

Issue Date

City of Hollywood, Florida
Solicitation # RFQ-4427-14-IS



Environment Engineering Services
Solicitation # RFQ-4427-14-IS

Issue Date:

Closing Date: Aug 19, 2014

Pre-Proposal Meeting Date:

Location: City Hall/Procurement Services Division
2600 Hollywood Boulevard, Room 303
Hollywood, Florida 33020

Bid RFQ-4427-14-IS Environment Engineering Services

Bid Number **RFQ-4427-14-IS**
 Bid Title **Environment Engineering Services**

Bid Start Date **Jul 18, 2014 4:15:37 PM EDT**
 Bid End Date **Aug 19, 2014 3:00:00 PM EDT**
 Question & Answer End Date **Jul 29, 2014 5:00:00 PM EDT**

Bid Contact **Ian Superville**
954-921-3552
ISUPERVILLE@hollywoodfl.org

Contract Duration **2 years**
 Contract Renewal **1 annual renewal**
 Prices Good for **Not Applicable**

Bid Comments The City of Hollywood, FL ("City") is seeking the opportunity to redevelop approximately 22 acres of City owned property located at 1600 South Park Road. The intent of this Request for Qualification (RFQ) is for the City to enter into a contract with an Environmental Engineering Firm to provide a full spectrum of environmental and engineering services in order to facilitate the redevelopment of the site. Specifically, the City seeks to obtain a cost estimate for the remediation of the site. These environmental and engineering services will result in an efficient and effective Geotechnical Investigation Report with follow-up sampling and testing program and protocols as may be required by the appropriate regulatory authority.

The City envisions for the site a redevelopment project that will continue economic development within its boundaries and establish a sustainable twenty-first century mixed-use development.

The Consultant will provide the City with various scenarios for redevelopment and the implications of these scenarios on the development costs of a landfill closure plan sanctioned by Florida Department of Environmental Protection.

Added on Aug 5, 2014:
Environmental Engineering Services Document.

Addendum # 1

New Documents	RFQ-4427-14-IS Enironmental Assessment Report.pdf
Removed Documents	RFQ-4427-14-IS Enironmental Assessment Report.pdf

Addendum # 2

New Documents	RFQ-4427-14-IS Addendum 2.pdf RFQ-4427-14-IS Addendum 3 Topographical Survey 18630.pdf RFQ-4427-14-IS Addendum 4 Topographical Survey 2 8630.pdf
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Item Response Form

Item **RFQ-4427-14-IS--01-01 - Professional Services**
 Quantity **1 service**
 Prices are not requested for this item.

Delivery Location

City of Hollywood, Florida

COMMUNITY PLANNING & DEVELOPMENT
2600 HOLLYWOOD BLVD. ROOM 315
CITY OF HOLLYWOOD
HOLLYWOOD FL 33022
Qty 1

Description

City officials are confident that redevelopment of the site can contribute to the continued economic expansion of the City of Hollywood. Broad redevelopment objectives include the following:

1. **Catalytic and Appropriate** – The redevelopment of the site should stimulate additional area redevelopment and maximize its symbiotic relationship with the surrounding neighborhood and uses.
2. **Viable, Buildable, Achievable** – The redevelopment of the site should be market driven and financially feasible.
3. **New Revenues and Community Benefits** – The redevelopment of the site should generate new municipal revenues.
4. **Job Creation** – The redevelopment of the project site should create social and economic opportunities through employment opportunities for Hollywood residents and businesses.
5. **Environmental Sustainability** – The redevelopment of the project site should embrace green building practices including but not limited to water re-use, recycled materials/recycling, solar energy or other approaches consistent with the City's Green Building Code
6. **Quality Architecture** – The redevelopment of the site should demonstrate high quality design.
7. **Open Process** – The redevelopment of the site should be achieved through an inclusive process with various community stakeholders.
8. **Smart Traffic Planning** – Vehicular Traffic should be directed to enter and exit major arterials of Pembroke Road and/or South Park Road wherever possible.



CONE OF SILENCE

The City of Hollywood City Commission adopted Ordinance No. O-2007-05, which created Section 30.15(F) imposing a Cone of Silence for certain City purchases of goods and Services.

The Cone of Silence refers to limits on communications held between vendors and vendor's representatives and City elected officials, management and staff during the period in which a Formal Solicitation is open.

The Ordinance does allow potential vendors or vendor's representatives to communicate with designated employees for the limited purpose of seeking clarification or additional information. The names and contact information of those employees that may be contacted for clarification or additional information are included in the solicitation.

The Cone of Silence does not prohibit a vendor or vendor's representative from communicating verbally, or in writing with the City Manager, the City Manager's designee, the City Attorney or the City Attorney's designee on those procurement items to be considered by the City Commission.

The Cone of Silence does not prohibit a vendor or vendor's representative from making public presentations at a duly noticed pre-bid conference or duly noticed evaluation committee meeting or from communicating with the City Commission during a duly noticed public meeting.

The Cone of Silence shall be imposed when a formal competitive solicitation has been issued and shall remain in effect until an award is made, a contract is approved, or the City Commission takes any other action which ends the solicitation.

To view the Cone of Silence, Ordinance No. O-2007-05, go to the City of Hollywood's Official website at <http://www.hollywoodfl.org/ConeOfSilence>

All communications regarding this bid should be sent in writing to the Procurement Services Division as identified in this bid.

Bid/RFP/RFQ Number: RFQ-4427-14-IS Title: Environment Engineering Services

City of Hollywood, Florida

SUBMISSION

- A. Response to this Bid maybe submitted to the City of Hollywood, City Hall, City Clerk's Office, 2600 Hollywood Boulevard, Room 221, Hollywood Florida 33020 in a sealed envelope marked with a completed solicitation label below, with the specified number of copies, no later than the time and date specified in this solicitation.

Always use the label the below on all packages when returning your bid or proposal to the City



A.

Bid/Proposal Name: -----

Bid/Proposal Number: -----

Bid/Proposal Opening Date: -----

Firm Name/Address: _____

Return to:

City of Hollywood, Florida
c/o: Office of City Clerk
2600 Hollywood Blvd., Rm#: 221
Hollywood, Florida 33020

Important Notice:

The Procurement Services Division shall distribute all official changes, modifications, responses to questions or notices relating to the requirements of this document. Any other information of any kind from any other source shall not be considered official, and bidders relying on other information do so at their own risk.

The responsibly for submitting a bid/proposal on or before the time and date is solely and strictly the responsibility of the bidder/proposer, the City will in no way be responsible for delays caused by technical difficulty or caused by any other occurrence. No part of a bid/proposal can be submitted via FAX or via direct Email to the City. No variation in price or conditions shall be permitted based upon a claim of ignorance.



ACKNOWLEDGMENT AND SIGNATURE PAGE

This form must be completed and submitted by the date and the time of bid opening.

Legal Company Name (include d/b/a if applicable): Federal Tax Identification Number:

If Corporation - Date Incorporated/Organized:

State Incorporated/Organized:

Company Operating Address:

City State Zip Code

Remittance Address (if different from ordering address):

City State Zip Code

Company Contact Person: Email Address:

Phone Number (include area code): Fax Number (include area code):

Company's Internet Web Address:

IT IS HEREBY CERTIFIED AND AFFIRMED THAT THE BIDDER/PROPOSER CERTIFIES ACCEPTANCE OF THE TERMS, CONDITIONS, SPECIFICATIONS, ATTACHMENTS AND ANY ADDENDA. THE BIDDER/PROPOSER SHALL ACCEPT ANY AWARDS MADE AS A RESULT OF THIS SOLICITATION. BIDDER/PROPOSER FURTHER AGREES THAT PRICES QUOTED WILL REMAIN FIXED FOR THE PERIOD OF TIME STATED IN THE SOLICITATION.

Bidder/Proposer's Authorized Representative's Signature: Date

Type or Print Name:

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF BIDDER/PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED BY AN AUTHORIZED REPRESENTATIVE SHALL RENDER THE BID/PROPOSAL NON-RESPONSIVE. THE CITY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY BID/PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE BIDDER/PROPOSER TO THE TERMS OF ITS OFFER.

Bid/RFP/RFQ Number: RFQ-4427-14-IS Title: Environment Engineering Services

Procurement Services Division
2600 Hollywood Boulevard, Room 303
Hollywood, Florida 33020

W-9(Rev. August 2013)
Department of the Treasury
Internal Revenue Service**Request for Taxpayer
Identification Number and
Certification****Give to the
requester. Do not
send to the IRS.**Print or
type
See
Specific
Instructions
on page 2.

Name (as shown on your income tax return)

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership☐ Trust/estate☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation,
P=partnership) ▶ ☐ Other (see instructions)

Exemptions (see instructions):

Exempt payee code (if any)

Exemption from FATCA
reporting code (if any)

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I**Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number**Employer identification number****Part II****Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other

Sign HereSignature
of
U.S. person

Date▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity,
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust, and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien.

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name/disregarded entity name" line.

Partnership, C Corporation, or S Corporation. Enter the entity's name on the "Name" line and any business, trade, or "doing business as (DBA) name" on the "Business name/disregarded entity name" line.

Disregarded entity. For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulation section 301.7701-2(c)(2)(iii). Enter the owner's name on the "Name" line. The name of the entity entered on the "Name" line should never be a disregarded entity. The name on the "Name" line must be

paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS a percentage of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* on page 1.

What is FATCA reporting? The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the Instructions for the Requester of Form W-9 for more information.

the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on the "Name" line. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on the "Business name/disregarded entity name" line. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Note. Check the appropriate box for the U.S. federal tax classification of the person whose name is entered on the "Name" line (Individual/sole proprietor, Partnership, C Corporation, S Corporation, Trust/estate).

Limited Liability Company (LLC). If the person identified on the "Name" line is an LLC, check the "Limited liability company" box only and enter the appropriate code for the U.S. federal tax classification in the space provided. If you are an LLC that is treated as a partnership for U.S. federal tax purposes, enter "P" for partnership. If you are an LLC that has filed a Form 8832 or a Form 2553 to be taxed as a corporation, enter "C" for C corporation or "S" for S corporation, as appropriate. If you are an LLC that is disregarded as an entity separate from its owner under Regulation section 301.7701-3 (except for employment and excise tax), do not check the LLC box unless the owner of the LLC (required to be identified on the "Name" line) is another LLC that is not disregarded for U.S. federal tax purposes. If the LLC is disregarded as an entity separate from its owner, enter the appropriate tax classification of the owner identified on the "Name" line.

Other entities. Enter your business name as shown on required U.S. federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name/disregarded entity name" line.

Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the *Exemptions* box, any code(s) that may apply to you. See *Exempt payee code* and *Exemption from FATCA reporting code* on page 3.

Exempt payee code. Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends. Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

The following codes identify payees that are exempt from backup withholding:

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required	Generally, exempt payees 1 through 52

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

to be reported and direct sales over \$5,0001	
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

1 See Form 1099-MISC, Miscellaneous Income, and its instructions.

2 However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney, and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Reg. section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Reg. section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on the "Name" line must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.

You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services

(including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

Form W-9 (Rev. 8-2013)

Page 4

What Name and Number To Give the Requester**For this type of account:****Give name and SSN of:**

- | | |
|---|--|
| 1. Individual | The individual |
| 2. Two or more individuals (joint account) | The actual owner of the account or, if combined funds, the first individual on the account 1 |
| 3. Custodian account of a minor (Uniform Gift to Minors Act) | The minor 2 |
| 4. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law | The grantor-trustee 1
The actual owner 1 |
| 5. Sole proprietorship or disregarded entity owned by an individual | The owner 3 |
| 6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulation section 1.671-4(b)(2)(i)(A)) | The grantor* |

1 List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

2 Circle the minor's name and furnish the minor's SSN.

3 You must show your individual name and you may also enter your business or "DBA" name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

4 List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 1.

***Note.** Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through

email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.ftc.gov/idtheft or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

ACORD. CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YY)			
PRODUCER		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. COMPANIES AFFORDING COVERAGE COMPANY _____ A _____ COMPANY _____ B _____ COMPANY _____ C _____ COMPANY _____ D _____			
INSURED					
COVERAGE THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>				GENERAL AGGREGATE \$300,000 PRODUCTS-COMP/OP AGG \$300,000 PERSONAL & ADV INJURY \$300,000 EACH OCCURRENCE \$300,000 FIRE DAMAGE (ANY ONE FIRE) \$50,000 MED EXP (ANY ONE PERSON)
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT \$100,000 BODILY INJURY (PER PERSON) \$ BODILY INJURY (PER ACCIDENT) \$ PROPERTY DAMAGE \$
	<input type="checkbox"/> GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	<input type="checkbox"/> EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR / PARTNERS / EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL <input type="checkbox"/> OTHER				STATUTORY LIMITS EACH ACCIDENT \$100,000 DISEASE - POLICY LIMIT \$500,000 DISEASE - EACH EMPLOYEE \$100,000
DESCRIPTION OF OPERATION(S)/LOCATION(S)/VEHICLE(S)/SPECIAL ITEMS					
City of Hollywood is named Additional Insured (Required as shown)					
CERTIFICATE HOLDER			CANCELLATION		
City of Hollywood 2600 Hollywood Blvd. Hollywood, FL 33020 (Required as shown)			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
			AUTHORIZED REPRESENTATIVE		
ACORD 25-0 (1/09)					
ATTENTION: DOLLAR LIMITS ARE SUBJECT TO CHANGE BASED UPON TYPE AND TOTAL COST OF SERVICES PROVIDED.					



SOURCE OF INFORMATION

How did you find out about this solicitation? Check all that apply.

- | | |
|---|---|
| 1. www.hollywoodfl.org | <input type="checkbox"/> |
| 2. www.bidsync.com | <input type="checkbox"/> |
| 3. Daily Business Review | <input type="checkbox"/> |
| 4. The Miami Herald | <input type="checkbox"/> |
| 5. Referral/word- of mouth | <input type="checkbox"/> Specify Source: <input type="text"/> |
| 6. Search Engine/Internet search | <input type="checkbox"/> |
| 7. E-mail, newsgroup, online chat | <input type="checkbox"/> Specify Source: <input type="text"/> |
| 8. Banner or Link on another website | <input type="checkbox"/> |
| 9. Flyer, newsletter, direct mail | <input type="checkbox"/> Specify Source: <input type="text"/> |
| Other | <input type="checkbox"/> Specify Source: <input type="text"/> |

Bid/RFP/RFQ Number: RFQ-4427-14-IS Title: Environment Engineering Services

Procurement Services Division
2600 Hollywood Boulevard, Room 303
Hollywood, Florida 33020

Purpose:

Pursuant to Florida State Statute 287.055, consultants Competitive Negotiation Act, the City of Hollywood is seeking to engage the services and enter into a continuing contract with a qualified Environmental Engineering Firm to provide a full spectrum of environmental and engineering services resulting in the presentation of various scenarios for redevelopment and the implication of these scenarios on the development costs of a landfill closure plan and contamination site.

The intent of this "Request for Qualifications" is for the City to enter into a contract with an Environmental Engineering Consultant to provide the noted services for a term of two (2) years with the option to renew for one (1) additional one (1) year period.

Scope of Services:

The City of Hollywood, FL ("City") is seeking the opportunity to redevelop approximately 22 acres of City owned property located at 1600 South Park Road. The intent of this Request for Qualification (RFQ) is for the City to enter into a contract with an Environmental Engineering Firm to provide a full spectrum of environmental and engineering services in order to facilitate the redevelopment of the site. Specifically, the City seeks to obtain a cost estimate for the remediation of the site. These environmental and engineering services will result in an efficient and effective Geotechnical Investigation Report with follow-up sampling and testing program and protocols as may be required by the appropriate regulatory authority.

The City envisions for the site a redevelopment project that will continue economic development within its boundaries and establish a sustainable twenty-first century mixed-use development.

The City may also require additional environmental engineering services on an as need basis for work assignments based on established hourly rates and fee schedule during a term of the negotiated agreement.

