Tel (305) 826-5588
Fax (305) 826-1799

INTRODUCTION

This package is being submitted in accordance with the general guidelines presented in the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) RBCA Guidance No. 7F for preparing an institutional control. The institutional control will be in the form of a covenant running with the land and recorded in the public records of Miami-Dade County, to qualify for a No Further Action (NFA) with conditions as set forth in Section 24-11.1(2)(J)(2), Code of Miami-Dade County. This package is being submitted for the Miami Dade County Aviation Department's (MDAD) WECA Former Building 2169 HJ Ross Lead Area site located at Miami International Airport in Miami, Miami-Dade County, Florida, and RER File # 10428/ ARP-15.

Included in this package are the following:

- **Covenant**
 - **Exhibit A** - Legal Description of Property
 - **Exhibit B** - Summary of Contamination Assessment
 - **Exhibit C** - Engineering Control Plan

WECA Former Building 2169 (TRPH Area)
AMEC Environment & Infrastructure, Inc.
Project No. 6783-11-2326.03
November 26, 2013



Draft Covenant

COVENANT

MIA WECA FORMER 2169 (TRPH AREA)

Miami International Airport
Miami, Miami-Dade County, Florida
RER ARP-15/ File#10428

This instrument was prepared by:

Name: Ricardo Fraxedas, AMEC Environment & Infrastructure

Address: 5845 NW 158th Street, Miami Lakes, Florida 33014

COVENANT RUNNING WITH THE LAND IN FAVOR OF
MIAMI-DADE COUNTY, FLORIDA, REQUIRING
INSTITUTIONAL CONTROLS AND ENGINEERING
CONTROLS AT REAL PROPERTY LOCATED AT
MIA WECA Former Building 2169 (TRPH Area), Miami International
Airport, Miami, MIAMI-DADE COUNTY, FLORIDA.

The undersigned Owner, Miami Dade County, holds the fee simple title to the parcel of real property legally described as set forth in Exhibit A, attached hereto and incorporated herein by reference, and located at MIA WECA Former Building 2169 (TRPH Area), Miami, Miami-Dade County, Florida, and furthermore identified for ad valorem tax purposes by all or part of Folio Number 30-3036-000-0010 (hereinafter referred to as the "Property"), hereby creates a covenant pursuant to Section 24-44 (2)(k)(ii) of Chapter 24, Code of Miami-Dade County, Florida, on behalf of the undersigned Owner, heirs, successors, grantees and assigns, running with the land to and in favor of Miami-Dade County, a political subdivision of the State of Florida (hereinafter referred to as the "County"), its successors, grantees and assigns, pursuant to Section 24-44 (2)(k)(ii) of Chapter 24 of the Code of Miami-Dade County, Florida, with respect to the Property as follows:

The Owner covenants and agrees to the following:

- A. The Owner of the Property has elected to implement institutional and engineering controls on the Property to obtain approval for a No Further Action with Conditions proposal pursuant to Section 24-44 (2)(k)(ii) of Chapter 24 of the

Code of Miami-Dade County, Florida. The institutional and engineering controls that are applicable to the Property have been initialed as set forth below. These institutional and engineering controls afford a level of protection to human health, public safety and the environment that is equivalent to that provided by Section 24-44 (2)(f)(i) and Section 24-44 (2)(f)(ii) of Chapter 24, Code of Miami-Dade County, Florida. The applicable institutional and engineering controls are set forth as follows:

1. The Property shall not be used for residential purposes.
2. The Property shall not be used for a children's nursery, children's day care center, children's school, children's camp, or any other similar facility.
3. Groundwater from the Property shall not be used for drinking water purposes.
4. Groundwater from the Property shall only be withdrawn for monitoring of pollution.
5. Contaminated soil, as delineated in the Site Assessment Report Addendum dated 12/15/2011 and approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, its successors or its assigns, shall not be removed from the Property without prior written approval of the Miami-Dade County Department of Regulatory and Economic Resources, its successors and or its assigns. The Site Assessment Report is summarized in Exhibit B of Covenant, which is incorporated by reference.
6. Other applicable institutional controls as set forth below:

7. Engineering controls [(s)], detailed in the Engineering Control Plan dated 9/25/2012 and approved by the Director of the Miami-Dade County Department of Regulatory and Economic Resources, its successors or its

assigns. The Engineering control Plan is summarized in Exhibit C, which is incorporated by reference.

B. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned Owner agrees to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.

C. For the purpose of inspecting for compliance with the institutional and engineering Controls, contained herein, the Miami-Dade Department of Regulatory and Economic Resources, its successors or its assigns, shall have access to the Property at reasonable times and with reasonable notice to the Owner of the Property. In the event that the Property Owner does not or will not be able to comply with any of the institutional and engineering controls contained herein, the Property Owner shall notify in writing the Miami-Dade Department of Regulatory and Economic Resources, its successors or its assigns, within three (3) calendar days.

D. This Covenant may be enforced by the Director of the Miami-Dade Department of Regulatory and Economic Resources, its successors or its assigns, by permanent, temporary, prohibitory, and mandatory injunctions as well as otherwise provided for by law or ordinance.

E. The provisions of this instrument shall constitute a covenant running with the land, shall be recorded, at the Owner's expense, in the public records of Miami-Dade County and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns until a release of this Covenant is executed and recorded in the Public Records of Miami-Dade County, Florida.

F. This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years after the date this Covenant is

recorded, after which time is shall be extended automatically for successive periods of ten (10) years each, unless the Covenant is modified or released by Miami-Dade County.

G. Upon demonstration to the satisfaction of the Director of the Miami-Dade Department of Regulatory and Economic Resources, its successors, or its assigns, that the institutional controls set forth in this Covenant are no longer necessary for the purposes herein intended because the criteria set forth in Section 24-44 (2)(k)(i) of Chapter 24, Code of Miami-Dade County, Florida have been met, the Director of the Miami-Dade Department of Regulatory and Economic Resources, its successors or its assigns, shall, upon written request of the Owner, release this Covenant.

H. The undersigned Owner shall notify the Director of the Miami-Dade Department of Regulatory and Economic Resources, its successors or its assigns, within thirty (30) days of any conveyance, sale, granting or transfer of the Property or portion thereof, to any heirs, successors, assigns or grantees, including, without limitation, the conveyance of any security interest in said Property.

I. The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned, being the Owner of the Property, agrees to the terms of this Covenant, hereby create same as a Covenant Running with the Land in favor of Miami-Dade County, Florida, and set their hands and seal unto this Covenant this _____ day of _____, _____.

