



**Miami-Dade County
Jessie Trice Community Health Center, Inc.
U.S. Environmental Protection Agency (EPA)
Brownfields Cleanup Grant
Draft Grant Proposal Summary**

**Prepared for:
City of Miami Gardens Community
Public Hearing
November 12 and 18, 2014**

**Location:
City of Miami Gardens City Hall Building
18605 NW 27th Avenue
Miami Gardens, Florida**





COMMUNITY NOTICE for PUBLIC HEARING

MIAMI-DADE COUNTY will apply for a U.S. Environmental Protection Agency Brownfields Cleanup Grant, with the JESSIE TRICE COMMUNITY HEALTH CENTER, INC. (JTCHC) to clean-up County-owned land in Miami Gardens. The land is located between NW 181st and 183rd Streets, at 37th Avenue. The JTCHC will lease the southern two (2) acres to build their 9,500 sq. ft. JESSIE TRICE HEALTH CENTER.

The purpose of the COMMUNITY NOTICE and PUBLIC HEARING is to inform the public of the grant application, and to allow the public the opportunity to comment on the DRAFT GRANT PROPOSAL SUMMARY and the DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA).

Representative from MIAMI-DADE COUNTY and the JESSIE TRICE COMMUNITY HEALTH CENTER will make a Presentation during the City of Miami Garden's City Commission Meeting, scheduled for Wednesday, November 12, at 7:00 p.m. Following the Commission Meeting, a PUBLIC HEARING for the Project will be held in the Chamber. A second Public Hearing will be held in the Community Room on November 18, at 6:00 p.m.

Location: City of Miami Gardens, City Hall, 18605 NW 27th Avenue, Miami Gardens, Florida

Contact Persons: Denese Williams, Grants/Contracts Administrator, City of Miami Gardens (305 622-8000, ext. 2580) and Terry Parker, Senior Grants Analyst, Miami-Dade County (305) 375-1459

Miami-Dade County EPA Brownfields Cleanup Grant

Draft Grant Proposal Summary

Introduction: Miami-Dade County (MDC) will apply for a U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant, with the Jessie Trice Community Health Center, Inc. (JTCHC) to clean-up County-owned land in the City of Miami Gardens. The land is located between NW 181st and 183rd Streets, at 37th Avenue. The JTCHC will lease the southern two (2) acres to build their 9,500 sq. ft. **Jessie Trice Health Center.**

Jessie Trice Health Center History: The Jessie Trice Community Health Center, Inc. is a Florida 501 (c) 3, not-for-profit, Federally Qualified Health Center (FQHC), which has served Miami-Dade County since 1967. The JTCHC serves the uninsured and underinsured, 95% of which live at or below the Federal Poverty Level of 200%. The JTCHC owns and operates thirty-three (33) facilities, including eight (8) Comprehensive Primary Care centers, twenty-one (21) school-based centers, and other medical facilities in central and northern Miami-Dade County. The JTCHC's multicultural, multilingual, and multidisciplinary staff of approximately 280, service a very diverse population of 32,000 clients who make more than 130,000 visits annually. The medical staff includes 27 Physicians, Dentists, and Nurse Practitioners, and more than 80% are board-certified.

EE&G History: EE&G, a multi-disciplinary environmental, engineering and consulting firm, draws from 27 years of experience to provide clients with quality service and technical knowledge in property assessment and cleanup; hazardous waste management and remediation; resource recovery/recycling services; and emergency/disaster response. The EE&G environmental service staff includes Engineers, Scientists, Geologists, Certified Industrial Hygienists, and support professionals. EE&G will perform the cleanup of the Brownfield site.

Grant Purpose: Funding from the EPA will support brownfield cleanup activities at the proposed site on which the Jessie Trice Health Center will be built. A brownfield site is defined as real property, in which the expansion, redevelopment, or reuse of, may be complicated by the presence or potential presence of hazardous substances, pollutants, contaminants, controlled substances, petroleum or petroleum products. The EPA grant of \$200,000 combined with a \$40,000 local match from the JTCHC will support the cleanup of the two (2) acre site.

Site Re-Use Plan: JTCHC intends to lease the subject 2-acre property from Miami-Dade County, and develop a community health center, with surrounding surface parking lot. Renderings of the proposed community health center are attached. The vision for this project is to increase access to comprehensive services for families and seniors in the Miami-Gardens community. This new facility (Jessie Trice Community Health and Wellness Center at Miami Gardens) will meet the needs of the target population. Miami-Gardens is designated as both a Health Provider Shortage Area and Medically Under-served Area (HPSA/MUA). The new facility will be located inside the heart of Miami Gardens. This will be a unique facility to provide general medicine, dentistry, pediatrics, obstetrics & gynecology, behavioral health, substance abuse, HIV services and other social services for the community.

Site History & Environmental Issues: The subject property is part of a larger 5-acre parcel that was used to dump construction debris and sewage sludge in the 1960s and 1970s. The property has remained undeveloped since the 1980s. Site assessment activities conducted in 2013 documented the presence of buried debris that contained soil contaminants such as arsenic and benzo(a)pyrene above State-regulated Soil Cleanup Target Levels (SCTLs), and groundwater contaminants such as ammonia, fecal coliform, iron and manganese above State-regulated Groundwater Cleanup Target Levels (GCTLs). Additionally, elevated concentrations of methane gas have been detected in isolated areas of the property.