Redevelopment Goals for the Property

City officials are confident that redevelopment of the site can contribute to the continued economic expansion of the City of Hollywood. Broad redevelopment objectives include the following:

1. **Catalytic and Appropriate** – The redevelopment of the site should stimulate additional area redevelopment and maximize its symbiotic relationship with the surrounding neighborhood and uses.
2. **Viable, Buildable, Achievable** – The redevelopment of the site should be market driven and financially feasible.
3. **New Revenues and Community Benefits** – The redevelopment of the site should generate new municipal revenues.
4. **Job Creation** – The redevelopment of the project site should create social and economic opportunities through employment opportunities for Hollywood residents and businesses.
5. **Environmental Sustainability** – The redevelopment of the project site should embrace green building practices including but not limited to water re-use, recycled materials/recycling, solar energy or other approaches consistent with the City's Green Building Code
6. **Quality Architecture** – The redevelopment of the site should demonstrate high quality design.
7. **Open Process** – The redevelopment of the site should be achieved through an inclusive process with various community stakeholders.

8. **Smart Traffic Planning** – Vehicular Traffic should be directed to enter and exit major arterials of Pembroke Road and/or South Park Road wherever possible.

The Consultant will provide the City with various scenarios for redevelopment and the implications of these scenarios on the development costs of a landfill closure plan sanctioned by Florida Department of Environmental Protection.

The City seeks a qualified Environmental Engineering firm with the following expertise:

- ☐ Environmental assessments of landfills that may include landfill siting and conceptual design, leachate collection and treatment, landfill caps and covers, gas systems and remediation assessment.
- ☐ Geotechnical assessment of sites which might include geologic mapping, viability of site, and site geology.
- ☐ Hydrogeological and leachate groundwater environmental assessment.
- ☐ Site investigation and remediation plan that may include contamination and exposure assessments, risk-based cleanup criteria determination, remedial system design, and remedial construction.
- ☐ Site construction cost which will include benefits, drawbacks, and risks.
- ☐ Brownfield redevelopment experience – financial incentive analysis and application, remedial investigation/feasibility studies, building decommissioning and demolition.
- ☐ Experience working with appropriate regulatory authority - Florida Department of Environmental Protection.

Because the City Commission is interested in moving forward as expeditiously (and appropriately) as possible, the Commission has authorized the City Manager to solicit the services of an Environmental Engineering firm through and (RFQ) process.

The City of Hollywood reserves the right to accept any submissions deemed to be in the best interest of the City, to waive any irregularities in any submissions, to cancel this RFQ or to reject any and/or all submissions and to re-advertise for new submissions. Any submission deemed by the City to not meet the basic criteria of the Request for Qualification shall be rejected prior to the evaluation process. In evaluating each submission, the City and its representatives shall consider, but not be limited to, the proposer's experience and qualifications, capabilities of the team, and financial qualifications.

The Consultant shall meet with City staff to obtain background information, define the specific scope of services for each individual assignment, and utilize the information contained within the proposed closure plan for the Hollywood Incinerator Ash Dump (HIAD) site together with any updated information and materials as may become available with the completion of the objectives of this contractual engagement.

The Consultant shall not proceed with work on any assignment without written authorization from the City. This work authorization will stipulate the fees and time schedule for each phase of the assignment. The dispersion of assignments shall be as determined by the City, in keeping with the best interests of the City.

NOTE: It is the responsibility of each Proposer to redact all information (i.e., social security numbers and bank account numbers) that is not specifically required to be submitted and is not exempt from the mandatory disclosure requirements of the Public Records Law.

A Brief Site History

The South Park Road Site formerly known as the Hollywood Incinerator Ash Dump (HIAD) site is situated about one (1) mile west of Interstate 95 and just north of Pembroke Road in the City of Hollywood, Florida. The following introductory historical information sections are based upon information and statements contained in previous reports relating to the South Park Road site. Prior to 1945, this site was principally undeveloped land. Subsequently, the land was cleared and a large lake, the result of a rock quarry operation which produced materials used in a road building business, occupied at various times the northern, central and southeast corner portion of the property, subsequently a building complex housing the Hollywood incinerator and adjoining parking lot occupied the southern portion of the site along with a small pond. The Hollywood incinerator was operated by the City from 1958 until its closing in 1973. The incinerator had the capacity to burn 450 tons per day of municipal solid waste. In January of 1963, this property was purchased by the City and the City began to fill-in the northern rock quarry pit with brush and vegetative debris and then covered it with ash from the incinerator. Additionally, the small pond in the southern end of the property was likewise filled-in with brush and vegetative debris and then covered with ash. In 1972, a trash transfer facility was constructed in the central portion of the site. The operation at this site has since been terminated. In the meanwhile, the incinerator stacks were demolished and the small pond area was converted into a parking area after paving the surface. To the north, the filled-in quarry pit area was completely graded and covered with soil. Eventually, turf vegetation grew in the northern portion of the site which was left undeveloped. During the last two hurricanes, the northern portion of the site was opened as a temporary hurricane debris management site which held vegetative and mixed hurricane generated debris until the debris could be transported to a final disposal site.

Presently, the South Park Road site is the location of the Public Works Department's Operations Facility. The Operations Center, which includes the Administration Building, and the Streets Compound, and a separate Environmental Services Compound take up the central and southern portions of the site. The City's Central Fueling Station is near the southeast corner of the site.

A Brief Summary of Significant Sampling Events and Incidents

In 1988, the United States Department of the Interior's Geological Survey conducted a water-quality investigation of the South Park Road site. Several monitoring wells were installed on-site and along the northern perimeter at the time. A private consulting firm performed a Site Inspection Prioritization Phase I; however, no sampling was performed at the time. In 1994, an additional monitoring well was installed near the central portion of the site near the City's plant nursery. Water samples were taken at the time from the various monitoring wells and analyzed with the results of these tests being reported to the Department of Environmental Protection.

In 1996, an incident occurred on the site when a buried bottle of white phosphorous was damaged by the Nursery staff resulting in a small fire that was quickly controlled. Subsequent to this incident, further on-site testing, including exploratory excavations and soil sample taken in the vicinity of the incident were tested. Further search of the immediate area failed to locate any additional containers of white phosphorous or any elevated concentrations of

phosphorous. Additionally, in 1996 a Final Site Inspection Prioritization Phase II investigation was performed on site which included the collection and analysis of both surface and subsurface soil samples. However, the actual locations from which the surface and subsurface soil samples were taken were not specifically identified. Consistent with a recommendation contained in the Final Site Inspection Prioritization Phase II investigation report additional soil and groundwater sampling was performed in 1997 with a follow-up report prepared in 1998.

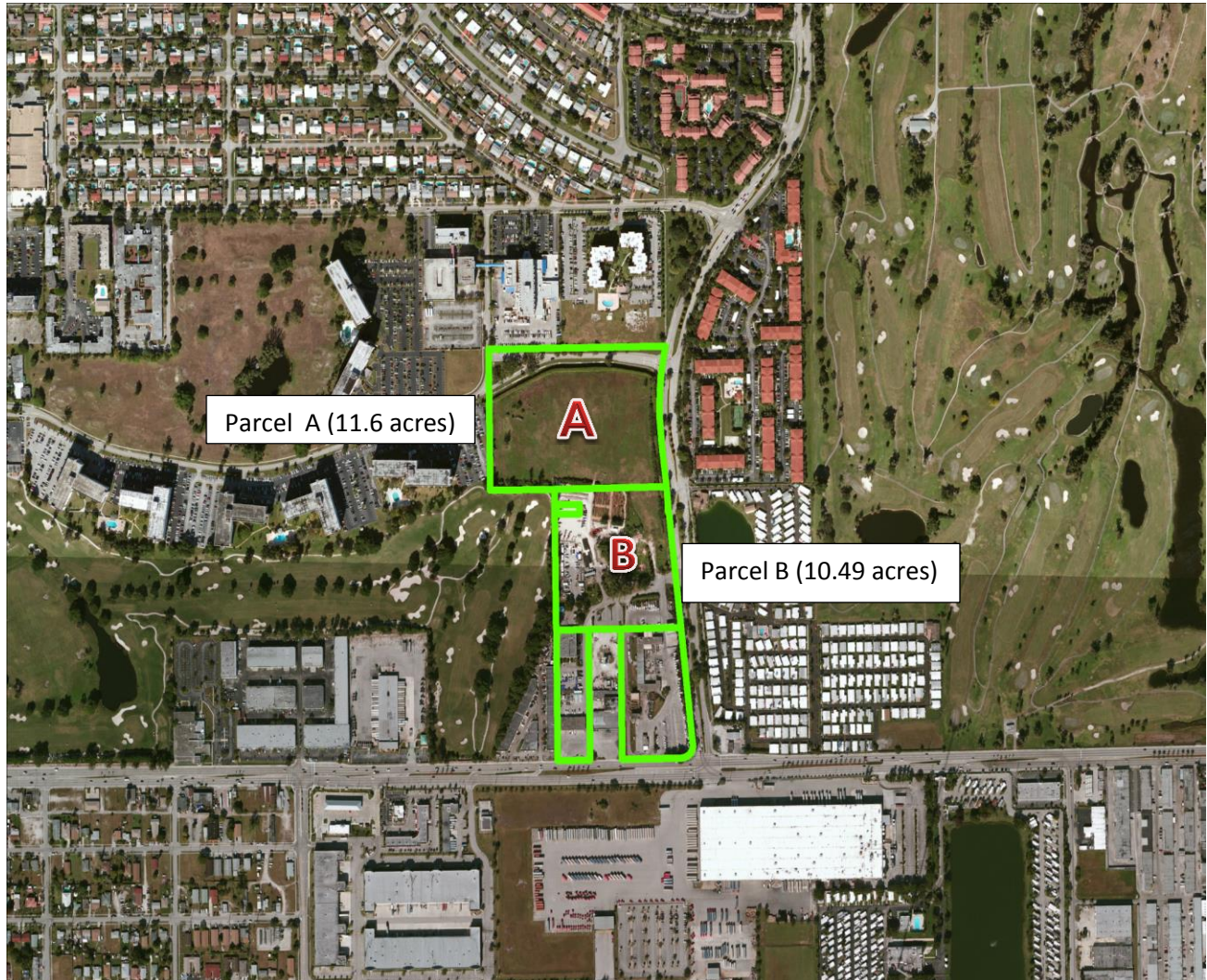
In September, 1999, the City of Hollywood, through a private consulting firm engaged by the City prepared, developed, and submitted with the Department of Environmental Protection a Proposed Closure Plan for the Hollywood Incinerator Ash Dump site including a response to a request for information from regulatory officials. It appears that no further communications were received by the City until February 2003 when the City was notified that a file review performed by regulatory officials noted that no action had been noted on the file and proposed a meeting between the City and regulatory officials. A second communication was received by the City in January 2005 advising that a follow-up file review revealed that neither a contamination assessment nor cleanup activities have been performed at the South Park Road site.

In June 2007, the City of Hollywood, through a private consulting firm (URS Corporation) submitted a Site Assessment Report for the site. Based on the results described in this report, the Florida Department of Environmental Protection (FDEP) concurred with recommendations that the project site can be redeveloped following protocol defined in the State of Florida's risk-based closure strategy. The site was entered into State of Florida's Brownfield Program in 2011. A copy of the environmental assessment may be viewed at the City of Hollywood's website under Procurement Services. The website address is www.hollywoodfl.org.

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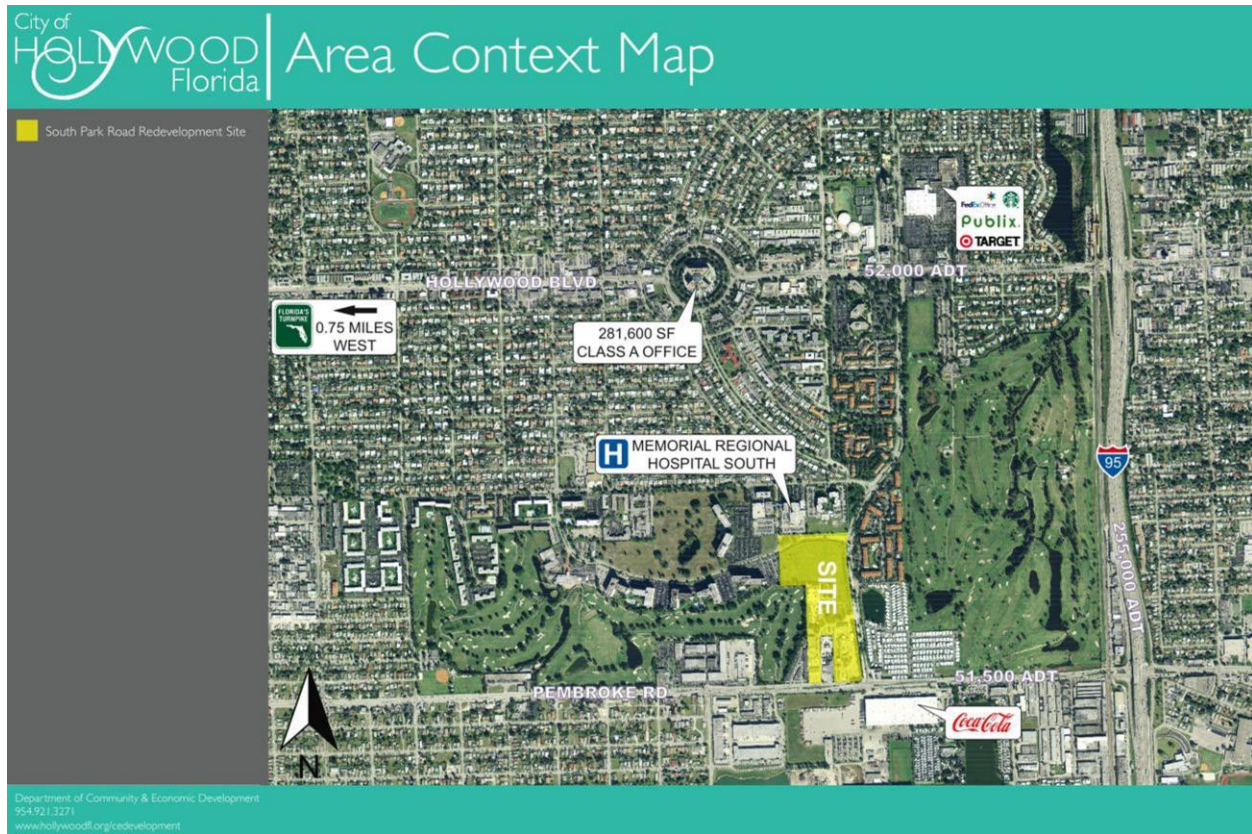
Site Description

The project site is generally bounded by Hillcrest Drive to the north, South Park Road to the east, Pembroke Road to the south and Hillcrest Golf & Country Club and Hillcrest Condominiums to the west. The subject site is approximately 32 acres and is divided into four (4) contiguous parcels. A 2.39 acre parcel (ID # 514220000160), which is not included in this solicitation, is situated in the south central portion of the site and is in private ownership. Northern and middle parcels of the site are the areas subject to the geotechnical investigation.



Site Access

The site is located within 2 miles of the downtown district and major employers. The site is well served by major roads and highways including Hollywood Blvd and Pembroke Road. Interstate 95 is located approximately $\frac{3}{4}$ mile east with connections at Hollywood Blvd and Pembroke Rd. Moreover, the Hollywood Blvd. Tri-Rail Station is located $\frac{3}{4}$ mile away to the north. The Florida Turnpike is located approximately three miles west of the site via Hollywood Blvd.



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Land Use and Zoning

The site is divided into four (4) contiguous parcels with a variety of uses. The largest parcel, approximately 11.6 acres, is currently vacant. The entire site is zoned Government Use (GU). The balance of the site houses various City operations including portions of the Public Works Department, Fleet Maintenance, portions of Public Utilities, a City Nursery, and City fueling station.