WITNESSES:

Miami Dade County:

Carlos A. Gimenez, County Mayor or his designee

Sign _____

sign _____

Print _____

print _____

Sign _____

Address _____

Print _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____
day of _____, _____ by _____, who is personally
known to me, or has produced _____ as identification and
who did take an oath.

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large (Seal)
My Commission Expires: _____

IN WITNESS WHEREOF, the undersigned, being the Owner of the Property, agrees to the
terms of this Covenant, hereby create same as a Covenant Running with the Land, and set their
hands and seal unto this Covenant this _____ day of _____, _____.

WECA Former Building 2169 (TRPH Area)
AMEC Environment & Infrastructure, Inc.
Project No. 6783-11-2326.03
November 26, 2013



Exhibit A of Covenant – Legal Description of Property

EXHIBIT A OF COVENANT

LEGAL DESCRIPTION OF PROPERTY AND

SURVEY

MIA WECA FORMER 2169 (TRPH AREA)

Miami International Airport
Miami, Miami-Dade County, Florida
RER ARP-15/ File#10428



Exhibit A of Covenant – Legal Description of Property

LEGAL DESCRIPTION OF PROPERTY

Only a portion of the Folio#30-3036-000-0010 is under Institutional and Engineering Controls.

Property Legal description (Folio# 30-3036-000-0010):

36 53 40 571.83 AC ALL OF SEC 36-53-40 LYG N OF NLY/L SAL R/W LOT SIZE 24908915 SQUARE FEET

Legal description – Institutional and Engineering Control Area

A portion of Section 36, Township 53 South, Range 40 East, being more particularly described as follows;

Commence at the Northwest corner of Section 36, Township 53 South, Range 40 East, having a state plain coordinate of North of 532554.91 East of 884860.76 in the North American Datum of 1983, 1990 adjustment; thence South 32°55'41" East (Bearings shown hereon are based on the North American Datum 1983, 1990 adjustment), a distance of 2804.15 feet to the POINT OF BEGINNING having a state plain coordinate of North 530201.23 East 886385.05; thence North 88°27'34" East through an existing commercial building#712, a distance of 355.72 feet; thence South 01°32'56" East, a distance of 100.09 feet; thence South 88°27'34" West through an existing commercial building#712, a distance of 355.72 feet to the intersection with a saw cut; thence North 01°32'26" West along the aforementioned saw cut, a distance of 100.09 feet to the POINT OF BEGINNING. Said described parcel containing 35,604 square feet, more or less.

WECA Former Building 2169 (TRPH Area)
AMEC Environment & Infrastructure, Inc.
Project No. 6783-11-2326.03
November 26, 2013



Exhibit B of Covenant – Summary of Contamination Assessment

EXHIBIT B OF COVENANT

SUMMARY OF CONTAMINATION ASSESSMENT

MIA WECA FORMER 2169 (TRPH AREA)

Miami International Airport
Miami, Miami-Dade County, Florida
RER ARP-15/ File#10428



Exhibit B of Covenant – Summary of Contamination Assessment

INTRODUCTION

The Miami Dade Aviation Department's WECA Former Building 2169 (TRPH Area) (current Building 712) is located at the Miami International Airport, Miami, Florida. The properties surrounding the site are part of Miami International Airport. The site is located in Section 36, Township 53 South and Range 40 East. **Figure 1** illustrates the location of the WECA Former Building 2169 (TRPH Area) (current Building 712) Project in Miami, Florida.

SUMMARY OF SOIL AND GROUNDWATER CONTAMINATION ASSESSMENT

The Former Building 2169 was constructed in 1959 and was formerly used by the US Department of Defense Miami Air Depot (MIAD). MDAD acquired ownership of the former Department of Defense facility in 1961. Historically the building was used for air cargo operations, aircraft and vehicle maintenance, and bulk storage. The subject site has been leased by various entities since MDAD acquired the property in 1961.

In August 2000 a soil excavation was performed in an area of a former UST located on the west side of Building 2169 (current WECASARAMW-45R area). Total petroleum hydrocarbons (TPH) and naphthalene concentrations exceeding the Residential and Commercial Soil Cleanup Target Levels were identified in the soils at the site. EA Engineering, Inc. (EA) installed a soil boring and historical monitoring well WECASARAMW-45 to assess residual contamination. The soil laboratory analytical results indicated TRPH levels exceeding the applicable RER SCTL. According to the August 15, 2002 SARA submitted by EA on August 8, 2002, EA installed 3 soil borings SB-UAL-S, SB-UAL-N, and SB-UAL-W to delineate the previously documented contamination. The laboratory results were below the detection limits for the parameters analyzed from the three above referenced soil borings. Based on the soil analytical results, EA determined that the soil impacts had been delineated with exception of beneath the existing building.



Exhibit B of Covenant – Summary of Contamination Assessment

As requested by RER, on September 20, 2011 AMEC installed three (3) two-inch diameter shallow monitoring wells, WECAMW45R-NW50, WECAMW45R-SW50, and WECA-MW-1 for groundwater delineation. AMEC also installed a soil boring at WECA-MW-1 location for soil delineation to the east of the building. The analytical data from the soil samples collected from WECA-SB-1 (0-2) and WECA-SB-1 (4-5) on September 20, 2011 indicated no RER SCTL exceedances. The soil sample location (WECA-SB-1/MW-1) is located east of building 712 and WECAMW45R-NW50, WECAMW45R-SW50 were installed west of WECAMW45R. The Miami Dade County Aviation Department (MDAD) decided to pursue no further action closure with conditions to address the soil contamination beneath the existing building at the site. Chapter 24, of the Miami-Dade County Code requires confirmation that contamination is confined within the site boundaries and that surface soils pose no risk to public health in order for no further action to be approved.

The WECA Building 2169 (TRPH Area) site contains a concrete/asphalt paved surface to the east and west of building 712 (former building 2169). Soil contamination has been delineated to the east of building 712 by WECA-SB-1 and west of building 712 by SB-UAL-S, SB-UAL-N, and SB-UAL-W. **Table 1 and 2** present the soil and groundwater sample results and **Figure 3** presents the groundwater concentrations. **Figure 2** presents the proposed engineering control area. **Figure 2** and the survey provided with the package both present the proposed engineering control area. The engineering control area will be contained between WECA-MW-1, WECAMW45R-NW50 and WECAMW45R-SW50.