Applicable Regulations & Cleanup Standards: JTCHC intends to designate the subject 2-acre property as a Brownfields Site, and enter into a Brownfields Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection (FDEP). Under this scenario, the applicable regulations guiding the site rehabilitation will be Chapter 62-780, Florida Administrative Code (FAC). Additional governing laws/regulations may include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, and the Federal Occupation Safety & Health Act (OSHA), along with Chapter 24 of the Miami-Dade County Code. FDEP will be the lead oversight regulator enforcing the site rehabilitation activities. The cleanup objectives will utilize Risk Based Corrective Action (RBCA) principles under Chapter 62-80, FAC, in order to achieve a No Further Action with Conditions (NFAC) closure for the subject 2-acre property. This closure strategy will utilize Engineering and Institutional Controls to manage potential exposure pathways, while leaving contamination in-place.

Analysis of Brownfields Cleanup Alternatives: EE&G evaluated the following three primary cleanup alternatives to address environmental impacts and facilitate the redevelopment plan:

1. No Action
2. Capping, Venting & Monitoring
3. Excavation & Offsite Disposal

The selected alternatives are discussed below:

- **Alternative No. 1 – No Action:** This alternative would be easy to implement and no costs would be incurred. However, this alternative was not considered to be an effective strategy for addressing the contamination and controlling/preventing exposure.
- **Alternative No. 2 – Capping, Venting & Monitoring:** This alternative was considered to be an effective strategy for controlling/preventing exposure to the affected soils, debris and methane gas after development. However, capping alone may not sufficiently address the impact of debris beneath or near the proposed building. Capping would be relatively easy to implement. The proposed redevelopment plan (building and parking lot) would be utilized to provide a surface cap across a majority of the property. Those costs would already be included in the development costs. The remaining landscaped areas would require a minimum 2-foot cap using imported clean fill, with limited dust control and monitoring. The impermeable cap may result in the accumulation of methane gas beneath the building and parking lot. Therefore, this strategy would require implementation of a vapor barrier within the building, and a passive venting system for the building and parking lot. Storm water drainage would need to be designed to drain along the southern, southeastern and southwestern boundaries of the property, outside the groundwater plume, in order to avoid exacerbation of affected groundwater in the northwestern-central portions of the subject 2-acre property. Groundwater and vapor monitoring would be conducted for a minimum of 1 year following development. The estimated cost for this strategy was approximately \$220,000.00.
- **Alternative No. 3 – Excavation & Offsite Disposal:** Excavation and offsite disposal would be the most effective strategy to address the contamination by removing the source. However, this alternative is moderately difficult to implement, and would require dust suppression and monitoring during excavation and export, and a short-term disturbance to the community (approximately 300 transport trucks driving in/out of the site). Furthermore, this alternative is cost prohibitive. The estimated cost for this strategy was approximately \$875,000.00

Recommended Cleanup Alternative: EE&G recommends a combination of Cleanup Alternatives 2 and 3 be considered to address this impact. This includes a full implementation of Alternative #2 – Capping, Venting and Monitoring, supplemented with a limited implementation of Alternative #3 – Excavation and Offsite Disposal to address only the potential debris near the proposed building. The total cost for the recommended cleanup alternative was estimated to be approximately \$400,000.00, of which the \$200,000.00 USEPA Brownfields Grant is instrumental, and which will be supplemented by funding from JTCHC and possibly a Brownfields Revolving Fund Agreement with the South Florida Regional Planning Council.

EE&G envisions the following implementation strategy and time frame:

- Phase I: 0 to 6 Months:
 - Preparation of Remedial Action Plan (RAP) and Approval by FDEP.
 - Excavation and offsite disposal of approximately 2,000 tons of solid waste mixed with affected soil, and backfilling with imported clean fill and relocated landscape soils.
- Phase II: 6 to 20 Months:
 - The proposed redevelopment plan (building and parking lot) would be utilized to provide a surface cap across a majority of the property.
 - Installation of a vapor barrier beneath the 9,500 square foot building.
 - Installation of the passive ventilation system for the building and parking lot.
 - Preparation of Remedial Action Implementation Report (RAIR).
- Phase III: 20 to 32 Months:
 - Installation of monitoring wells and implementation of groundwater Monitoring Only Plan (MOP) in Support of No Further Action with Conditions (NFAC).
 - Vapor monitoring (Note: Methane gas monitoring will continue for additional years as deemed necessary for evaluation of health and safety, and as required by the FDEP)
- Phase IV: 32 to 36 Months:
 - Recording of Restrictive Covenant and Receiving NFAC closure from FDEP.

Evaluation of Climate Change on Cleanup Alternative: EE&G considered the resilience of the strategies in light of reasonably foreseeable changing climate conditions. EE&G consulted the EPA-recommended United States Global Change Research Program website, which provided an overview of observed climate changes in the Southeast United States as well as possible future climate conditions as simulated by models. Considering that this project will be completed within 36 months, no significant variation in approach is anticipated based on predicted trends for the Southeastern Florida area. The recommend cleanup alternative is considered to be resilient to potential climate changes, including increasing temperatures and rainfall. In the event that a major hurricane impacted the property, the integrity of the cap and ventilation system would need to be evaluated and repaired if necessary.