The entire site is zoned GU (Government Use District), which provides broad flexibility. Under the City of Hollywood Zoning and Land Development Regulations, any use approved by the City Commission for the private development of government owned property may occur. Generally, the following uses would be allowed on the site:

- ☐ Commercial
- ☐ Medical
- ☐ Residential
- ☐ Retail
- ☐ Recreational
- ☐ Industrial
- ☐ Educational

A. SUBMISSION REQUIREMENTS

All Submissions shall be received by the City Clerk, City of Hollywood, City Hall, 2600 Hollywood Boulevard, Room 221, Hollywood, Florida 33020, and plainly marked on the outside of the envelope **using the label available on the Submission page of this document.**

PROPOSAL ENVELOPES SHALL BE SEALED AND IDENTIFIED AS SPECIFIED BELOW:

RFP NO.	RFQ-4427-14-IS
TO BE OPENED:	Tuesday, August 19 2014 at 3:00 P.M.
AND ADDRESSED TO:	CITY OF HOLLYWOOD OFFICE OF THE CITY CLERK 2600 HOLLYWOOD BLVD., ROOM 221 HOLLYWOOD, FLORIDA 33020

AN ORIGINAL, CLEARLY IDENTIFIED, AND SEVEN (7) COPIES AND ONE (1) ELECTRONIC COPY (CD) OF YOUR PROPOSAL MUST BE SUBMITTED AT OR BEFORE TIME OF PROPOSAL OPENING.

It will be the sole responsibility of the Proposer to have their submission delivered to the Office of the City Clerk on or before the closing hour and date shown above for receipt of Submissions. If the RFQ is sent by mail, the Proposer shall be responsible for its delivery to the City Clerk's Office before 3:00 p.m. on the date shown above for receipt of RFQs. RFQ thus delayed will not be considered and will be returned unopened after award.

SUBMISSION REQUIREMENTS

The Proposal shall be signed by a representative who is authorized to contractually bind the Proposer.

Request for Qualifications shall be prepared simply and economically, providing straightforward, concise delineation of the Proposers' capabilities to satisfy the requirements of the RFQ. The emphasis in this RFQ is to present team and individual qualifications, technical expertise, and experience with similar projects. In order to expedite the evaluation of RFQ, it is essential that the Proposer follow the format and instructions contained herein. If the Proposer so wishes, the RFQ may be accompanied with brochures, promotional materials, or displays properly identified.

The City of Hollywood reserves the right to accept or reject any or all Submissions, to waive irregularities and technicalities, and request new Submissions. The City also reserves the right to award any resulting agreement as it deems will best serve the interests of the City.

Submission should include the following information:

Cover Letter - Provide a one-or two-page cover letter. Include one original signed cover letter with the original proposal and a copy of the cover letter with each copy of the proposal. The cover letter should include the following:

- i. Name of the Firm submitting the response;
- ii. A statement that the Firm is responding to City of Hollywood's RFQ to provide Engineering Services to Hollywood, Florida;
- iii. Name(s), title(s), phone number(s), fax number(s), email and street addresses of the individual with responsibility for the response and to whom matters regarding this RFQ should be directed;
- iv. Brief narrative of the Firm's qualifications, ability and understanding to provide Engineering Services to City of Hollywood;
- v. Such other information as the respondent deems appropriate.

Section 1: Consultant Profile - Provide the following information about your firm:

- The firm's name, e-mail address, business address, phone number, and fax number
- Types of services and products offered
- Number of years in business
- Number of employees
- The location of the office or offices that would provide the project services
- The license number for the firm's Certificate of Authorization as required by Florida Statutes Chapter 472.021.
- A brief statement of the firm's background

Section 2: Technical Approach to Projects - In this section, describe your firm's expertise with the methods, hardware, and software necessary to perform the project scope and services described in this RFQ.

Section 4: Quality Control - Describe the respondent's approach to quality assurance/quality control (QA/QC) procedures.

Section 5: Staff Qualifications and Project Team - Start the section by introducing the designated project manager and the project team. Remember that the selection criterion in Part 2 requires the proposed team to include a Professional Engineer (PE) in the State of Florida. Include a project team organization chart.

Then, for each key person that would be assigned to the projects, include a one- or two-page résumé that includes a summary of relevant professional qualifications, relevant project experience, education, and professional registration. Include a copy of current Department of Business and Professional Regulation License for each key person with a professional registration. Highlight team's professional qualifications and experiences in Landfill Assessment and remediation.

Section 6: Related Experience and References - For up to 5 relevant projects, include a one or two-page project description that demonstrates capabilities in the project services, experience with similar counties, and/or local project experience within the past three years. Include the name of the organization and the name of the person there to contact for a reference.

Section 7: Schedule and Availability - Describe your projected resource availability for projects.

Section 8: References - List of five (5) references for which work of a similar nature has been performed in the past three (3) years. Please include name(s), title(s), address(es), phone number(s), email address(es) of the person in charge of projects.

Section 9: Administrative Information - Please include the following:

- A. SF330 Architect-Engineer Qualifications OR
- B. If Item A is not available, please provide the GSA Standard Form 254 questionnaire OR
- C. If Item A is not available, please provide the GSA Standard Form 255 questionnaire.
- D. A copy of the firm's Certificate of Authorization as required by Florida Statutes Chapter 472.021.
- E. Indicate whether the proposing Firm has ever had a contract/agreement relationship terminated/cancelled/suspended. If so, what were the reasons, and what was the ultimate outcome?
- F. Indicate whether proposing firm has ever filed an administrative or judicial action with any state Agency or state court. If so, what were the grounds/reasons, and what was the ultimate outcome? List all legal proceedings your firm has been involved in over the past 10 years.
- G. Conflict of Interest - All proposers must identify any past, present and/or future contractual or personal relationships with employees of City of Hollywood or officials or appointed officers which would have actual or the appearance of a conflict of interest.
- H. The selected Consultant(s) may be required to submit three (3) years' annual financial statements, including company financial statement summaries, certified by a certified public accountant, prior to contract execution.
- I. The Respondent shall supply information that is fully responsive to the RFQ, including, but not limited to, provision of any required license, permits, insurance, rate sheets and organizational papers.
- J. Proof of Insurance and its limits as follows:
 - 1. The Consultant shall not commence work under this Agreement until he/she has obtained all insurance required under this paragraph and such insurance has been approved by the City.

2. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Florida. The Consultant shall furnish Certificates of Insurance to the City for review and approval prior to the execution of the contract. The Certificates shall provide for the following:

- The City will be named as additional insured on both the General Liability and Auto Liability policies.
- The City will be given thirty (30) days notice prior to cancellation or modification of any stipulated insurance.

It is the responsibility of the Consultant to insure that all subcontractors comply with all insurance requirements. These are minimum requirements which are subject to modification in response to high hazard operations.

3. The Consultant shall maintain during the term of this Contract, standard Professional Liability Insurance.

4. The Consultant shall maintain during the life of this Contract, Commercial General Liability Insurance. This shall include coverage for:

- Premises/operations
- Products/complete operations
- Contractual liability
- Independent contractors

5. The Consultant shall maintain during the life of this Contract Comprehensive Automobile Liability Insurance. This shall include coverage for:

- Owned autos
- Hired autos
- Non-owned autos

6. The Consultant shall maintain during the life of this Contract, Workman's Compensation Insurance to meet statutory limits as are required by the law for all of its employees per Florida Statute 440.02. This policy must include Employer Liability.

B. RFQ SCHEDULE: The anticipated scheduling of the RFQ process is as follows:

- | | |
|------------------------------|-----------------|
| ▪ RFQ released | July 18, 2014 |
| ▪ Written Questions | July 29, 2014 |
| ▪ Submissions due (Room 221) | August 19, 2014 |

C. REQUEST FOR QUALIFICATIONS GUIDELINES AND FORMAT

One (1) original, seven (7) copies, and one (1) electronic copy (either CD or disk) of a complete qualifications submission in an 8-1/2" x 11" bound document (any graphic representations may be submitted in a 11" x 17" format) must be sealed and delivered by 3:00 p.m., August 19, 2014, to the **Office of the City Clerk, City of Hollywood, 2600 Hollywood Boulevard, Room 221, Hollywood, Florida, 33020**. Proposal Submissions must be clearly marked "Environmental Engineering Services — Environmental Engineering Qualifications" using the label on the submission page of this document. **NO LATE ENTRIES**

WILL BE CONSIDERED. Immediately after, all sealed qualifications received will be publicly opened in Room 303 and forwarded to the Evaluation Committee for review and evaluation. A short list of the most qualified teams will be asked to submit full redevelopment submissions.

D. SELECTION PROCESS

Interested Firms shall submit their qualifications and any other information required herein to the City of Hollywood, City Clerk's Office on or before the date and the time specified.

Evaluation of the Request for Qualifications will be performed by a committee assembled by the City Manager. The committee will evaluate the firms according to their credentials. The initial scores will be tallied and a short list will be developed consisting of the firms receiving the highest point ratings. The committee may conduct discussions with Proposers on the short list for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. These firms may be invited to an oral interview before the committee. A short list of finalists will be assembled and presented to the City Manager and/or City Commission for final consideration of award as allowed by City Purchasing Code and policies.

The City will negotiate consulting contracts with the top ranked firm. The final Contract negotiated between the Consultants and the City will incorporate the contents of this Request for Qualifications, the qualifications submitted by the Consultants, and any other terms or conditions that the City in its judgment may seek to include by way of negotiation.

If the City is unable to negotiate a mutually satisfactory fee with a particular firm, the City will terminate negotiations with that firm and undertake negotiations with the next firm and so forth until a satisfactory design fee is agreed upon, as approved by the City Commission.

A "Notice to Proceed" or Purchase Order will be issued for each separate project assignment throughout the term of the Contract.

E. EVALUATION CRITERIA

Request for Qualifications will be evaluated using the criteria listed below to ascertain those firms that are most qualified. The Items to be considered during the evaluation and their associated point values are as follows:

EVALUATION OF PROPOSALS: City of Hollywood intends to select consultants that demonstrate, in the City's opinion, the highest degree of compliance with the criteria listed below. With those consultants, City of Hollywood will negotiate the technical aspects of the scope of work, deliverables, schedule, and fee. Proposals will be evaluated in compliance with Florida Statute 287.055 (Consultants Competitive Negotiations Act), City of Hollywood Procurement Policy and the specific criteria as follows:

1. Technical Expertise. The proposal will be evaluated on the Consultant's approach, capabilities, and methods in performing the project services.

2. Quality Control. The proposal will be evaluated on the quality control process to be implemented to ensure that quality work products and services can be delivered in a timely manner.

3. Staff Qualifications and Firm Background. The proposals will be evaluated on the basis of the Consultant's demonstrated staff qualifications, which must include a Professional Engineer (PE) licensed in the State of Florida. Also, the proposal will be evaluated on the basis of the Consultant's background, including the number of years in business.

4. Experience with Similar Projects and City of Hollywood. The proposal will be evaluated on the basis of project experiences that include projects outlined in the Scope of Work and Services Required. Projects completed for the City and other state or federal agencies will be considered, including experiences in Landfill Assessment and remediation.

5. Schedule and Availability. The projected resource availability will be evaluated in the choice of the Consultants, although City of Hollywood understands that the actual beginning and completion dates of projects are subject to the notice to proceed. A firm's close proximity to City of Hollywood would be important to availability.

6. References. The proposals will be evaluated based on submittal of references. Proposals will be reviewed by an evaluation committee. Evaluation Committee members will individually review proposals with no discussion amongst themselves. The Evaluation Committee will meet to compile the evaluators' scores and rank the responding firms in order. Each proposer will receive notification regarding the date, time and location of this meeting. This will be a public meeting conforming to all applicable State of Florida Sunshine Laws.

Members of the Evaluation Committee will review and evaluate each written proposal in accordance with the following criteria:

Rating Criteria	Points
Technical Expertise	0-25
Quality Control	0-15
Staff Qualifications and Firm Background	0-15
Experience with Similar Projects and City of Hollywood	0-25
Schedule and Availability	0-10
References	0-10
Maximum Points Allowed	0-100

NOTE: It is the responsibility of each Proposer to redact all information (i.e., social security numbers and bank account numbers) that is not specifically required to be submitted and is not exempt from the mandatory disclosure requirements of the Public Records Law.

F. OTHER CONSIDERATIONS

1. The City reserves the right to approve substitutions for assigned personnel proposed for this engagement at its sole discretion.
2. For information concerning procedure for responding to this Request for Qualification (RFQ), contact the Procurement Services Division, Ian Superville, Procurement Contracts Officer at (954) 921-3552 or Lashonne Canty, Procurement Specialist at 954-921-3248, or Joel Wasserman, Director, Procurement Services at 954-921-3290 or his designee. Such contact is to be for clarification purposes only.

It is preferred that all other questions be submitted in writing. Questions should be directed to the City of Hollywood, P.O. Box 229045, Hollywood, Florida 33022-9045, Attention: Ian Superville, Procurement Contracts Officer, Procurement Services Division, or to facilitate prompt receipt of questions, they may be sent via fax at (954) 921-3086, or via e-mail, isuperville@hollywoodfl.org or jwasserman@hollywoodfl.org. Questions are due no later than July 29, 2014 at 5:00 p.m.

3. No oral change or interpretation of the provisions contained in this Request for Qualification is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued and posted on the City's website when changes, clarifications, or amendments to Proposal Documents are deemed necessary. The issuance of a written addendum is the only official method whereby interpretation, clarification or additional information can be given.
4. All materials submitted in response to the RFQ become the property of the City of Hollywood and will be returned only at the option of the City. The City has the right to use any or all ideas presented in any response to the RFP whether amended or not and selection or rejection of the Proposal does not affect this right, provided however, that any Proposal that has been submitted to the City Clerk's Office may be withdrawn prior to Proposal opening time stated herein, upon proper identification and signature releasing Proposal Documents back to Proposer.
5. After initial review of the Submissions, the City may invite any Proposer for an interview to discuss the Proposal and meet its representatives, particularly key personnel who would be assigned to the project. It is understood that the City shall incur no costs as a result of this interview, nor bear any obligation in further consideration of the Proposal.
6. The City reserves the right to determine, at its sole discretion, whether any aspect of the submission satisfies the criteria established in the Request for Submissions. The City further reserves the right to negotiate with any person or firm submitting Submissions and reserves the right to reject any or all Submissions with or without cause. The City also reserves the right to waive minor technical defects in a Submission. In the event that this Request for Submissions is withdrawn by the City for any reason, the City shall have no liability to any applicant for any costs or expenses incurred in connection with this Request for Submissions or otherwise. All such expenses incurred in the preparation of a Submission shall be borne by the Proposer.

G. EQUAL EMPLOYMENT OPPORTUNITY

Proposer shall provide a written statement that it does not and will not discriminate against any person, employee, or applicant for employment, because of race, creed, color, religion, sex, national origin, ancestry, age or disability.

H. ADA COMPLIANCE

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Equal Opportunity Manager, Office of Human Resources and Risk Management at (954) 921-3218 (voice). If an individual is hearing or speech impaired, please call Florida Relay Service 1-800-955-8771.

I. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with public entity for the construction or repair of a public building or public work; may not submit bids, submissions, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

J. FORMS TO BE INCLUDED IN THIS SUBMISSION**JI. DECLARATION**

The aforementioned, as Proposer (herein used in the masculine singular, irrespective of actual gender and number) declares, under oath that no other person has any interest in this Proposal or in any resulting agreement to which this Proposal pertains, that this Proposal is made without connection or arrangement with any other persons and without collusion or fraud.

The Proposer further declares that he has complied in every respect with all the instructions to Proposers, that he has read all addenda, if any, issued prior to the opening of Submissions, and that he has satisfied himself fully relative to all matters and conditions with respect to the general conditions of the agreement and all relevant information to which this proposal pertains.

Company Name

Authorized Signature

Print Name

J2. DISCLOSURE OF CONFLICT OF INTEREST

Each Proposer shall disclose below, to the best of his or her knowledge, any City of Hollywood officer or employee, or any relative of any such officer or employee as defined in Section 112.3135, Florida Statutes, who is an officer, partner, director or proprietor of, or has a material interest in the Proposer's business or its parent company, any subsidiary, or affiliated company, whether such City official or employee is in a position to influence this procurement or not.