WECA Former Building 2169 (TRPH Area)
AMEC Environment & Infrastructure, Inc.
Project No. 6783-11-2326.03
November 26, 2013



Exhibit B of Covenant – Tables

TABLES

TABLE 1B: SOIL ANALYTICAL SUMMARY - TRPH Speciation Data

Boring/ Well No.	Date Collected	Depth to Water (ft)	Sample Interval (ft)	Net OVA Reading (ppm)	Laboratory Analyses													Comments							
					CS-C6 Aliphatics (mg/Kg)	CS-C8 Aliphatics (mg/Kg)	CS-C10 Aliphatics (mg/Kg)	C10-C12 Aliphatics (mg/Kg)	C12-C16 Aliphatics (mg/Kg)	C16-C26 Aliphatics (mg/Kg)	C5-C7 Aromatics (mg/Kg)	C7-C9 Aromatics (mg/Kg)	C9-C10 Aromatics (mg/Kg)	C10-C12 Aromatics (mg/Kg)	C12-C16 Aromatics (mg/Kg)	C16-C21 Aromatics (mg/Kg)	C21-C35 Aromatics (mg/Kg)								
SB-UAB-(2-4)	8/8/2002	NA	2-4'	NA	8.2	33	76	48	570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SB-UAB-(6-8)	8/8/2002	NA	6-8'	NA	330	3,700	10,000	1,700	2,600	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SB-UAL-S-2-4	10/24/2002	NA	2-4'	NA	<1300	<1300	<1300	<1300	<1300	<16	<16	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166
SB-UAL-S-6-8	10/24/2002	NA	6-8'	NA	<1300	<1300	<1300	<1300	<1300	<16	<16	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166
SB-UAL-NV-2-4	10/24/2002	NA	2-4'	NA	<1300	<1300	<1300	<1300	<1300	<16	<16	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166
SB-UAL-NV-6-8	10/24/2002	NA	6-8'	NA	<1300	<1300	<1300	<1300	<1300	<16	<16	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166
SB-UAL-AN-2-4	10/24/2002	NA	2-4'	NA	<1300	<1300	<1300	<1300	<1300	<16	<16	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166
SB-UAL-AN-6-8	10/24/2002	NA	6-8'	NA	<1300	<1300	<1300	<1300	<1300	<16	<16	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166	<166
Leachability Based on Groundwater Criteria (mg/kg)					470	1,300	7,000	51,000	-	-	34	59	340	920	1,600	3,200	25,000								
Direct Exposure Residential (mg/kg)					6,200	8,700	850	1,700	2,300	42,000	340	490	460	900	1,500	1,300	2,300								

Notes:
 TPHCWG - TPH Criteria Working Group Method
 TRPH - Total Recoverable Petroleum Hydrocarbons

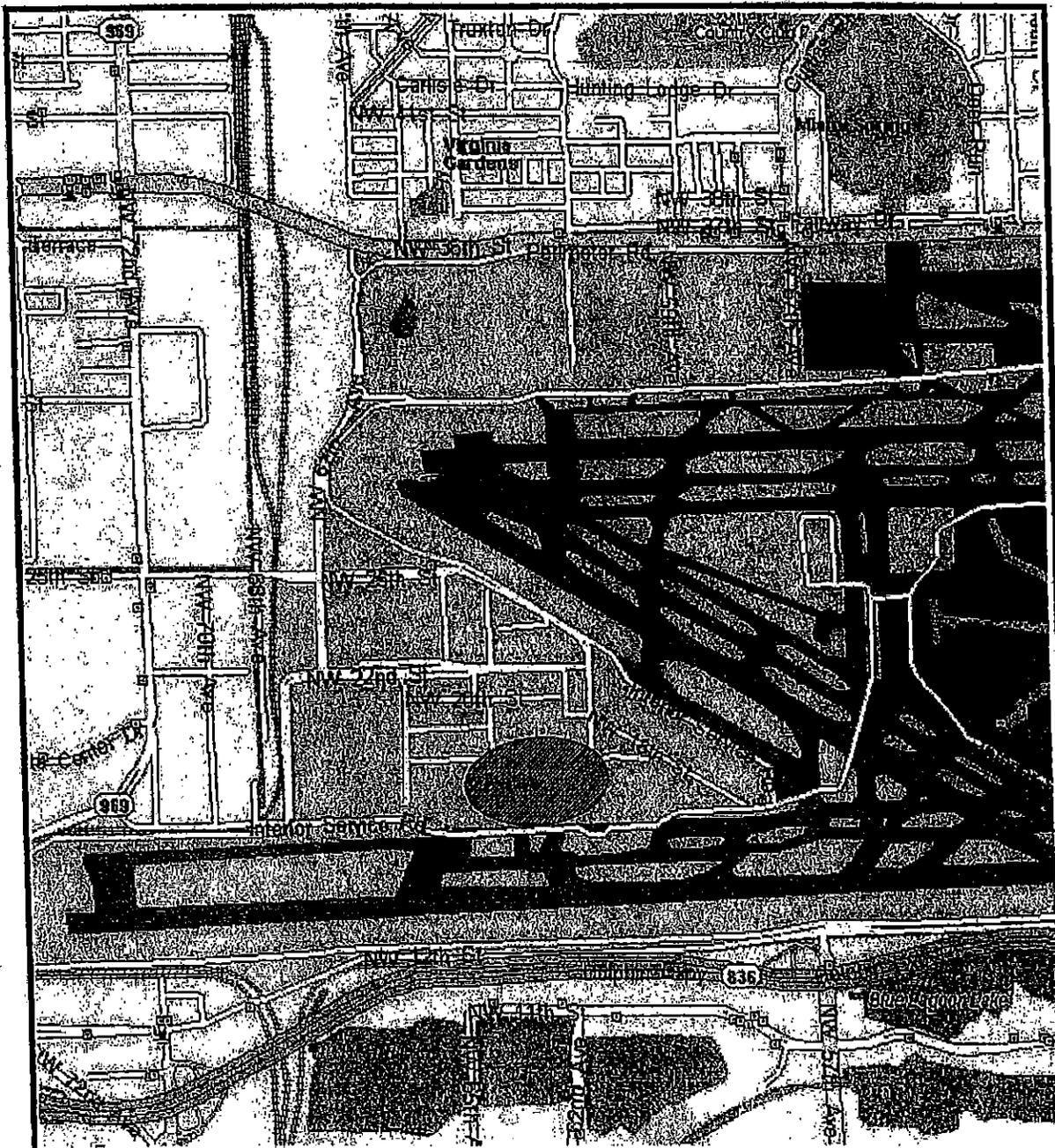
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WECA Former Building 2169 (TRPH Area)
AMEC Environment & Infrastructure, Inc.
Project No. 6783-11-2326.03
November 26, 2013