Failure of a Proposer to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City of Hollywood Purchasing Ordinance.

Name

Relationship

In the event the Proposer does not indicate any name, the City shall interpret this to mean that no such relationship exists.

J3. HOLD HARMLESS AND INDEMNITY CLAUSE/INSURANCE REQUIREMENTS:

Company Name

Authorized Signature

Print Name

The Proposer and his representatives shall indemnify, defend and hold harmless the City of Hollywood, its elected and appointed officials, employees and agents for any and all suits, actions, legal or administrative proceedings, claims, damage, liabilities, interest, attorney's fees, costs of any kind whether arising prior to the start of activities or following the completion or acceptance and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part by reason of any act, error or omission, fault or negligence whether active or passive by the contractor, or anyone acting under its direction, control, or on its behalf in connection with or incident to its performance of the contract.

Company Name

Authorized Signature

Print Name

INSURANCE REQUIREMENTS

Proposer shall maintain, at its sole expense, during the term of this agreement the following insurances:

- A. Commercial General Liability **Insurance naming the City as an additional insured** with not less than the following limits:

General Aggregate	\$10,000,000
Products-Comp/Op Aggregate	\$10,000,000
Personal and Advertising Injury	\$ 5,000,000
Each Occurrence	\$ 5,000,000
Fire Damage	\$ 5,000,000

Coverage shall include contractual liability assumed under this agreement, products and completed operations, personal injury, broad form property damage, and premises-operations.

- B. Commercial Automobile Liability Insurance naming the City as an additional insured with not less than the following limits:

Combined Single Limit	\$1,000,000
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Coverage shall include contractual liability assumed under this agreement, owned, hired and non-owned vehicles.

Workers' Compensation:

- C. Workers' compensation insurance covering the contractor and the Contractor's employees with not less than the following limits:

Workers' Compensation \$100,000/500,000/100,000 for coverage

Please Note: The Certificate shall contain a provision that coverage afforded under the policy will not be cancelled until at least thirty (30) days prior written notice has been given to the City. Certificates of insurance, reflecting evidence of the required insurance, shall be provided to the City. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, the vendor shall furnish, at least thirty (30) days prior to the expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of the period of the Agreement or extension thereunder is in effect.

The insurance policy shall not contain any exceptions that would exclude coverage for risks that can be directly or reasonably related to the scope of goods or services in this bid/proposal. A violation of this requirement at any time during the term, or any extension thereof shall be grounds for the immediate termination of any contract entered in to pursuant to this bid/proposal. In order to show that this requirement has been met, along with an insurance declaration sheet demonstrating the existence of a valid policy of insurance meeting the requirements of this bid/proposal, the successful proposer must submit a signed statement from insurance agency of record that the full policy contains no such exception.

The City reserves the right to require additional insurance in order to meet the full value of the contract.

The City reserves the right to require any other insurance coverage it deems necessary depending upon the exposures.

The Proposer further certifies that it will meet all insurance requirements of the City of Hollywood and agrees to produce valid, timely certificates of coverage.

J4. FINANCIAL DISCLOSURE AND PROFESSIONAL INFORMATION
(Attach additional pages as necessary)

NOTE: It is the responsibility of each Proposer to redact all information (i.e., social security numbers and bank account numbers) that is not specifically required to be submitted and is not exempt from the mandatory disclosure requirements of the Public Records Law.

PROPOSER'S FINANCIAL DATA

Financial Statement

Proposer, owner-corporations of Proposer, and any person or business entity guaranteeing the performance of the Proposer must attach audited financial statements for the most recent Fiscal Year end, prepared in accordance with generally accepted accounting principles.

Surety Information

Has any surety or bonding company ever been required to perform upon Proposer's default or any entity previously owned or controlled by Proposer? Yes () No ()

If yes, attach a statement naming the surety or bonding company, date, amount of bond, and the circumstances surrounding said default and performance.

Bankruptcy Information

Has Proposer or any entity previously owned or controlled by Proposer ever been declared bankrupt? Yes () No ()

If yes, state date, court jurisdiction, amount of liabilities, and amount of assets.

Pending Litigation

Provide on attached sheets detailed information regarding pending litigation, liens, or claims involving any participant in the proposal or any entity previously owned or controlled by Proposer.

PROPOSER'S REFERENCES

List four persons or firms with whom Proposer has conducted business transactions during the past three years. At least two of the references named are to have knowledge of Proposer's debt payment history. At least one reference must be a financial institution.

Reference No. 1

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 2

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 3

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 4

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

Reference No. 5

Name:

Firm:

Title:

Address:

Telephone: ()

Nature and magnitude of purchase, sale, loan, business association, etc.:

PARTNERSHIP STATEMENT

If Proposer is a partnership, answer the following:

1. Date of Organization

2. General Partnership ()
 Limited Partnership ()

3. Statement of Partnership recorded? Yes () No ()

Date Book Page County State

4. Has the partnership done business in the State of Florida?

Yes () No () When? Where?

5. Name, address, and partnership share of each general and limited partner. (If partnership is a corporation, complete the Corporation Statement below for the corporation.)

<u>General/ Limited</u>	<u>Name</u>	<u>Address</u>	<u>Share</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

6. Attach a complete copy of the Partnership Agreement.

CORPORATION STATEMENT

If Proposer is incorporated, answer the following:

- When incorporated?
- Where incorporated?
- Is the corporation authorized to do business in Florida? Yes () No ()
- The corporation is held: Publicly () Privately ()
- If publicly held, how and where is the stock traded?.....
- List the following:

K9. RFQ CHECKLIST

Please check each line item after the completion of the appropriate item.

- _____ I have submitted one (1) original, seven (7) copies, and one (1) electronic copy (either CD or disk) of the entire proposal with addendums, in a sealed package, in 8 1/2" x 11" format, inclusive of K1-K6, prior to the prescribed time and date specified.
- _____ I verify that the signature on page number one (1) is the signature of the person authorized to bind the agreement. (Preferably in blue ink)
- _____ I acknowledge reading and signing the Hold Harmless Statement.
- _____ I have included all information, certificates, licenses and additional documentation as required by the City in this RFQ document.
- _____ I have checked for any addendums to this RFQ, and will continue to check for any addendums up to the due date and time of this RFQ.
- _____ I have verified that the outside address label of my RFQ package is clearly marked to include my company's name, address, RFQ number and date of RFQ opening.
- _____ I have read and completed (if applicable) the "Disclosure of Conflict of Interest".
- _____ I am aware that a Notice of Intent to award this bid shall be posted on the City's website at www.hollywoodfl.org and on the Procurement Services bulletin board in room 303 at City Hall, and that it is my responsibility to check for this posting. Also, I have provided my email address, as the City, at its discretion, may provide me information by such means regarding this procurement process.

NAME OF COMPANY: _____

PROPOSER'S NAME: _____

PROPOSER'S AUTHORIZED SIGNATURE: _____

DATE: _____



**REDEVELOPMENT
ALTERNATIVES REPORT
Hollywood Incinerator Ash Dump
1600 South Park Road
Hollywood, Florida**

**Prepared for:
Public Works Department
City of Hollywood
1600 South Park Road
Hollywood, FL 33022**

**Prepared by:
URS CORPORATION
7650 Corporate Center Drive
Miami, FL 33126
March 21, 2008
URS Job No.: 38701302**



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1600 South Park Road, Hollywood, Florida
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March 21, 2008

EXECUTIVE SUMMARY

The Hollywood Incinerator Ash Dump (HIAD) is located approximately one mile west of I-95 near the northwest corner of South Park Road and Pembroke Road. Records show that the City of Hollywood (City) has owned this property since 1963. From about 1958 through 1973, documents indicate that an incinerator, with a capacity to burn 450 tons per day of municipal solid waste, was operated on the property, and ash from the incinerator was disposed of at area landfills until about 1963. About this same time, a rock pit to the north of the property was being filled with trash, brush and vegetative debris, and from 1963 until the incinerator closed, the ash from the incinerator was spread on top of the brush and vegetative debris.

According to records available from the Broward County Property Appraiser's office, the former dump site currently owned by the City is currently divided into five (5) contiguous parcels for a total of approximately 32 acres. The largest parcel on the north side is currently vacant and is approximately 14.8 acres. The other parcels are currently in use by the City to house the administrative buildings for the Public Works Department, and the maintenance operations. A plant nursery and a fueling facility for City vehicles are also located other parcels. Part of the old structures and debris from the incinerator complex are still present on a portion of the middle parcel.

Environmental assessments completed over the years indicate that low levels of contaminants are present at various locations on the property. Based on the results of these assessments, the State of Florida Department of Environmental Protection (FDEP) has concurred with URS' recommendations that the former HIAD site can be redeveloped using State of Florida's requirements for a risk-based closure strategy.

Under general regulatory requirements provided by FDEP, URS is recommending several alternatives for future development of the HIAD property. The nature and extent of future use will depend, to some extent, on its historical use, current uses, and additional environmental, landfill gas and geotechnical investigations. Each alternative will have its pros and cons. Certain types of uses like parks and other public facilities will cost the City to develop with no revenues while others will have no cost to the City to develop and also generate revenue.

The potential redevelopment alternatives are listed below:

- No redevelopment – maintain North Parcel as Staging Area for Hurricane Debris
 - Cost to develop and implement Landfill Closure Plan
 - Cost to remediate areas with contamination
 - Cost to maintain landfill cover and other landfill post-closure requirements
 - No Tax Revenues
- Passive Park or Active Park
 - Cost to develop, operate and maintain
 - No Tax Revenues
 - Attract people for surrounding communities (mobile homes, for example)



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- Golf Course (Driving Range, additional holes)
 - Have to work with adjacent golf course owner
- Recreational/Entertainment (Movie Theater, Community Center with arts and crafts, Library, Performing Arts Center)
 - No cost to City to develop, operate or maintain
 - Tax revenues
 - Public benefits
- Commercial business/Retail/Medical Offices/Targeted businesses
 - No cost to City to develop, operate or maintain
 - Tax revenues
 - Public benefits
- Residential (Senior citizen housing, attainable housing, mixed workforce housing for retirement community)
 - No cost to City to develop, operate or maintain
 - Tax revenues
 - Public benefits

Prior to starting the redevelopment process, the City may want to go through the following stages of planning and identifying key issues like environmental, liability, economic and social.

A typical planning and development process will follow the following steps:

- Identify Potential Uses
- Test Uses
 - Community Involvement/Stakeholder Meetings
 - Market Study
- Economic Feasibility and Acceptance
- Pre-Request for Proposal (RFP) Process:
 - Additional Field Investigation
 - Identify Permitting Constraints
 - Constructability Review
 - Liability issues
- Preparation of the RFP Package
- Review RFP submittals and Select Developer

HIAD, like any other old landfill, will pose certain challenges for redevelopment not only from an environmental standpoint but also from the legal and financial perspective. However, there are many case histories to demonstrate that with the current technology old landfills can be redeveloped and put to beneficial reuse based on the needs of the local community.



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1.0 INTRODUCTION

URS Corporation ("URS") is pleased to present this Redevelopment Alternatives Report (the "Report") for the Hollywood Incinerator Ash Dump Site (the "HIAD") located at 1600 South Park Road in Hollywood, Broward County, Florida. This Report was prepared on behalf of the City of Hollywood Public Works Department ("PWD"), pursuant to the Contract for Consulting/Professional Services between the City of Hollywood and URS dated March 23, 2007, and the Authorization to Proceed (ATP #5) issued on February 5, 2008. The main objective of this Report is to identify potential redevelopment alternatives for the HIAD based on environmental assessments that have been completed to date.

2.0 BACKGROUND

The HIAD property is located approximately one mile west of I-95 near the northwest corner of South Park Road and Pembroke Road, as shown in **Figure 1**.

Records show that the City of Hollywood (City) has owned this property since 1963. From about 1958 through 1973, documents indicate that an incinerator, with a capacity to burn 450 tons per day of municipal solid waste, was operated on the property (Montgomery Watson, September 1999), and ash from the incinerator was disposed of at area landfills until about 1963. About this same time, a rock pit to the north of the property was being filled with trash, brush and vegetative debris, and from 1963 until the incinerator closed, the ash from the incinerator was spread on top of the brush and vegetative debris.

Over the years, several environmental investigations have been conducted at HIAD. URS performed a review of previous site assessments completed by the City and the United States Environmental Protection Agency (EPA). All the information obtained was reviewed by URS with respect to soil and groundwater investigations and the potential contaminants associated with historical operations associated with the HIAD.

The first environmental site investigation of the HIAD property began with a soil survey conducted by the EPA in August 1985 (USGS Water Quality Reconnaissance Report, May 1988). The United States Geological Survey (USGS) reported that this EPA survey found elevated concentrations of certain priority pollutant metals like lead, nickel, copper, and chromium. Other pollutants like pesticides and petroleum compounds were also reported. Due to these elevated levels in the soils, in 1988, the USGS conducted a water quality investigation of HIAD (USGS Water Quality Reconnaissance Report, May 1988). Exceedances of allowable contaminants in groundwater were noted in certain groundwater monitoring wells that were installed on-site.



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Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), and the Superfund Amendments and Reauthorization Act of 1986 (SARA), EPA completed a Site Screening Investigation of the HIAD site in 1992 (USEPA, 1992). Based on this investigation, EPA concluded that the data was inconclusive and recommended additional site investigations that were completed in 1992 and 1996 (USEPA, 1992 and USEPA, 1996). Based on the results of these additional environmental assessments, EPA concluded that there was a concern for potential exposure to humans from soil exposure on the HIAD site and groundwater contamination migrating off-site to water supply wells.

In 1994, the City installed a 20-foot deep monitoring well in the central portion of HIAD adjacent to an irrigation well (City of Hollywood, July 1994). The well was sampled for pesticides, PCBs, volatile organic compounds, priority pollutant metals and inorganic compounds. The only exceedance reported by the City during this sampling event was for lead which was detected at 0.30 mg/l compared to the Maximum Contaminant Level for drinking water standards of 0.015 mg/l. In October 1996, the City submitted a Letter Report (City of Hollywood, October 1996) to FDEP providing the sampling results of a monitoring well at the nursery on-site. The monitor well sampled analyzed for metals and inorganic contaminants of concern did not show any exceedances for lead that was previously detected. The monitoring well was subsequently abandoned.

In April 1997, on behalf of the City, Handex submitted a Letter Report (Handex, 1997) to FDEP describing the results of a soil investigation as a result of an August 1996 incident at HIAD. The purpose of that investigation was to determine whether a reactive material that caused a spontaneous combustion reaction was still present at the site. The report concluded that non-reactive total phosphorus was confirmed to be present near the location of the incident. However, it was determined that reactive phosphorus was no longer present in that area and the matter was considered closed.

As a follow-up to the previous environmental assessments completed by EPA in 1992 and 1996, EPA collected additional soil and groundwater sampling at HIAD in 1998 (EPA, 1998). The soil sampling data collected from the central portion of the site revealed the presence of significant contamination in the surface soil. However, EPA concluded that the soil pathway was of minimal concern considering the non-residential use of the property. Based on the results of the groundwater sampling and the potential for off-site migration of the contaminants in the direction of water supply wells in the area, EPA concluded that the groundwater pathway is of significant concern for the HIAD site and recommended additional investigation.

In September 1999 the City submitted a letter to the FDEP serving as a response for additional information requested by FDEP in April 1999. This letter provided a detailed response to FDEP's questions related to environmental contamination on the landfill property, and included a Closure Plan to facilitate two areas of concern and institute a groundwater monitoring plan that would eventually result in closing the landfill and receiving a no further action letter from FDEP.

On December 8, 2005 the City met with FDEP and the Broward County Environmental Protection Department to discuss potential redevelopment of a portion of the property located



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near the southwest corner of Hillcrest Drive and South Park Road. FDEP then advised the City that site assessment activities must be completed prior to any redevelopment activities. In order to comply with FDEP's requirements, the City contracted with URS in March 2007 to complete the environmental site assessment activities. The current status of the most recent environmental site assessment activities, the description of the parcels that constitute the HIAD site and the various alternatives that may be available for redevelopment are provided in the following paragraphs.

3.0 CURRENT ENVIRONMENTAL CONDITIONS ON SITE

At the present time the top one third of HIAD is undeveloped and covered with grass which is regularly maintained by the City. This portion of HIAD was designated as a staging area for vegetative debris from post-hurricane recovery operations. The middle third of the Site is occupied by a plant nursery, offices and facilities for the Public Works Department for the City. Immediately to the south/southeast of the plant nursery are remnants of the old transfer station and waste processing operations. The southern third of the Site is occupied by City of Hollywood's Central Fueling station near the southeast corner, and an active transfer station to the west. Refer to **Figure 2** for a Site Map illustrating the current site features, and the facilities located on site, and in the general vicinity.

In accordance with the Contract for Consulting/Professional Services between the City of Hollywood and URS, a comprehensive environmental site assessment report was submitted to FDEP in June 2007 (URS, June 2007).

Based on these site assessment activities URS provided the following conclusions, and recommendations:

- Generally, all soil samples collected meet FDEP's Direct Exposure Soil Cleanup Target Levels for Commercial/Industrial land use, except the following:
 - Benzo(a)pyrene (BaP) contamination exceeding the residential SCTLs was found in four (4) out of the six (6) samples collected from 0-2 feet from the surface, and one of the samples to the southwest of the Central Fueling Facility exceeded the industrial/commercial use SCTL of 0.7 mg/kg. The concentration of BaP Toxicity Equivalent Units (TEQs) at almost 10 times the SCTL for industrial/commercial use at 7.2 mg/kg in the soil sample collected from MW-4 is likely attributed to contaminated runoff from the fueling area. There is no evidence of this soil leaching into the groundwater based on the groundwater leachability based SCTL of 8 mg/kg, and the groundwater sample collected from MW-4A.
 - Of the eight (8) RCRA metals the soil samples were analyzed for, arsenic and lead contamination exceeded their respective residential use SCTLs in four (4) out of the six (6) samples, but all samples for arsenic were below the threshold



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for industrial/commercial land use of 12 mg/kg. Soil contamination from lead was found to be localized at the former waste processing and disposal area. One of the soil samples (MW-6A) taken from 0-2 feet below surface from the debris in the middle of the former waste processing and disposal area immediately to the south of the eastern half of the plant nursery was high in lead at 4000 mg/kg which is almost three (3) times the industrial/commercial use SCTL of 1400 mg/kg. Localized lead contamination was previously reported by EPA also. There is no evidence of lead leaching into the groundwater based on groundwater samples collected from MW-6A.

- One soil sample (SB-3) collected from 0-2 feet below surface from an area to the northeast of the former transfer station showed high levels (32.77 ng/kg) of dioxins exceeding the industrial/commercial use SCTL of 30 ng/kg. This was the only area of dioxin contamination at HIAD based on the samples collected and analyzed. URS has not been able to find the source of dioxins in this area but this family of contaminants has been found in previous assessments.
- URS collected a total of twelve (12) groundwater samples from eleven (11) new shallow and intermediate depth monitoring wells and one (1) existing irrigation well. Of all the samples collected only arsenic was found to exceed the Groundwater Cleanup Target Levels (GCTLs) of 0.01 mg/l in three (3) out of the twelve (12) wells sampled. The highest contamination at 0.03 mg/l was found in a shallow well (MW-1A) on the traffic island near the northwest corner of HIAD. The other two (2) groundwater monitoring wells with arsenic contamination were found in a 40 foot well near the northeast corner of HIAD (MW-2B) and a shallow well (MW-6A) right in the middle of the debris of the former municipal waste processing and disposal areas. The contamination in MW-2B and MW-6A were only slightly above the GCTLs. None of the other contaminants of potential concern that were sampled and analyzed exceeded the GCTLs.
- All the monitoring wells with arsenic exceedances, including MW-1A are within the HIAD property boundaries, as shown in the Broward County Property Appraisers' most recent on-line data base.
- Based on the results of the field investigation that was part of this SAR, URS believes that arsenic contamination found in the three (3) monitoring wells installed during this site investigation appears to be very localized and possibly coming from other off-site sources. Regardless, all groundwater concentrations of arsenic were below the Natural Attenuation Default Concentrations of 0.10 mg/l.

In August 2007 FDEP concurred with the findings and recommendations presented in the URS report; however additional sampling to supplement the previous site assessment was required. Therefore, as directed by FDEP, URS completed a supplemental site assessment report, and submitted it to FDEP in November 2007 (URS, November 2007). The findings in the supplemental report are summarized below:



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- The concentration of arsenic in the groundwater monitoring wells installed during the initial site assessment activities reveal that levels were within the acceptable groundwater cleanup target levels.
- The lead contamination in the soils and debris in the middle of the former processing area appears to be localized.
- The petroleum product contamination in the soils identified during the initial assessment activities southwest of the Central Fueling facility is limited to the shallow 0 to 2 foot below grade, and there are only marginal exceedances of the SCTLs for industrial/commercial land use.

On February 4, 2008, FDEP concluded that the environmental assessment of the HIAD site was complete, and concurred with URS' following recommendations:

- Continue to monitor the groundwater around the HIAD site for a period of one year to confirm that the arsenic contamination remains within acceptable levels. ✓
 - Restrict access to the lead contamination in the soils in the middle of the former processing area.
-
- The soils to the northeast of the former transfer station and waste processing area that was found to be contaminated with dioxins at concentrations above the SCTLs for commercial/industrial use should be removed and managed in accordance with FDEP regulations. ✓
 - The petroleum contamination in the soils to the southwest of the Central Fueling facility may remain in place provided it is covered with an impermeable cap or paved, until such time as a restrictive covenant is completed and approved by FDEP. ✓
 - FDEP concurred that the former HIAD property may be redeveloped in accordance with a risk-based closure plan. ✓

Copies of FDEP's regulatory correspondence are included in **Appendix A**.

Based on the environmental assessment activities completed to date and the direction provided by FDEP, URS has presented in the following sections the current uses on the HIAD parcels and several alternatives for redeveloping portions of the former HIAD site for putting it to beneficial reuse.



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4.0 CURRENT USES OF HIAD PROPERTY

According to records available on-line from the Broward County Property Appraiser's office, the HIAD site is currently divided into five (5) contiguous parcels for a total of approximately 32 acres. The Folio Numbers and detailed descriptions of each parcel are included in **Appendix B**. Site photos are included in **Appendix C**. The largest parcel is the north parcel bordering the south side of Hillcrest Drive and west side of South Park Road. The access to the remaining parcels, if developed independently, maybe limited from South Park Road due to the layout. The smallest parcel is 0.1 acre and it is on the west side of the middle parcel, and can be easily incorporated into the redevelopment plans for the middle parcel or the whole site.

A brief description and summary of these parcels are shown in **Figure 3** and provided in the Table on the following page.



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TABLE 1: CURRENT USE OF HIAD PROPERTY

Parcel Name/Folio ID	Area, acres	Current uses	Surrounding Property
North Parcel 51 42 20 00 0040	14.8	Vacant, maintained grassy cover, and previously used as staging area for hurricane debris.	Residential to the north, east and west; golf course and contiguous HIAD parcel to the south.
Middle Parcel 51 42 20 00 0140	10.4	Approximately 1/3 of it is used by City plant nursery operations, and for parking PWD equipment and vehicles; rest of it has debris and contaminated soils from historical operations. Improvements on this parcel appear to have taken place in the late 1960's.	Contiguous HIAD parcel to the north and south, golf course to the west, and trailer park across South Park Road to the east.
Southeast Parcel 51 42 20 00 0150	4.7	Central Fueling Facility for City vehicles, maintenance shop, City transfer station and parking area for City vehicles. Petroleum storage tank records go back as early as the 1950's but the existing underground storage tanks were put in service in 1997, according to FDEP storage tank inventory records.	Contiguous HIAD parcel to the north, trailer park across South Park Road to the east, Coca Cola Bottling Plant across Pembroke Road to the South, and HBF Hollywood LLC property to the west (Cement mix plant on north and warehouse/antique stores facing Pembroke Road).
Southwest Parcel 51 42 20 00 0170	2.3	Currently houses main PWD administrative building complex	Contiguous HIAD parcel to the north, HBF Hollywood LLC (Cement Mix plant/antiques warehouse) property to the east, Coca Cola Bottling Plant across Pembroke Road to the South, Five Y Investments Inc (Light industrial, auto repair shops and warehouse) property to the west.



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West Parcel 51 42 20 00 0010	0.1	Small parcel that was cut from the middle parcel; currently used for parking PWD/plant nursery equipment and vehicles.	Contiguous HIAD parcels on north, east and south sides, and golf course on west side; currently landlocked.
---------------------------------	-----	--	---

5.0 REDEVELOPMENT ALTERNATIVES

URS recently completed environmental assessment activities of the HIAD site. The site assessment reports, approved by FDEP, and other historical data should be used to develop a closure plan and/or other alternatives for redevelopment. ✓

Based on existing environmental conditions, URS has evaluated several alternatives for redeveloping the HIAD site. It should be noted that market reports or feasibility studies were not part of URS' Scope of Work. The alternatives presented in the Table on the following page, to the large extent, will depend on the City's general philosophy for redeveloping the whole site or portions of it. URS believes that an engineering solution to redevelop the whole HIAD property or portions of it can be developed but it will depend how much time and resources the City is willing to dedicate for the redevelopment project, and what type of projects the neighboring community is in need of and willing to accept.



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TABLE 2: REDEVELOPMENT ALTERNATIVES

Parcel Name	Area, acres	Redevelopment Alternatives	Extent of Mitigation or Remedial Measures
North Parcel	14.8	<ul style="list-style-type: none"> Continue to use as designated area for hurricane debris Passive Park (Shelters, Picnic Areas, Fitness Trails, and other similar uses) Active Park (Lighted ball fields, concession stands, recreation center, meeting rooms, golf course driving range, and other similar uses) Recreational (Movie Theater, Community Center with Arts and Crafts, library, Performing Arts Center, and other similar uses) ✓ Commercial/Retail shopping center (Medical offices, retail establishments, restaurants, sidewalk cafés, and other similar uses) ✓ Mixed Use (Commercial, retail, residential, restaurants, sidewalk cafés, and other similar uses) Residential (Senior citizen housing, attainable housing, mixed work force housing for retirement community, and other similar uses) 	<ul style="list-style-type: none"> Landfill Closure Plan will be required regardless of redevelopment alternatives: provide and maintain cover material, stormwater management plan, and other measures Few remedial measures for parks: Maintain at least 2 feet of clean soil cover, landscaping. Light poles, buildings and structures will required limited landfill gas, geotechnical and structural assessment and mitigation measures Extensive remedial measures to address potential landfill gas, geotechnical and structural issues for recreational facilities, commercial or retail buildings Restrictive covenant on property to limit use of surface and groundwater.



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Middle Parcel	10.4 ✓	<ul style="list-style-type: none"> Existing nursery operations will have to be relocated for redevelopment purposes or redevelopment can occur on eastern part of the parcel adjacent to South Park Road Any of the above alternatives can be mixed or matched for this parcel Partner with Broward County for "Green" industries like bio-diesel facility and/or other industries manufacturing recycled products 	<ul style="list-style-type: none"> Landfill Closure Plan will be required regardless of redevelopment alternatives; demolish old structures on the parcel, remove all contaminated debris and soils, re-grade parcel, provide and maintain soil cover material, stormwater management plan, and other measures Extensive remedial measures to demolish old buildings and structures, remove contaminated debris and soils on the parcel, address potential landfill gas, geotechnical and structural issues related to redevelopment activities. Restrictive covenant on property to limit use of surface and groundwater
Southeast Parcel	4.7	<ul style="list-style-type: none"> Existing Central Fueling Facility for City vehicles, maintenance shop, City transfer station and parking area for City vehicles will have to be relocated for any other redevelopment alternatives. Any of the above alternatives can be mixed or matched for this parcel based on a limited basis due to its size 	<ul style="list-style-type: none"> Closure Plan is minimal - maintaining paved area and record a restrictive covenant Relocation of existing facilities and remedial measures are likely to be extensive for converting to any other uses
Southwest Parcel	2.3	<ul style="list-style-type: none"> Currently houses main PWD administrative building complex. Any of the above alternatives can be mixed or matched for this parcel based on a limited basis due to its size 	<ul style="list-style-type: none"> Closure Plan is minimal - maintain paved area and record a restrictive covenant Relocation of existing facilities and remedial measures are likely to be



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			extensive for converting to any other uses
West Parcel	0.1	<ul style="list-style-type: none"> Small parcel that was cut from the middle parcel; currently used for parking PWD/plant nursery equipment and vehicles. <i>include with Middle parcel uses</i> 	<ul style="list-style-type: none"> Landfill Closure Plan will be required regardless of redevelopment alternatives: provide and maintain cover material, stormwater management plan, and other measures will have to be incorporated in the Middle Parcel

The development alternatives presented above have their own advantages and disadvantages when the financial issues are considered. These implications are briefly summarized below.

- No redevelopment – maintain North Parcel as Staging Area for Hurricane Debris
 - Cost to develop and implement Landfill Closure Plan
 - Cost to remediate areas with contamination
 - Cost to maintain landfill cover and post-closure requirements
 - No Tax Revenues
- Passive Park or Active Park
 - Cost to develop, operate and maintain
 - No Tax Revenues
 - Attract people for surrounding communities (mobile homes, for example)
- Golf Course (Driving Range, additional holes)
 - Have to work with adjacent golf course owner
- Recreational/Entertainment (Movie Theater, Community Center with arts and crafts, Library, Performing Arts Center)
 - No cost to City to develop, operate or maintain
 - Tax revenues
 - Public benefits



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- Commercial business/Retail/Medical Offices/Targeted businesses
 - No cost to City to develop, operate or maintain
 - Tax revenues
 - Public benefits
- Residential (Senior citizen housing, attainable housing, mixed workforce housing for retirement community)
 - ❖ No cost to City to develop, operate or maintain
 - ❖ Tax revenues
 - ❖ Public benefits

Prior to starting the redevelopment process, the City may want to go through the following stages of planning and identifying key issues:

- Planning - This may present a few challenges, and it is very important that communication between all parties starts during the early stages. The major parties in the redevelopment process must include government officials, local community interests, landowners, developers, and lending institutions.
-
- Environmental Issues – Most of the environmental issues have been identified in the Site Assessment Reports completed to date and approved by State regulators. Depending on future redevelopment strategies, supplemental environmental and geotechnical work may be necessary. Considering the various types of wastes that have been disposed of in the old landfill, there maybe a need to conduct landfill gas assessments based on the type of land uses. These issues and concerns should be carefully addressed during the initial stages of the redevelopment process. The contamination found on the HIAD site can be successfully remediated using a risk based corrective action approach to fully address human health and environmental issues for ultimate land uses.
 - Liability Issues – This will likely be a big concern for private developers, and they must be addressed with state regulators and/or by contractual agreements with developers. The State of Florida does provide relief from liability to developers under certain circumstances. Environmental insurance is also available to cover costs exceeding pre-determined amounts.
 - Economic Issues – Many times the environmental costs of remediating the property exceed the real estate value of the property. In a situation like this, redevelopment will occur only when there are some government incentives or subsidies
 - Social Issues – These can be critical issues that could impact the overall remediation and redevelopment of the site. Therefore, it is very important to include local community members to represent interests of all the stakeholders as early in the process as possible.



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A typical planning and development process will follow the following steps:

1. Identify Potential Uses
2. Test Uses
 - ❖ Community Involvement/Stakeholder Meetings
 - ❖ Market Study
3. Economic Feasibility and Acceptance
4. Pre-Request for Proposal (RFP) Process:
 - ❖ Additional Field Investigation
 - ❖ Identify Permitting Constraints
 - ❖ Constructability Review
 - ❖ Liability issues
5. Preparation of the RFP Package

6. Review RFP submittals and Select Developer

HIAD, like any other old landfill, will pose certain challenges for redevelopment not only from an environmental standpoint but also from the legal and financial perspective. FDEP has already notified the City to submit a closure plan, in accordance with state regulations, for the former landfill property to control any human health and environmental concerns. They have also agreed that the closure plan can be integrated into future redevelopment plans.