Exhibit B of Covenant – Figures

FIGURES



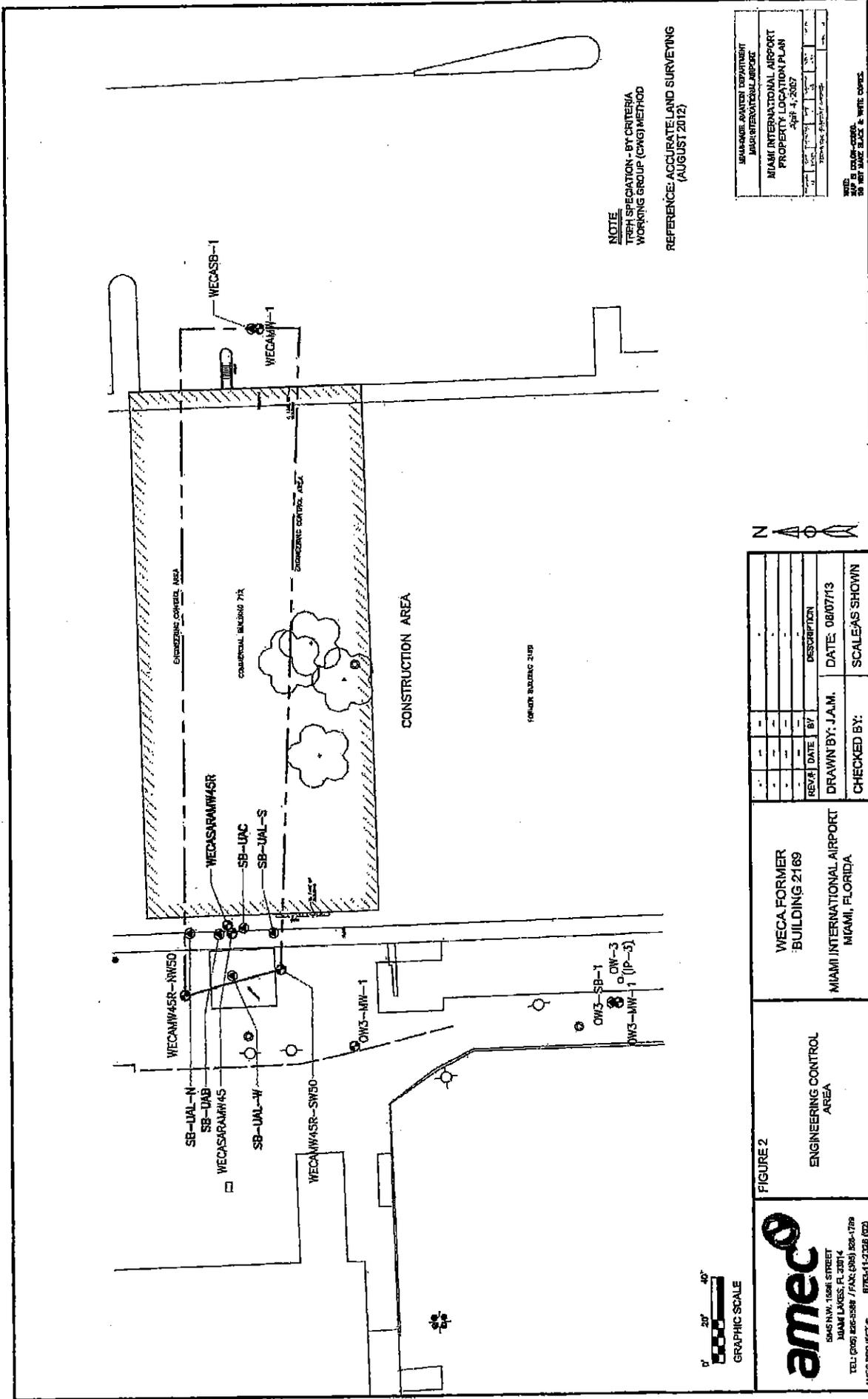
REFERENCE:
MICROSOFT STREETS & TRIPS 2005



AREA OF WORK (Former Building 2169 MIA)



<p>WECA BUILDING 2169</p> <p>MIAMI INTERNATIONAL AIRPORT MIAMI, FLORIDA</p>	 <p>8645 N.W. 156th STREET MIAMI LAKES, FL 33014 TEL: (305) 826-5588 / FAX: (305) 826-1769</p>	<p>FIGURE 1</p> <p>SITE LOCATION MAP</p>
<p>AMEC PROJECT No.: 6783-11-2326 (01)</p>		<p>DRAWN BY: N.A.B. DATE: 6/8/12</p> <p>CHECKED BY: <i>A</i> SCALE: N.T.S.</p>



NOTE
 TREE SPECIFICATION - BY CRITERIA
 WORKING GROUP (CWG) METHOD
 REFERENCE: ACCURATE LAND SURVEYING
 (AUGUST 2012)

MANAGE SHOWN CONTAINMENT MIAMI INTERNATIONAL AIRPORT	
MIAMI INTERNATIONAL AIRPORT PROPERTY LOCATION PLAN APR 4, 2007	
DATE	APR 4, 2007
SCALE	AS SHOWN

NO
 SUP & COLOR CODE
 IS NOT SHOWN IN WHITE CODE

REV#	DATE	BY	DESCRIPTION

DRAWN BY: J.A.M. DATE: 08/07/13
 CHECKED BY: SCALE: AS SHOWN

WEGA FORMER BUILDING 2189
 MIAMI INTERNATIONAL AIRPORT
 MIAMI, FLORIDA

ENGINEERING CONTROL AREA

FIGURE 2

5845 N.W. 108th STREET
 MIAMI LAKES, FL 33074
 TEL: (305) 436-5588 / FAX: (305) 436-1789
 AMEC PROJECT # 8783-11-2302 (02)

WECA Former Building 2169 (TRPH Area)
AMEC Environment & Infrastructure, Inc.
Project No. 6783-11-2326.03
November 26, 2013



Exhibit C of Covenant – Engineering Control Plan

EXHIBIT C OF COVENANT

ENGINEERING CONTROL PLAN

MIA WECA FORMER 2169 (TRPH AREA)

Miami International Airport
Miami, Miami-Dade County, Florida
RER ARP-15/ File#10428



ENGINEERING CONTROL PLAN WECA FORMER BUILDING 2169

MIAMI INTERNATIONAL AIRPORT
MIAMI, MIAMI-DADE COUNTY, FLORIDA
RER FILE#10428/ARP-15

PREPARED FOR:

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES (RER)**
701 NW 1st Court, 4th Floor
Miami, Florida 33136-3912