The HIAD property is located in an urban area, and if the undeveloped parcels are left in their existing conditions, they may diminish the value of the surrounding properties. The stigma associated with landfills and the fear of contamination may discourage developers, businesses, and homeowners from investing in the community. On the other hand, vacant undeveloped pieces of property, like HIAD, in an area where the infrastructure is already in place offer a tremendous opportunity to fill the needs of the local community whether it is related to housing, recreational, medical, commercial, or industrial. This will also help the City create jobs, increase the tax base, expand recreational opportunities, and improve the quality of life for its citizens.

6.0 FLORIDA'S BROWNFIELDS PROGRAM

There has been some discussion about making the HIAD site a brownfields site in an attempt to take advantage of any economic incentives that maybe available under this program. We have, therefore, included in this section a brief discussion of this program and what the potential benefits maybe.



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In 1997, Florida established a model for overcoming the barriers to brownfield redevelopment. The Brownfields Redevelopment Act as amended (Act) [§ 376.78-.875, Florida Statutes, (F.S.)] was created to enable the Florida Department of Environmental Protection (FDEP) and other agencies to assist in the reduction of public health and environmental hazards on existing commercial and industrial sites and the reuse of these lands. The Act created voluntary partnerships between FDEP, Office of Tourism, Trade and Economic Development, Department of Community Affairs (OTTED), Department of Revenue, Enterprise Florida, Inc., local governments, community residents, developers, investors, businesses and lenders to provide a mechanism to restore industrial and commercial lands where contamination exists or is perceived to exist.

The Brownfields Redevelopment Program is a "voluntary" program where the person responsible for brownfield site rehabilitation may have caused and is responsible for the original contamination and its cleanup or the person may be totally removed from causation of the contamination but chooses to "voluntarily" cleanup and redevelop the site. Therefore, there are two components to brownfields: 1) redevelopment or revitalization of the site and 2) cleanup of any existing contamination.

A Brownfield site is a piece of real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination. The designation of the site begins at the local City or County level. Any person who has not caused or contributed to the contamination of a brownfield site on or after July 1, 1997, is eligible to participate in the program and execute a Brownfield Site Rehabilitation Agreement (BSRA) with the FDEP. Any site is eligible for designation by a local government provided the requirements in §376.80(1) or (2), F.S. are met. The designation of a brownfield area is the responsibility of the local government that has jurisdiction over the proposed designated brownfield area. However, there are several exceptions to the program eligibility that must be considered before a brownfield site is determined eligible for both designation and execution of a BSRA.

A designated brownfields area may include one or more parcels of land. The parcel(s) may contain one or more brownfield sites. The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitle the identified person to negotiate a BSRA with the FDEP or approved local pollution control program. Also, the designation of a brownfield area allows for certain economic incentives (i.e., redevelopment bonus refund, revolving loan fund) that are not tied to the execution of a BSRA for properties, which are within the designated brownfield area.

The execution of a BSRA between the Person Responsible for Brownfields Site Rehabilitation (PRFBRSR) and the FDEP or the approved local pollution control program is one of the critical elements of the program, and for a BSRA to be executed a brownfield area must be designated and a responsible person must be identified. Many of the State's economic incentives and regulatory benefits depend on the execution of a BSRA. The BSRA provides the regulatory authority and provides liability protection for the PRFBRSR. Any person, including his or her successors and assigns, who executes and implements to successful completion a BSRA, shall be relieved of further liability for remediation of the contaminated site or sites to the state and to



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third parties and of liability in contribution to any other party who has or may incur cleanup liability for the contaminated site or sites. The liability protection offered in §376.82(2)(a), F.S. shall become effective upon execution of a BSRA, and shall remain effective, provided the PRFBSR complies with the terms of the BSRA.

These are few of the highlights of the program in Florida. In Broward County, FDEP has delegated the authority of managing the Brownfields Program to the Broward County Environmental Protection Department (BCEPD). The City may want to consider the Brownfields Program as one of the mechanisms for future redevelopment of the HIAD property.

7.0 CURRENTLY REGULATORY STATUS OF HIAD SITE

In a letter dated February 4, 2008 FDEP approved the environmental site assessment activities completed by URS on behalf of the City under the following conditions:

- Continue groundwater monitoring, in accordance with URS' recommendation, for a period of one year.
- Restrict access to areas contaminated with lead (old debris disposal area east of nursery) until a landfill closure or redevelopment plan is submitted to FDEP.
- The petroleum contaminated soils in an area southwest of the Central Fueling Facility may remain in place with an impermeable cover provided a restrictive covenant is developed and maintained for the parcel.
- The soils in the middle parcel northeast of the debris disposal area that exhibit exceedances of dioxin levels above acceptable criteria must be managed in accordance with the Source Removal requirements of Chapter 62-780.500, FAC.
- A risk-based closure or redevelopment plan approved in accordance with URS' recommendation must be submitted no later than May 31, 2008.

A copy of the FDEP letter dated February 4, 2008 is included in **Appendix B**.



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8.0 SUMMARY AND RECOMMENDATIONS

Based on the results of environmental assessment activities completed to date, FDEP has concurred with URS' recommendations that the former HIAD site can be redeveloped using State of Florida's requirements for a risk-based closure strategy. As part of the approval, FDEP has advised the City to conduct the following activities within the time frame provided:

- Continue groundwater monitoring for a period of one year;
- Remove contaminated soils and restrict access to contaminated areas until a landfill closure or redevelopment plan is submitted to FDEP. Soils with low levels of petroleum contamination may remain in place with a restrictive covenant of the property;
- A risk-based closure or redevelopment plan must be submitted to FDEP no later than May 31, 2008.

Under these general regulatory requirements URS is recommending several alternatives for future development of the HIAD property. Based on the City's internal review process, there maybe a need to request an extension of time to comply with the deadlines imposed by FDEP in their approval letter.

In order to review the alternatives for developing the HIAD property, URS reviewed on-line records from the Broward County Property Appraiser's office. These records show that the HIAD site is currently divided into five (5) contiguous parcels for a total of approximately 32 acres. The largest parcel on the north side that is currently vacant is approximately 14.8 acres. This parcel is bounded on the north by Hillcrest Drive and on the east by South Park Road. The smaller parcels near the southeast and southwest corner of the property are currently in active use by the Public Works Department. A City plant nursery is also being operated on the western third of the middle parcel. Public access to the old incinerator debris and contaminated areas to the east of the nursery is currently restricted.

The future development of this property could take place in phases starting from the north parcel which is currently vacant. HIAD, like any other old landfill, will pose certain challenges for redevelopment not only from an environmental standpoint but also from the legal and financial perspective. FDEP has already notified the City to submit a closure plan, in accordance with state regulations, for the former landfill property to control any human health and environmental concerns. They have also agreed that the closure plan can be integrated into future redevelopment plans.

The stigma associated with landfills and the fear of contamination may discourage developers, businesses, and homeowners from investing in the community. On the other hand, vacant undeveloped pieces of property, like HIAD, in an area where the infrastructure is already in place offer a tremendous opportunity to fill the needs of the local community whether it is related



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to housing, recreational, medical, commercial, or industrial. This will also help the City create jobs, increase the tax base, expand recreational opportunities, and improve the quality of life for its citizens.

One of alternatives available for the HIAD redevelopment program is using the incentives that may be available to developers under Florida's Brownfields Program. This idea should be further explored with FDEP and Broward County EPD.

Based on existing environmental conditions, URS has evaluated several alternatives for redeveloping the HIAD site which are summarized below. The nature and extent of future use may depend on its historical and/or current uses, and additional environmental, landfill gas and geotechnical assessments that are recommended for beneficial reuse.

- Passive Park (Shelters, Picnic Areas, Fitness Trails)
 - Active Park (Lighted ball fields, concession stands, recreation center, meeting rooms, golf course driving range)
 - Recreational (Movie Theater, Community Center with Arts and Crafts, library, Performing Arts Center)
-
- Commercial/Retail shopping center (Medical offices, retail establishments, restaurants, sidewalk cafés)
 - Mixed Use (Commercial, retail, residential, restaurants, sidewalk café)
 - Targeted recycling businesses – Partner with Broward County for biodiesel or other recycling businesses on one of the parcels (middle parcel).
 - Residential (Senior citizen housing, attainable housing, mixed work force housing for retirement community)

Prior to starting the redevelopment process, the City may have to go through identifying key issues during the planning stages like environmental, liability, economic, and social. This may require additional assessments and field investigations. Identifying key stakeholders early during the planning process is the key to any successful redevelopment process. These stake holders must include the local community, state and local government representatives, potential developers and lending institutions. The alternatives presented above, to the large extent, will depend on the City's general philosophy for redeveloping the whole site or portions of it.

URS believes that an engineering solution to redevelop the whole HIAD property or portions of it can be developed but it will depend how much time and resources the City is willing to



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dedicate for the redevelopment project, and what type of projects the neighboring community is in need of and willing to accept.



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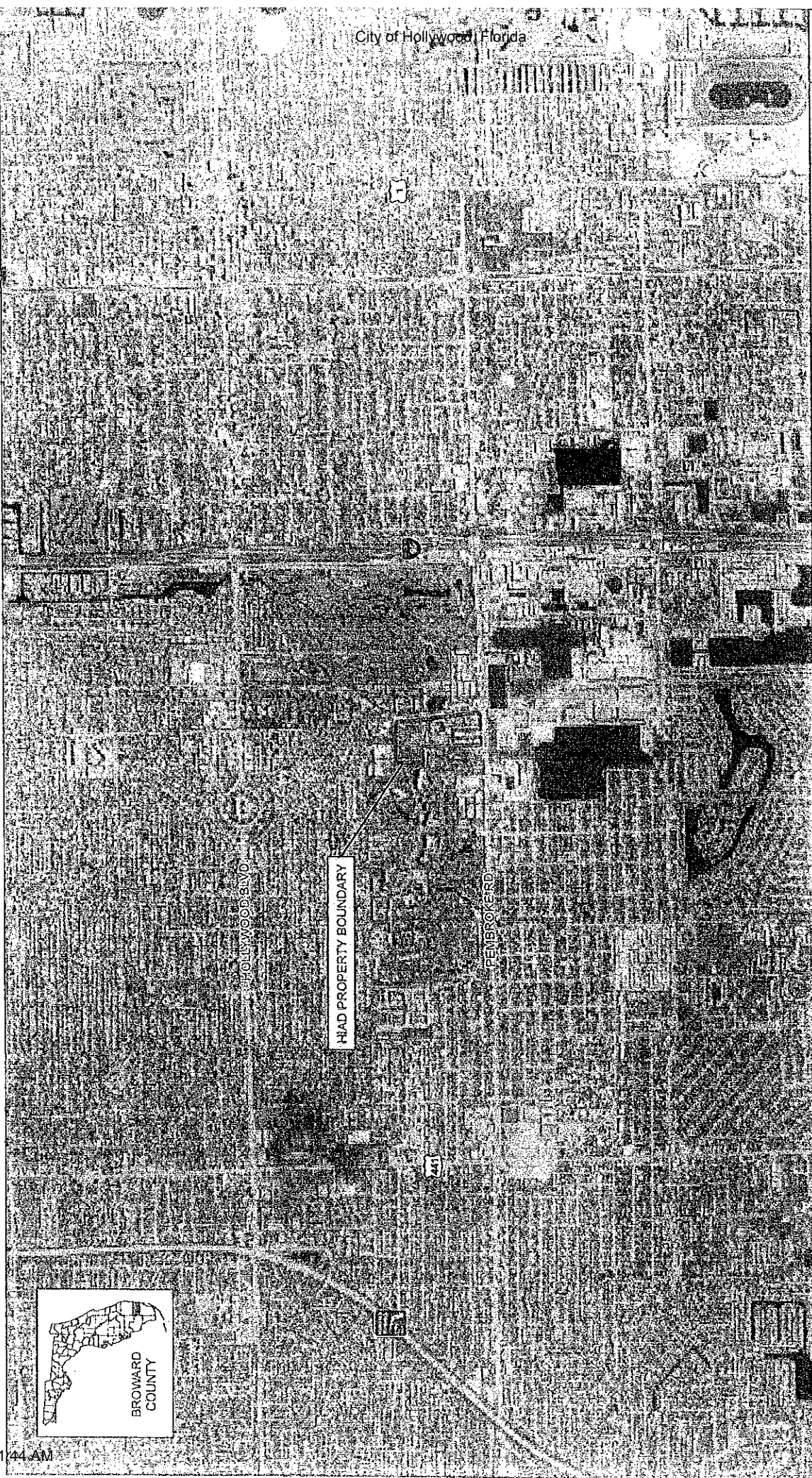
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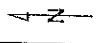
URS

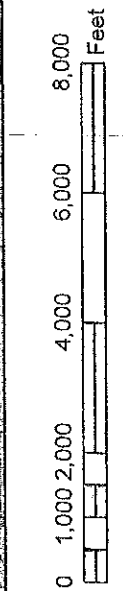
FIGURES



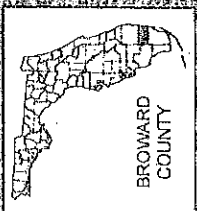
SITE LOCATION MAP
HOLLYWOOD INCINERATOR
ASH DUMP (HIAD)

 HIAD Property Boundary

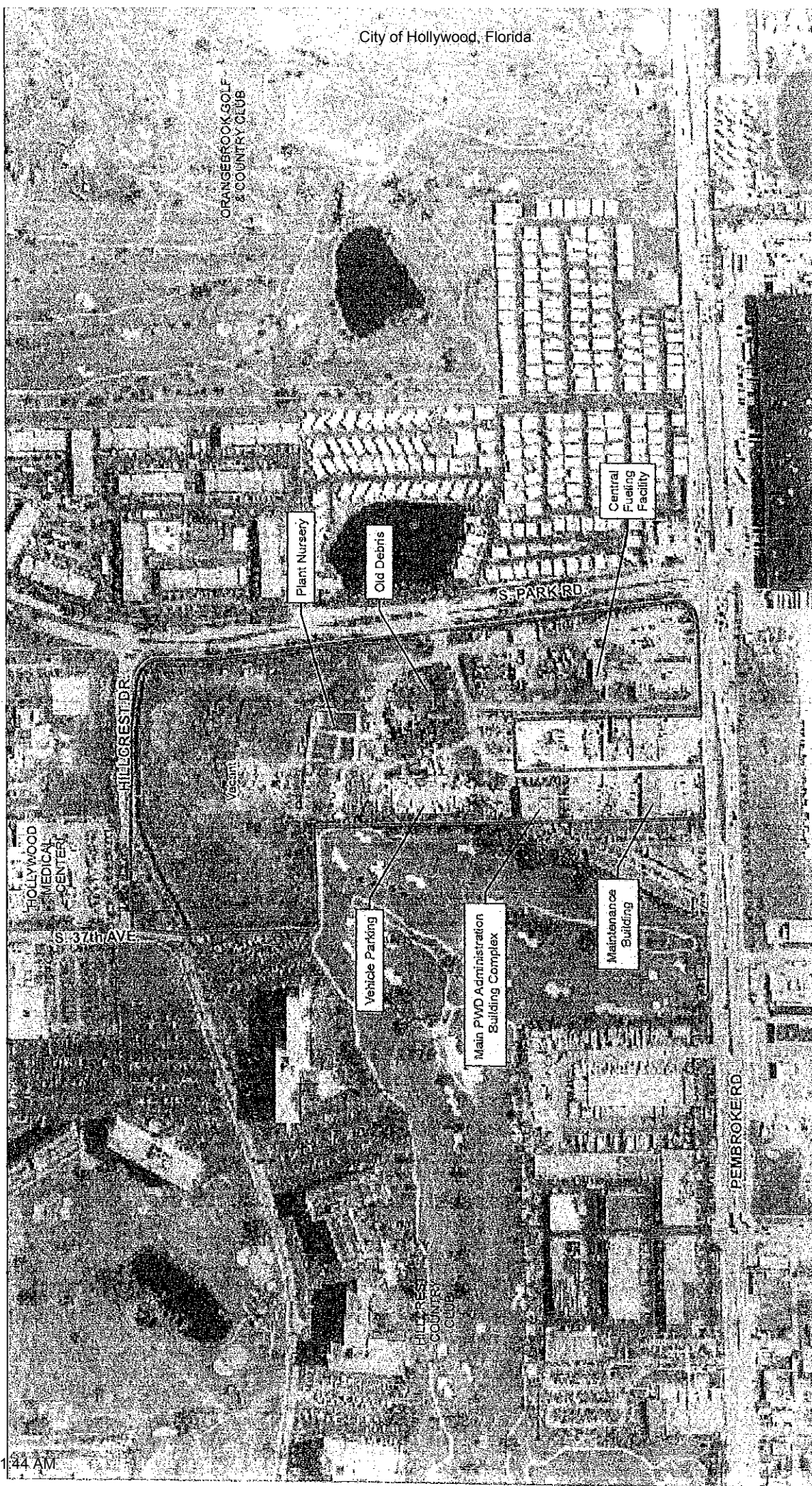
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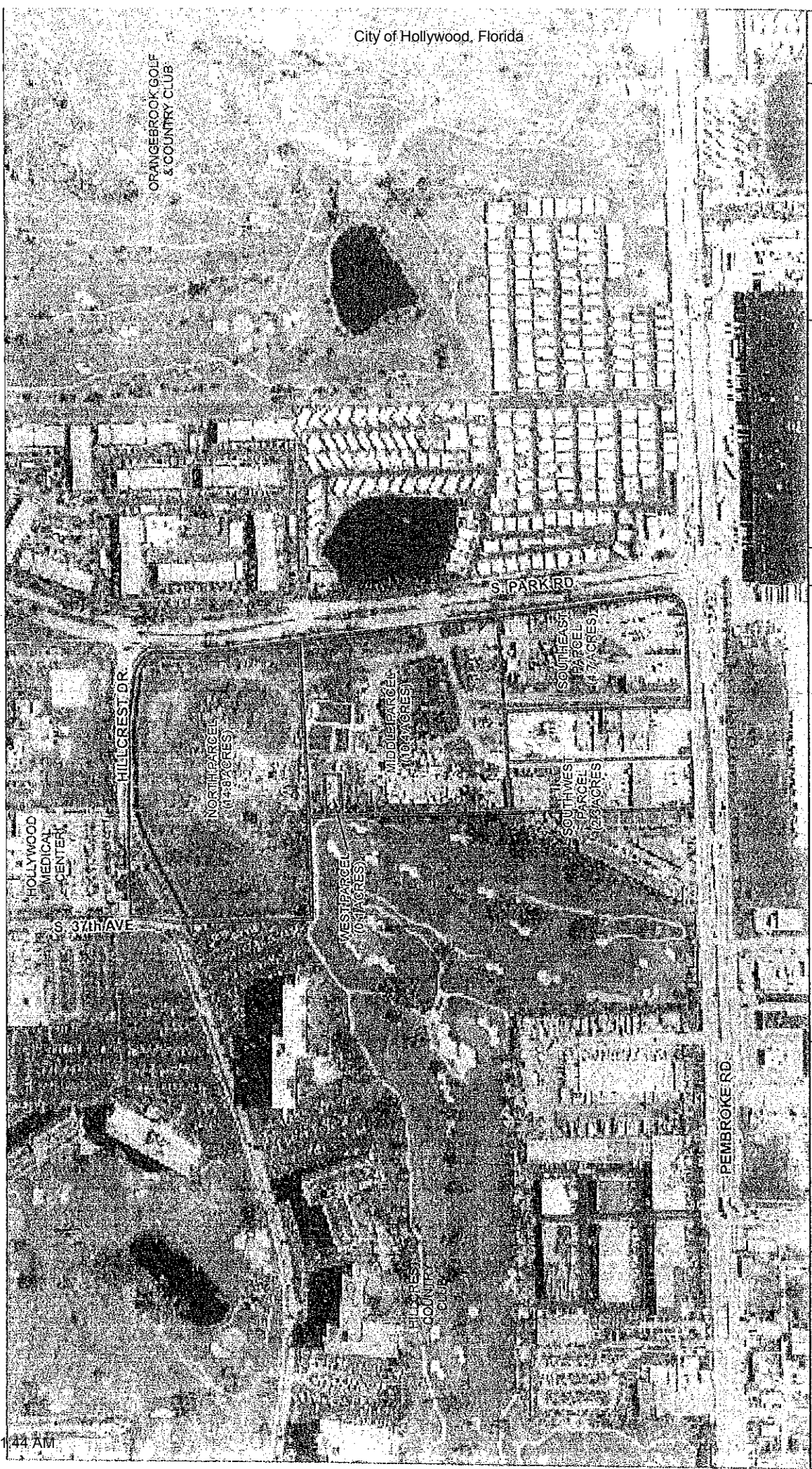
SOURCES:
2006 Aerial Source: F.D.O.T.
Florida Geographic Data Library
Street Map USA




MAP PRODUCED BY:
URS
7966 CORPORATE CENTER DRIVE, SUITE 401
MANASSA, VA 20108



<p>MAP PRODUCED BY:</p> <p>URS</p> <p>1850 CORPORATE CENTER DRIVE, SUITE 401 MIAMI, FL 33128</p>	<p>SOURCES:</p> <p>2008 Aerial Source: F.D.O.T. Florida Geographic Data Library Street Map USA</p>	<p>0 150 300 600 900 1,200 Feet</p> <p>4 N</p>	<p>HIAD Property Boundary</p>	<p>SITE MAP</p> <p>HOLLYWOOD INCINERATOR ASH DUMP (HIAD)</p>	<p>FIGURE 2</p>
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MAP PRODUCED BY: URS 7850 CORPORATE CENTER DRIVE, SUITE 401 MIAMI, FL 33128	SOURCES: 2006 Aerial Source: F.D.O.T. Florida Geographic Data Library Street Map USA	 HIAD Property Boundary	HIAD PARCELS MAP HOLLYWOOD INCINERATOR ASH DUMP (HIAD)	FIGURE 3

APPENDIX A



Florida Department of Environmental Protection

Southeast District Office
400 North Congress Avenue, Suite 200
West Palm Beach, Florida 33401-2913

Gregory Turek, Director of Public Works
City of Hollywood
1600 South Park Road
Hollywood, FL 33021-8225

AUG 21 2007

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

Re: Site Assessment Report for the Hollywood Ash Incinerator Dump Site
1600 South Park Road, Hollywood, Broward County, FL

Dear Mr. Turek:

Staff of the District's Waste Cleanup Section has reviewed the Site Assessment Report (SAR), dated June 11, 2007 (received June 12, 2007), that was prepared by URS Corporation (URS) for the above referenced property. The following comments need to be satisfactorily addressed at this time.

1. The Department concurs with the consultant's recommendation to excavate the soils in the area around MW-4. Pursuant to Rule 62-780.500(5)(a)(5), Florida Administrative Code (F.A.C.), if one of the objectives of the interim source removal is to excavate all the contaminated soil or sediment, confirmatory soil or sediment samples shall be collected. Soil samples shall be collected at the bottom of the excavation (unless the bottom is below the water table) and walls or perimeter of the excavation.
2. According to Rule 62-780.600(3)(a)(8)(b), F.A.C., the objectives of the site assessment shall be the following, as applicable: To determine whether contamination is present and the types of contaminant present, and to determine the horizontal and vertical extent of contamination in every medium. The presence of lead in the soils at MW-6, at a concentration above both the residential and commercial Soil Cleanup Target Levels (SCTLs) indicates a need for additional sampling to establish the horizontal extent of the contamination.
3. Subsequent to the excavation described in comment number 1, an additional round of groundwater samples should be collected and analyzed for Arsenic, in order to establish whether the plume is stable and shrinking. Should such a trend be verified by the groundwater data a Natural Attenuation with Monitoring Plan should be submitted after soil remediation is complete.
4. Please include the analytical results of the additional soil and groundwater samples, and the confirmatory samples for the excavation area, along with a recommendation for the closure and/or further remediation of this site, in a Site Assessment Report Addendum (SARA) no later than October 31, 2007.

Should you have any questions, feel free to contact Ms. Bridget Armstrong at (561) 681-6679.

Sincerely,

Paul Alan Wierzbicki, P.G.
Waste Cleanup Supervisor
Waste Cleanup Section

cc: Terry Comiskey, A.I.A., Project Manager, (Via email) tcomiskey@hollywoodfl.org
Kee Juen Eng, Administrative Services Manager, (Via email) keng@hollywoodfl.org
Vivek Kamath, P.E., (via email) Vik_Kamath@URSCorp.com
David Vanlandingham, P.E., (via email) dvanlandingham@broward.org



Florida Department of Environmental Protection

Southeast District Office

400 North Congress Avenue, Suite 200
West Palm Beach, Florida 33401-2913

WCU – Broward County
Hollywood Ash Dump Site

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

Gregory Turek, Director of Public Works
City of Hollywood
1600 South Park Road
Hollywood, FL 33021-8225

FEB 04 2008

Re: Site Assessment Report Addendum for the Hollywood Ash Incinerator Dump Site
1600 South Park Road, Hollywood, Broward County, FL

Dear Mr. Turek:

Staff of the District's Waste Cleanup Section has reviewed the Site Assessment Report Addendum (SARA), dated November 16, 2007 (received November 19, 2007), that was prepared by URS Corporation (URS) for the above referenced property, and have the following comments within the scope of the Waste Cleanup section.

1. The Department concurs with the consultant's recommendations to continue groundwater monitoring for a period of one year, and to restrict access to the lead contamination in soil until a landfill closure/redevelopment plan is implemented.
2. The Department also agrees to allow the petroleum contamination in soils to remain in place with the impermeable cap that is present, until such time as a restrictive covenant is completed and added to the property deed.
3. The recommendation to prepare a risk-based closure or redevelopment plan is also approved, and the requested extension is granted. Please submit 3 copies (preferably 2 hard copies, and 1 electronic copy) of the plan no later than May 31, 2008.
4. The Department believes that the soils in the area of SB-3, which exhibit dioxin levels greater than the Soil Cleanup Target Levels (SCTLs), promulgated in Chapter 62-777, Florida Administrative Code (F.A.C.), should be removed. Please reference the Source Removal portions of Chapter 62-780.500, Florida Administrative Code, (F.A.C.).

Should you have any questions, feel free to contact Ms. Bridget Armstrong at (561) 681-6679.

Sincerely,

Paul Alan Wierzbicki, P.G.
Waste Cleanup Supervisor
Waste Cleanup Section

cc: Terry Comiskey, A.I.A., Project Manager, tcomiskey@hollywoodfl.org
Kee Juen Eng, Administrative Services Manager, keng@hollywoodfl.org
Vivek Kamath, P.E., Vik_Kamath@URSCorp.com
Jason Sherman, DEP, OGC, Jason.Sherman@dep.state.fl.us
David Vanlandingham, P.E., dvanlandingham@broward.org
Joe McGarrity, DEP, Tallahassee Joe.Mcgarritty@dep.state.fl.us
Barbara Schuster, US EPA Region IV, Atlanta
West Palm Beach DEP files / Archboard

071225

APPENDIX B



Site Address	1600 S PARK ROAD , HOLLYWOOD	ID #	5142 20 00 0140
Property Owner	CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE	Millage	0513
Mailing Address	2600 HOLLYWOOD BLVD #212 HOLLYWOOD FL 33020-4807	Use	89

Abbreviated Legal Description	20-51-42 NW1/4 OF SE1/4 OF NW1/4 LESS LOT 2 BLK 1 HOLLYWOOD GOLF HTS & LESS PT LOT 11 BLK 3 HOLLYWOOD GOLF HTS LYING THEREIN & LESS RD R/W & PT OF NE1/4 OF SE1/4 OF NW1/4 LYING W OF RD R/W AS DESC IN OR 1553/55
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$854,700	\$197,550	\$1,052,250	\$1,052,250	
2011	\$854,700	\$197,550	\$1,052,250	\$1,052,250	
2010	\$854,700	\$14,570	\$869,270	\$869,270	

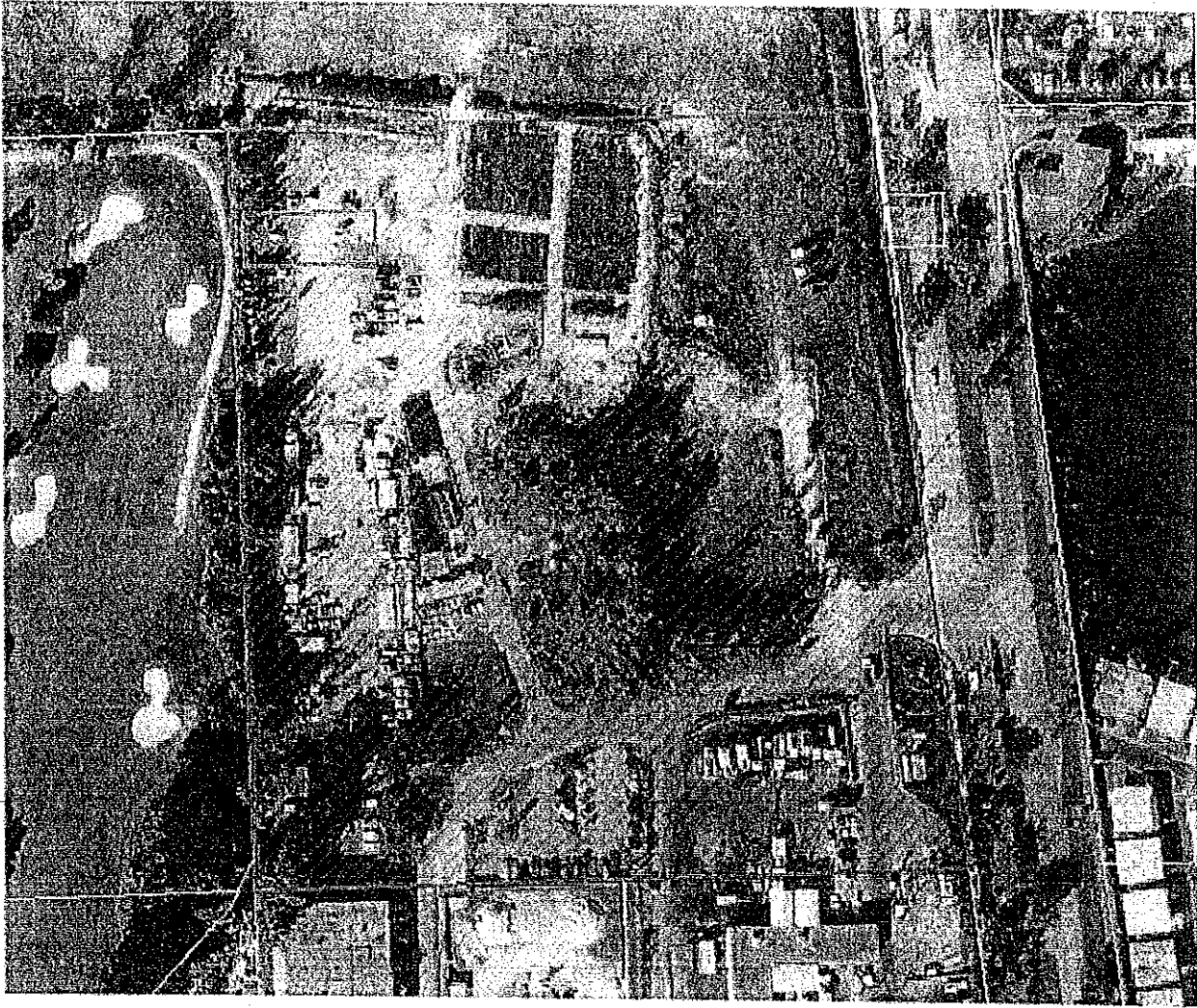
IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,052,250	\$1,052,250	\$1,052,250	\$1,052,250
Portability	0	0	0	0
Assessed/SOH	\$1,052,250	\$1,052,250	\$1,052,250	\$1,052,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$1,052,250	\$1,052,250	\$1,052,250	\$1,052,250
Taxable	0	0	0	0