PREPARED BY:

AMEC ENVIRONMENT & INFRASTRUCTURE, INC. (AMEC)
5845 N.W. 158th Street
Miami Lakes, Florida 33014

AMEC Project 6783-11-2326.02

September 25, 2012

Engineering Control Plan- WECA Building 2169
AMEC Environment & Infrastructure, Inc. (AMEC)
Project Number: 6783-11-2326
September 25, 2012



PROFESSIONAL ENGINEER CERTIFICATION

FOR

ENGINEERING CONTROL PLAN

MIA WECA FORMER BUILDING 2169

MIAMI INTERNATIONAL AIRPORT

Miami, Florida

RER File # 10428/ARP-15

AMEC Project Number 6783-11-2326.02

September 25, 2012

I hereby certify that in my professional judgment, the components of the **Engineering Control Plan** are in general accordance with the requirements set forth in Chapter 24 Miami-Dade County Code. AMEC Environment & Infrastructure, Inc. (Certificate of Authorization Number: 5392) is authorized under the provisions of Section 471.023 Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Ricardo R. Flaxedas, P.E.

State of Florida No. 43287

Date

AMEC Environment & Infrastructure, Inc.

5845 N.W. 156th Ave.

Miami Lakes, Florida 33014



September 25, 2012

Ms. Julie Balogh
Airport and Contracts Section
MIAMI-DADE COUNTY REGULATORY AND ECONOMIC RESOURCES (RER)
701 N.W. 1st Court, 4th Floor
Miami, FL 33136

Subject: **ENGINEERING CONTROL PLAN
WECA FORMER BUILDING 2169
MIAMI INTERNATIONAL AIRPORT, MIAMI, FLORIDA
RER FILE#10428/ARP-15
AMEC PROJECT NO. 6783-11-2326**

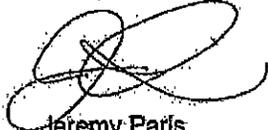
Dear Ms. Balogh:

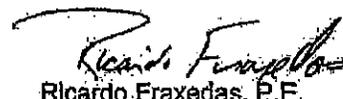
AMEC Environment & Infrastructure, Inc. (AMEC) is pleased to submit the enclosed Engineering Control Plan for the above referenced facility to the Miami-Dade County Department of Regulatory and Economic Resources (RER) in accordance with RER memorandum dated March 5, 2012.

If you have any questions or require any additional information, please contact us at (305) 826-5588.

Sincerely,

AMEC ENVIRONMENT & INFRASTRUCTURE, INC.


Jeremy Paris
Environmental Scientist


Ricardo Fraxedas, P.E.
Chief Engineer

Distributions: Addressee (2) w/ CD
Ari Sosa (3) w/ CD
File (1)

P:\Projects\ENVIRONMENTAL PROJECTS\2011 Projects\11-2326 DERM08-MIA Bldg 2169 (TRPH)
Assessment\Report\ECF Plan 9-25-12\MIA Bldg 2169 (TRPH) Eng Control Plan 9-25-12.doc

AMEC Environment & Infrastructure, Inc.
5845 N.W. 158th Street
Miami Lakes, Florida 33014
Tel (305) 826-5588
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www.ameco.com



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FIGURE 1	SITE LOCATION MAP
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1.0 INTRODUCTION

The project site is located in the vicinity of Former WECA Building 2169 (current Building 712) at the Miami International Airport, Miami, Florida. A street level map provided by the Microsoft Streets and Trips illustrates the location of the subject site presented in Figure 1. The Former Building 2169 was constructed in 1959 and was formerly used by US Department of Defense Miami Air Depot (MIAD). MDAD acquired ownership of the former Department of Defense facility in 1961. Historically the building was used for air cargo operations, aircraft and vehicle maintenance, and bulk storage. The subject site has been leased by various entities since MDAD acquired the property in 1961.



2.0 SITE HISTORY

In August 2000 a soil excavation was performed in an area of a former UST located on the west side of Building 2169 (current WECASARAMW-45R area). Total petroleum hydrocarbons (TPH) and naphthalene concentrations exceeding the Residential and Commercial Soil Cleanup Target Levels were identified in the soils at the site. EA Engineering, Inc. (EA) installed a soil boring and historical monitoring well WECASARAMW-45 to assess residual contamination. The soil laboratory analytical results indicated TRPH levels exceeding the applicable RER SCTL. According to the August 15, 2002 SARA submitted by EA on August 8, 2002, EA installed 3 soil borings SB-UAL-S, SB-UAL-N, and SB-UAL-W to delineate the previously documented contamination. The laboratory results were below the detection limits for the parameters analyzed from the three above referenced soil borings. Based on the soil analytical results, EA determined that the soil impacts had been delineated with exception of beneath the existing building.

As requested by RER, on September 20, 2011 AMEC installed three (3) two-inch diameter shallow monitoring wells, WECAMW45R-NW50, WECAMW45R-SW50, and WECA-MW-1 for groundwater delineation. AMEC also installed a soil boring at WECA-MW-1 location for soil delineation to the east of the building. The analytical data from the soil samples collected from WECA-SB-1 (0-2) and WECA-SB-1 (4-5) on September 20, 2011 indicated no RER SCTL exceedances. The soil sample (WECA-SB-1/MW-1) is located east of building 712 and WECAMW45R-NW50, WECAMW45R-SW50 were installed west of WECAMW45R. The Miami Dade County Aviation Department (MDAD) decided to pursue no further action closure with conditions to address the soil contamination beneath the existing building at the site. The Florida Administrative Code Rule 62-770.680 requires confirmation that contamination is confined within the site boundaries and surface soils pose no risk to public health in order for no further action to be approved. This Engineering Control Plan is prepared in response to the March 5, 2012 Memorandum from Miami Dade County Department of Regulatory and Economic Resources (RER) requirement for conditional closure for soil at the site. This document provides information on the engineering controls and long term maintenance plan.



The WECA Building 2169 site contains a concrete/asphalt paved surface to the east and west of building 712 (former building 2169). Soil contamination has been delineated to the east of building 712 by WECA-SB-1 and west of building 712 by SB-UAL-S, SB-UAL-N, and SB-UAL-W. **Table 1 and 2** present the soil and groundwater sample results. The engineering control area will be contained between WECA-MW-1, WECAMW45R-NW50 and WECAMW45R-SW50. A copy of the RER memorandum dated March 5, 2012 is included in **Appendix A**.

A boundary survey of the engineering control area was performed by Accurate Land Surveyors, Inc. on June 28, 2012. A copy of the survey map is attached **Appendix B**.



3.0 ENGINEERING CONTROLS

The WECA Former Building 2169 site contained between WECA-MW-1, SB-UAL-S, SB-UAL-N, and SB-UAL-W is the area requiring engineering controls. Figure 2 shows the engineering control area. The building 712 (former building 2169) and concrete/asphalt floor slabs will provide the engineering controls. The concrete/asphalt slab will provide a barrier to direct human contact with the underlying impacted soils and will provide a physical barrier that prevents disturbance and migration of the petroleum constituents.

An inspection plan to ensure that the cover material is adequately maintained is presented in the following section.



4.0 MAINTENANCE OF CONTROLS

The cover material will be maintained in order to ensure that the engineering control barrier is not compromised. To accomplish this task, assigned MDAD maintenance personnel will conduct inspections on a yearly basis. During the inspections, maintenance personnel will physically observe and document the surface condition of the concrete/asphalt floor slab and interior of the building. During each inspection, maintenance personnel will record at a minimum the following information (if observed):

- Observance of any new cracks or voids in the concrete slabs. If noted, the location of the cracks will be documented and the length of the cracks will be measured utilizing a walk wheel or similar device. The depth of the cracks will be noted and recorded. Maintenance personnel will evaluate the cracks sufficiently enough to determine the required repair method.
- Any other disturbance to the cover material.

Based on the findings of the inspections, maintenance personnel will arrange for and proceed with repairs, as necessary to ensure the integrity of the surface cover. These repairs will be recorded and documented. All maintenance records will be maintained at the facility for compliance purposes.

In the event of an unusual occurrence (e.g., fire, flood, structural failure, ground settlement, hurricane), the site shall have an immediate inspection by the owner or his representative to determine the status of all engineering controls. Needed repairs or remedies shall be initiated within 24 hours of discovery. RER shall be notified within 48 hours of the discovery and repair.



5.0 FUTURE DEVELOPMENT CONSIDERATIONS

Any future planned activities that disrupt the existing engineering control barriers will require RER notification and approval prior to implementation.

*Engineering Control Plan- WECA Building 2169
AMEC Environment & Infrastructure, Inc. (AMEC)
Project Number: 6783-11-2326
September 26, 2012*

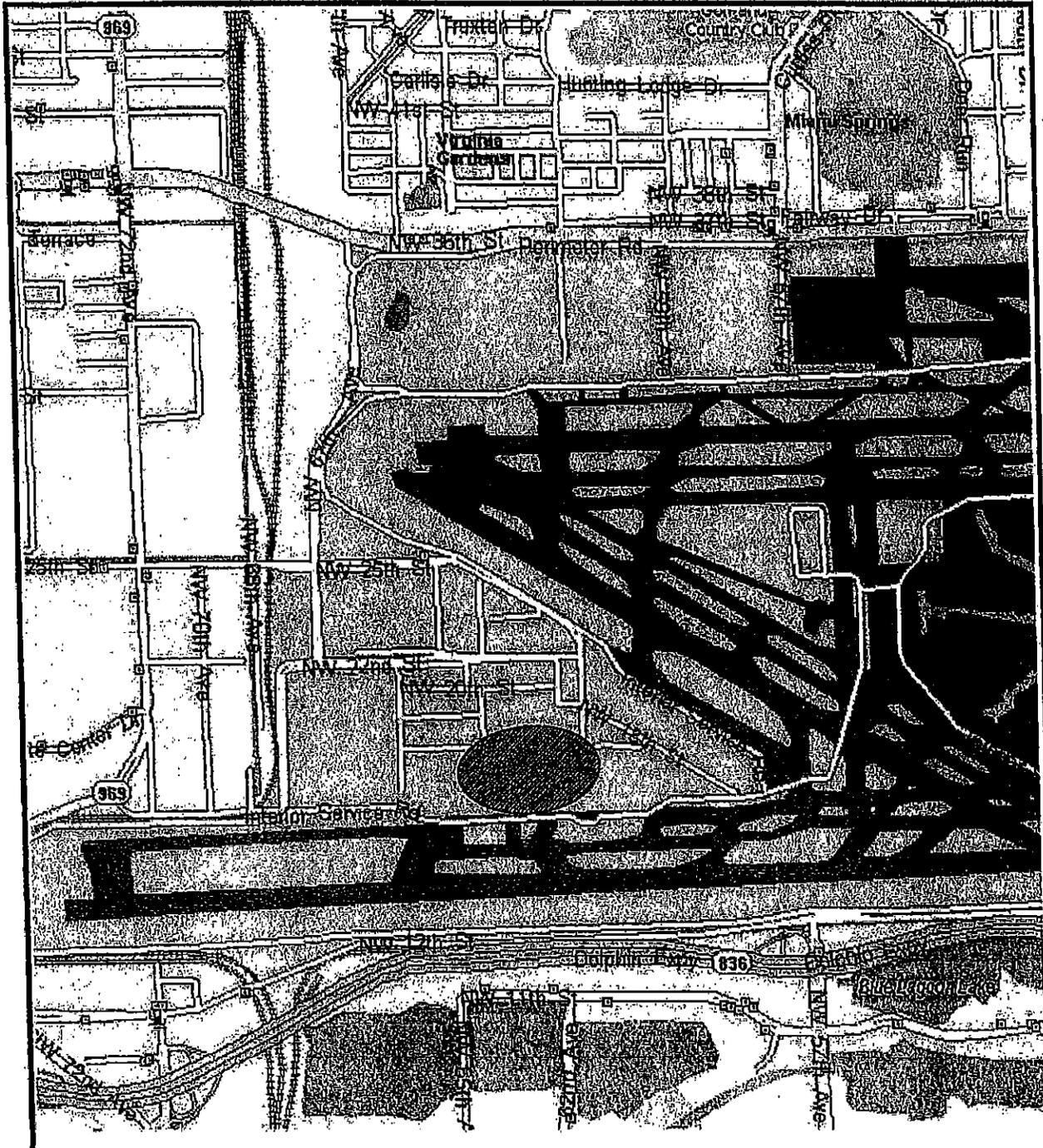


TABLES

*Engineering Control Plan- WECA Building 2169
AMEC Environment & Infrastructure, Inc. (AMEC)
Project Number: 6783-11-2326
September 25, 2012*



FIGURES



REFERENCE:

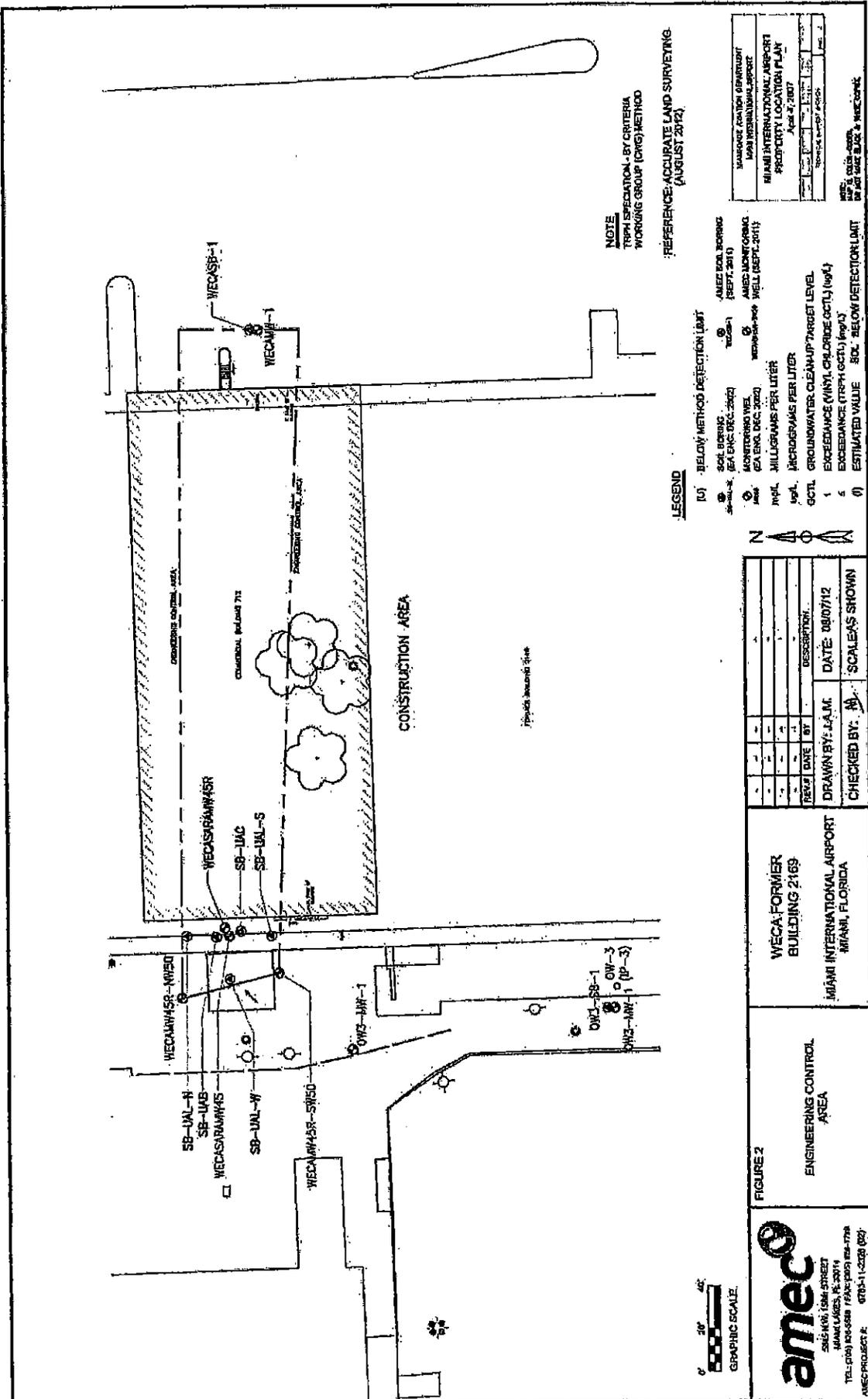
MICROSOFT STREETS & TRIPS 2005



AREA OF WORK (Former Building 2189 MIA)

<p>WECA BUILDING 2189</p> <p>MIAMI INTERNATIONAL AIRPORT MIAMI, FLORIDA</p>	<p>amec</p> <p>8848 N.W. 158TH STREET MIAMI LAKES, FL 33014 TEL: (305) 826-5588 / FAX: (305) 826-1799</p>	<p>FIGURE 1</p> <p>SITE LOCATION MAP</p>	
<p>AMEC PROJECT No.: 6783-11-2328 (01)</p>	<p></p>	<p>DRAWN BY: N.A.B.</p>	<p>DATE: 8/9/12</p>
<p></p>	<p></p>	<p>CHECKED BY: <i>AD</i></p>	<p>SCALE: N.T.S.</p>

45



NOTE
 TRIP SPECIFICATION - BY CRITERIA
 WORKING GROUP (CRIG) METHOD
 REFERENCE: ACCURATE LAND SURVEYING
 (AUGUST 2012)

LEGEND

- (U) BELOW METHOD DETECTION LIMIT
- SOIL BORING (PER DEC. 2011)
- AMEC MONITORING WELL (PER DEC. 2011)
- MONITORING WELL (PER DEC. 2011)
- MFL (MILLIGRAMS PER LITER)
- MFL (MICROGRAMS PER LITER)
- GCTL (GROUNDWATER CLEANUP TARGET LEVEL)
- EXCEEDANCE (MFL) (GCTL) (MFL)
- EXCEEDANCE (MFL) (GCTL) (MFL)
- ESTIMATED VALUE (SOIL) BELOW DETECTION LIMIT

FLORIDA CONTRACT DEPARTMENT	
LOCAL INTERNATIONAL AIRPORT	
MFL MFL INTERNATIONAL AIRPORT	
PROPERTY LOCATION PLAN	
August 2012	
Sheet No.	Page 2

DATE: 08/07/12
 DRAWN BY: L.A.M.
 CHECKED BY: M.
 SCALE: AS SHOWN

REV#	DATE	BY	DESCRIPTION

WECA FORMER BUILDING 2169
 MIAMI INTERNATIONAL AIRPORT
 MIAMI, FLORIDA

ENGINEERING CONTROL AREA

amec
 5815 NW 15th STREET
 MIAMI LAKES, FL 33174
 TEL: (305) 493-5588 / FAX: (305) 493-7748
 AMEC PROJECT # 07B-11-0228 (02)



4/6

Engineering Control Plan- WEGA Building 2169
AMEC Environment & Infrastructure, Inc. (AMEC)
Project Number: 0783-11-2326
September 25, 2012



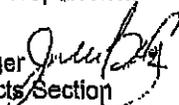
APPENDIX A
RER Memorandum

Memorandum



Date: March 8, 2012

To: Pedro F. Hernandez, P.E., Director
Facilities, Development & Management
Miami Dade Aviation Department

From: Julie Balogh, Manager 
Airports and Contracts Section
Permitting, Environment & Regulatory Affairs

Subject: WECA, Former Building 2169 HJ Ross/Lead Area, MIA

Attached, please find the Department of Permitting, Environment and Regulatory Affairs (PERA) Environmental Assessment Section's (EAS) comments dated March 5, 2012 for the Site Assessment Report Addendum (SARA) dated December 15, 2011 and received January 11, 2012.

Based on the comments, groundwater monitoring and a revised site diagram are required. Also, based on the chosen conditional closure option the required engineering control plan shall be submitted. A draft site diagram of the area to be surveyed shall also be submitted prior to performing a survey as indicated in comment 3.

This work was performed under WO #013-D08/01-MAC. PERA is hereby requesting AMEC to submit a cost proposal to address the outstanding scope of work within (15) fifteen days. Future document submittal deadlines will be established in the applicable work order.

If you have any questions concerning the above, please contact Rebecca Varley or me at (305) 372-6885.

RSV

pc: Art Sosa, MDAD
Wendy Leonard, AMEC
File 10428/ARP-15

Memorandum



Date: March 5, 2012

To: Julie Balogh, Chief
Airports and Contracts Section, DERM

From: Wilbur Mayorga, P.E., Chief
Pollution Control Division, DERM

Subject: WECA Building 2169 HJ Ross TRPH Area
Site Assessment Report Addendum (SARA)
ARP-15 File-10428

The Environmental Assessment Section (EAS) has reviewed the SARA for the above referenced site received on January 11, 2012. The following comments are provided.

1. The site maps and summary tables required in accordance with the cost proposal are incomplete.

Examples include delineating soil borings SB-UAL-S, SB-UAL-W, and SB-UAL-N being depicted on Figure 3; however, the results are not depicted in the site diagram or the summary table. The responsible party shall include updated site maps and summary tables with the next required report.

2. Due to the installation of new boundary points of compliance, additional groundwater monitoring from those points is required prior to completing the no further action with conditions process. Therefore, the Monitoring Only Plan is amended to require a minimum of two additional quarterly sampling events for FL PRO from monitoring wells WECAMW45R-SW50, NW50, and WECAMW-1.
3. To facilitate the closure for this site, the survey of the area to be closed with conditions may proceed. In addition, the engineering control plan (ECP) and maintenance plan shall also be prepared and submitted. Please note that the ECP may be limited to a brief description that the area to be conditionally closed has an existing concrete/asphalt building surface cover. Furthermore the maintenance plan may be limited to conducting an annual inspection of the surface cover and, if breaches documented, a plan for conducting repairs as needed. The survey shall accompany the ECP documenting the required surface cover.
4. There are no further requirements for the OW-3 area.

Therefore, within sixty (60) days upon receipt this memorandum, the responsible party shall submit a sampling report as required in Item 2 above. The subsequent report shall be submitted ninety (90) days thereafter.

Please contact Thomas Kux, P.G. at ext. 6520 if you have any questions.

TK

ys

cy

*Engineering Control Plan- WECA Building 2169
AMEC Environment & Infrastructure, Inc. (AMEC)
Project Number: 6783-11-2326
September 26, 2012*



APPENDIX B Boundary Survey

LEGEND OF ABBREVIATIONS.

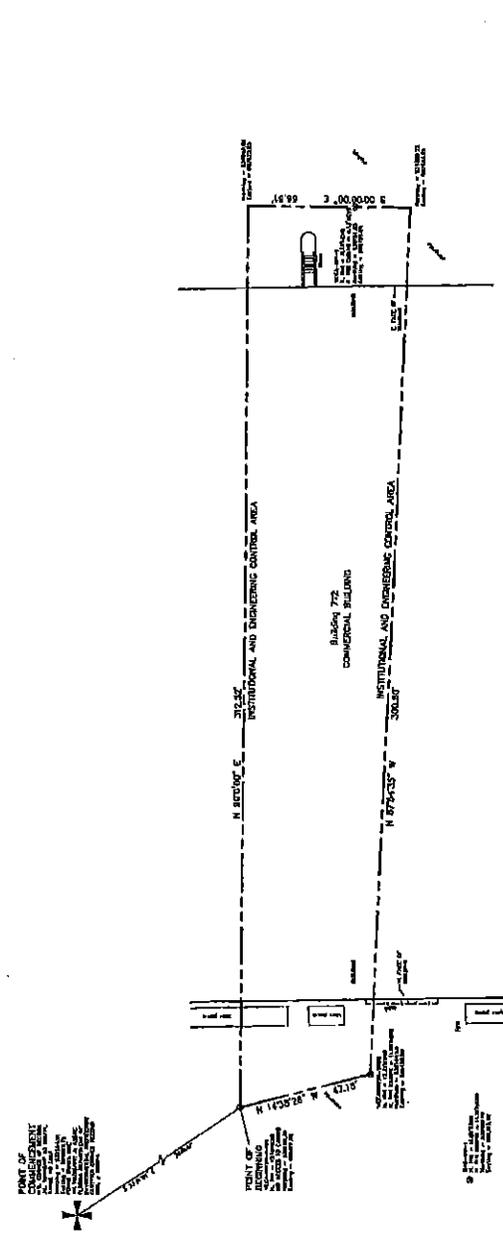
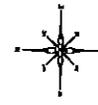
A	ADJUSTED
B	BENCH MARK
C	CORNER
D	DEPARTMENT OF LAND SURVEY
E	EXISTING
F	FIELD
G	GENERAL
H	HIGHWAY
I	INTERSECTION
J	JUNCTION
K	KITCHEN
L	LAND
M	METRIC
N	NORTH
O	ORIGINAL
P	PLANNED
Q	QUARTER
R	REAR
S	SECTION
T	TOWN
U	UNADJUSTED
V	VARIABLE
W	WALL
X	EXTERIOR
Y	YARD
Z	ZONING

SPECIAL PURPOSE SURVEY

SPECIAL PURPOSE SURVEY
 An International Survey of the ...
 ...
INSTITUTIONAL AND ENGINEERING CONTROL AREA:
 ...
NOTES:
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

BENCHMARK INFORMATION

DATE OF FIELD SURVEY	08-28-12	DATE OF
FIELD BOOK	N.S.-3-1-2012	DRAWING BY	...
SCALE	AS SHOWN	DATE OF
BY	...	DATE OF
DATE OF	DATE OF



CERTIFY TO:
 I, the undersigned, being a duly licensed and sworn Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

[Signature]
 L.L. ROSS
 Surveyor
 State of Florida