Sales History				
Date	Type	Price	Book	Page

Land Calculations		
Price	Factor	Type
\$82,500	10.36	AC
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
X								
1								





Site Address	1600 S PARK ROAD , HOLLYWOOD	ID #	5142 20 00 0170
Property Owner	CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE	Millage	0513
Mailing Address	2600 HOLLYWOOD BLVD #212 HOLLYWOOD FL 33020-4807	Use	89

Abbreviated Legal Description	20-51-42 W1/2 OF W1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS S 50 FOR RD
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$728,760	\$1,176,650	\$1,905,410	\$1,427,430	
2011	\$728,760	\$1,176,650	\$1,905,410	\$1,297,670	
2010	\$728,760	\$1,176,650	\$1,905,410	\$1,179,700	

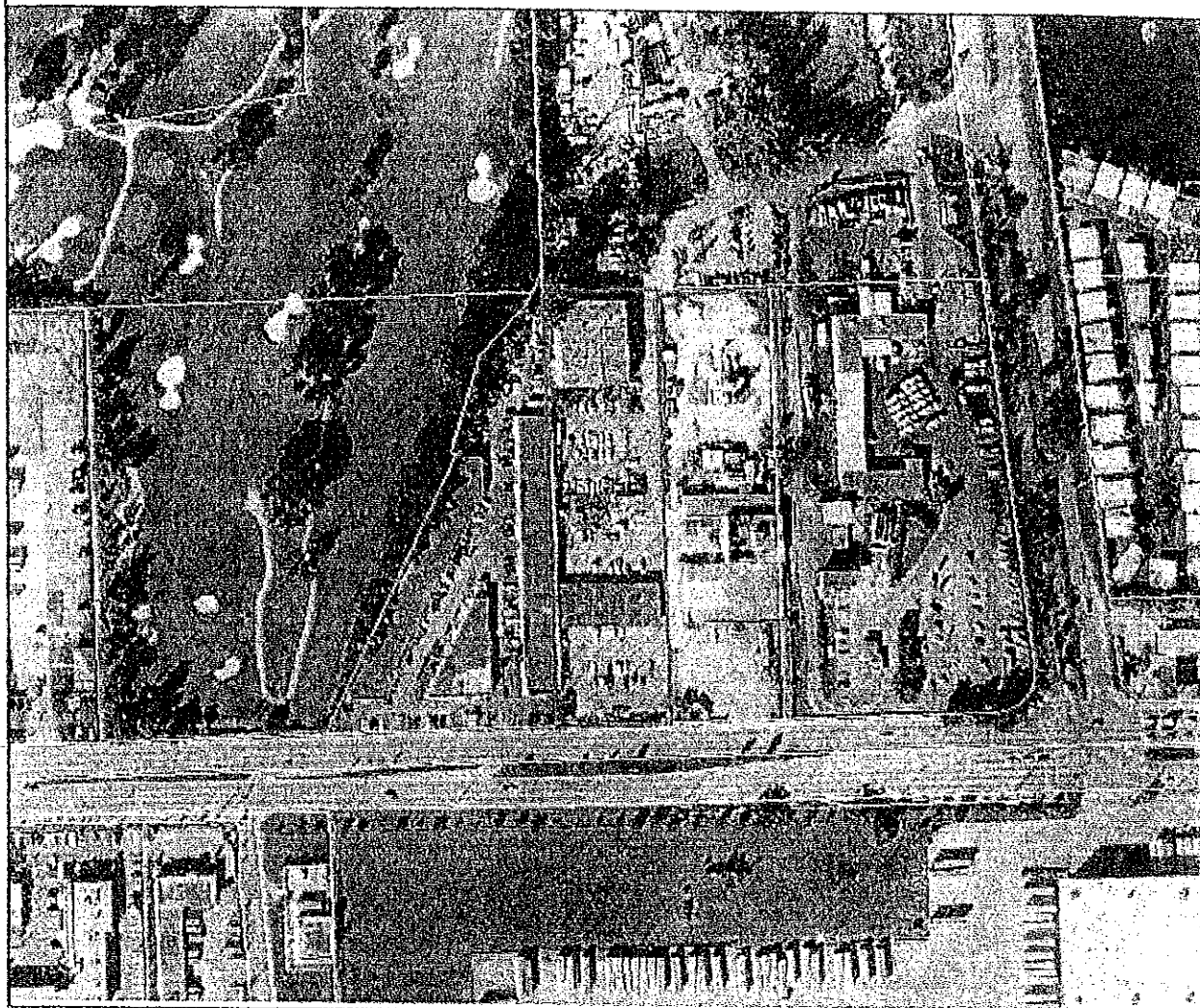
IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,905,410	\$1,905,410	\$1,905,410	\$1,905,410
Portability	0	0	0	0
Assessed/SOH	\$1,427,430	\$1,905,410	\$1,427,430	\$1,427,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$1,427,430	\$1,905,410	\$1,427,430	\$1,427,430
Taxable	0	0	0	0

Sales History				
Date	Type	Price	Book	Page
4/1/1968	WD	\$75,000		

Land Calculations		
Price	Factor	Type
\$7.00	104,108	SF
Adj. Bldg. S.F. (See Sketch)		31814

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
X								
31814								



Southwest Parcel

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Site Address	HILLCREST DRIVE , HOLLYWOOD	ID #	5142 20 00 0040
Property Owner	CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE	Millage	0513
Mailing Address	2600 HOLLYWOOD BLVD #212 HOLLYWOOD FL 33020-4807	Use	80
Abbreviated Legal Description	20-51-42 SW1/4 OF NE1/4 OF NW1/4 LYING W OF RD R/W & E1/2 OF SE1/4 OF NW1/4 OF NW1/4		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$1,221,000		\$1,221,000	\$1,221,000	
2011	\$1,221,000		\$1,221,000	\$1,221,000	
2010	\$1,221,000		\$1,221,000	\$1,221,000	

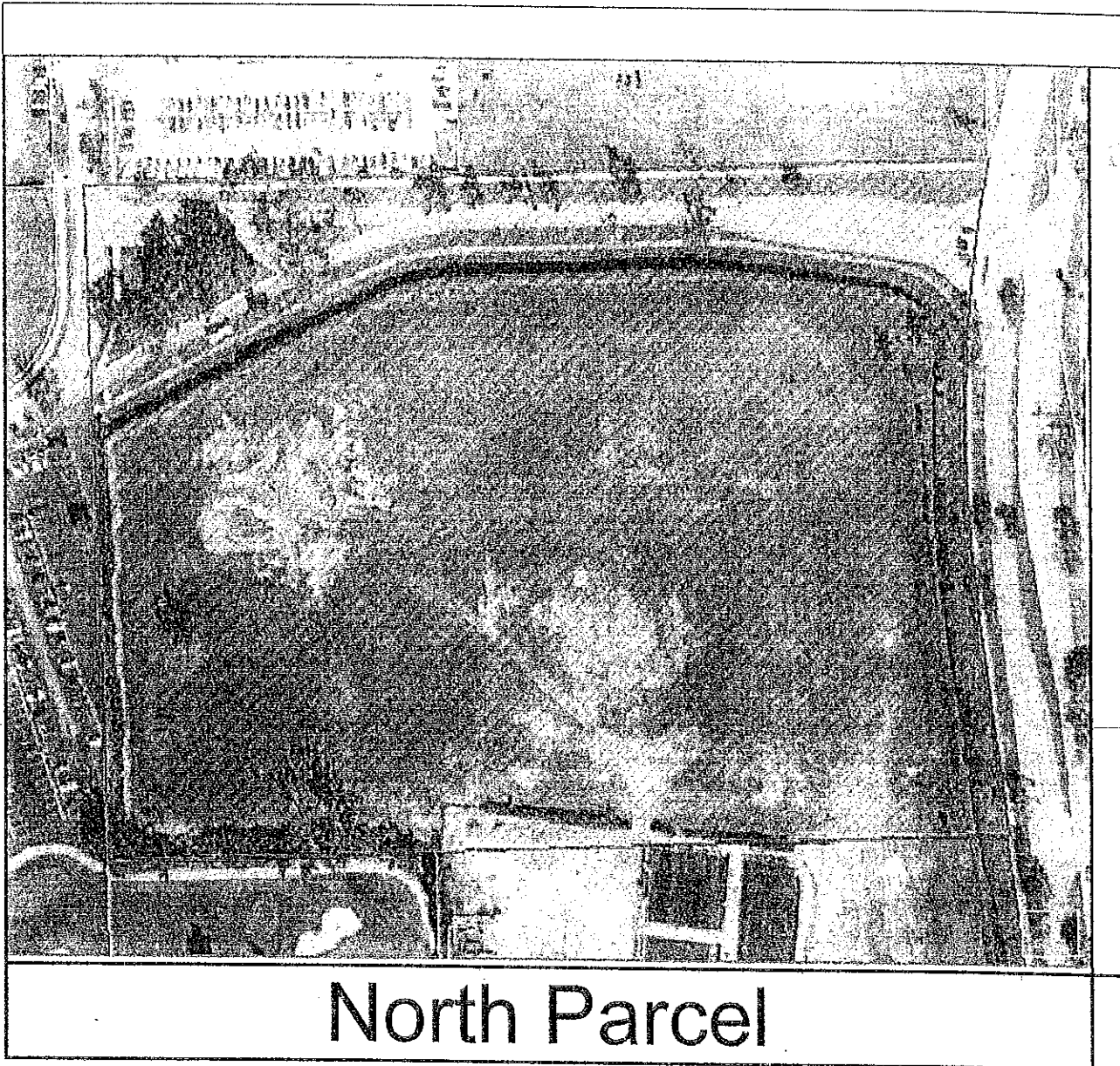
IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,221,000	\$1,221,000	\$1,221,000	\$1,221,000
Portability	0	0	0	0
Assessed/SOH	\$1,221,000	\$1,221,000	\$1,221,000	\$1,221,000
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$1,221,000	\$1,221,000	\$1,221,000	\$1,221,000
Taxable	0	0	0	0

Sales History				
Date	Type	Price	Book	Page

Land Calculations		
Price	Factor	Type
\$82,500	5.83	AC
\$82,500	8.97	AC
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
X								
1								



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Site Address	1600 S PARK ROAD , HOLLYWOOD	ID #	5142 20 00 0150
Property Owner	CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE	Millage	0513
Mailing Address	2600 HOLLYWOOD BLVD #212 HOLLYWOOD FL 33020-4807	Use	89

Abbreviated Legal Description	20-51-42 E1/2 OF SW1/4 OF SE1/4 OF NW1/4 LESS S 50 FOR RD & W1/2 OF SE1/4 OF SE1/4 OF NW1/4 LESS PT LYING E OF E/L S 34 AVE & LESS S 50 FOR RD R/W
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

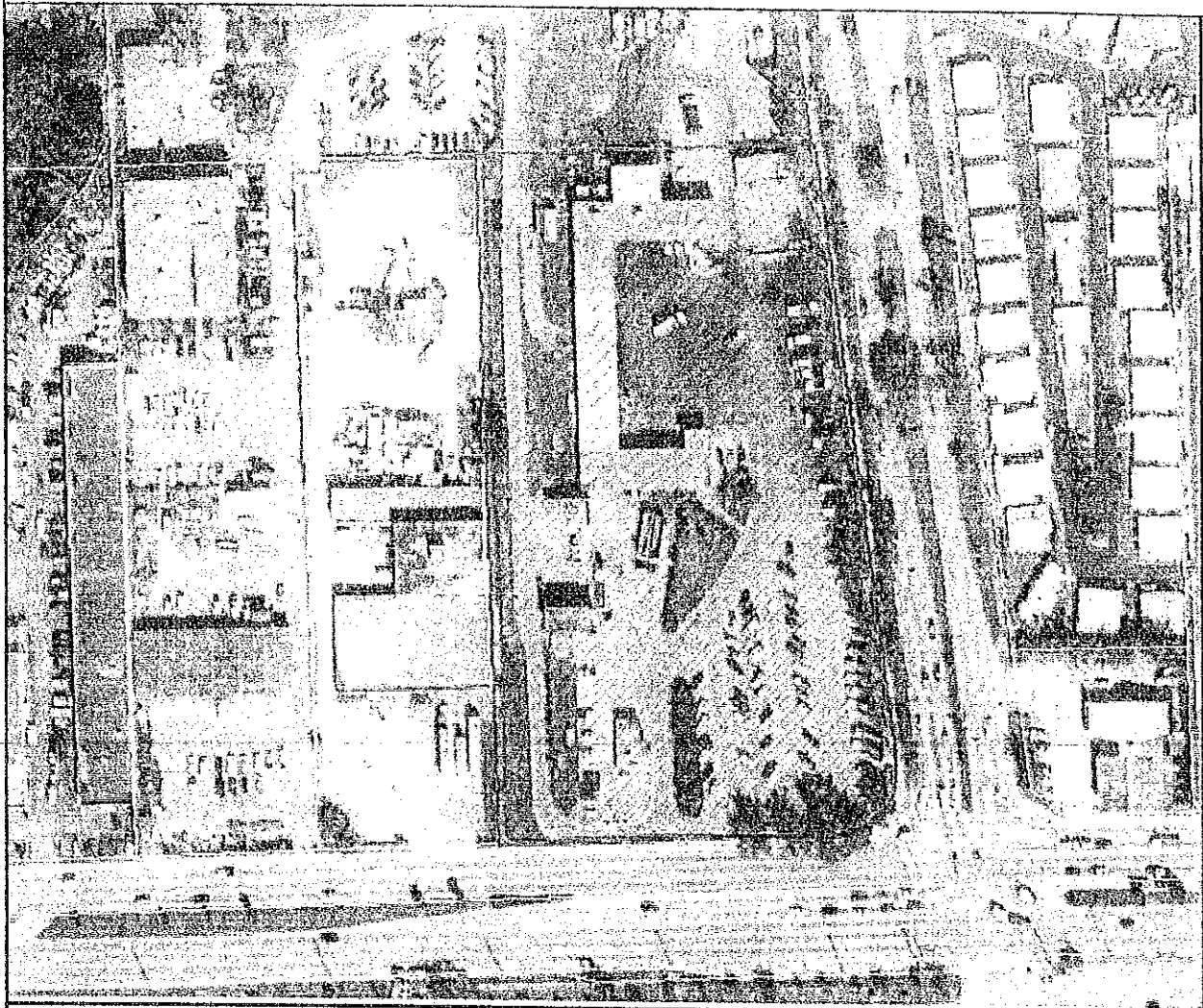
Property Assessment Values Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$1,344,960	\$1,042,630	\$2,387,590	\$2,387,590	
2011	\$1,344,960	\$1,042,630	\$2,387,590	\$2,387,590	
2010	\$1,344,960	\$1,042,630	\$2,387,590	\$2,387,590	

IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,387,590	\$2,387,590	\$2,387,590	\$2,387,590
Portability	0	0	0	0
Assessed/SOH	\$2,387,590	\$2,387,590	\$2,387,590	\$2,387,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$2,387,590	\$2,387,590	\$2,387,590	\$2,387,590
Taxable	0	0	0	0

[illegible]

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
X								
1								



Central Fueling Facility Parcel

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Site Address	1600 S PARK ROAD , HOLLYWOOD	ID #	5142 20 04 0010
Property Owner	CITY OF HOLLYWOOD OFFICE OF BUSINESS & INTL TRADE	Millage	0513
Mailing Address	2600 HOLLYWOOD BLVD #212 HOLLYWOOD FL 33020-4807	Use	80

Abbreviated Legal Description	HOLLYWOOD GOLF HEIGHTS 11-13 B LOT 2 BLK 1
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

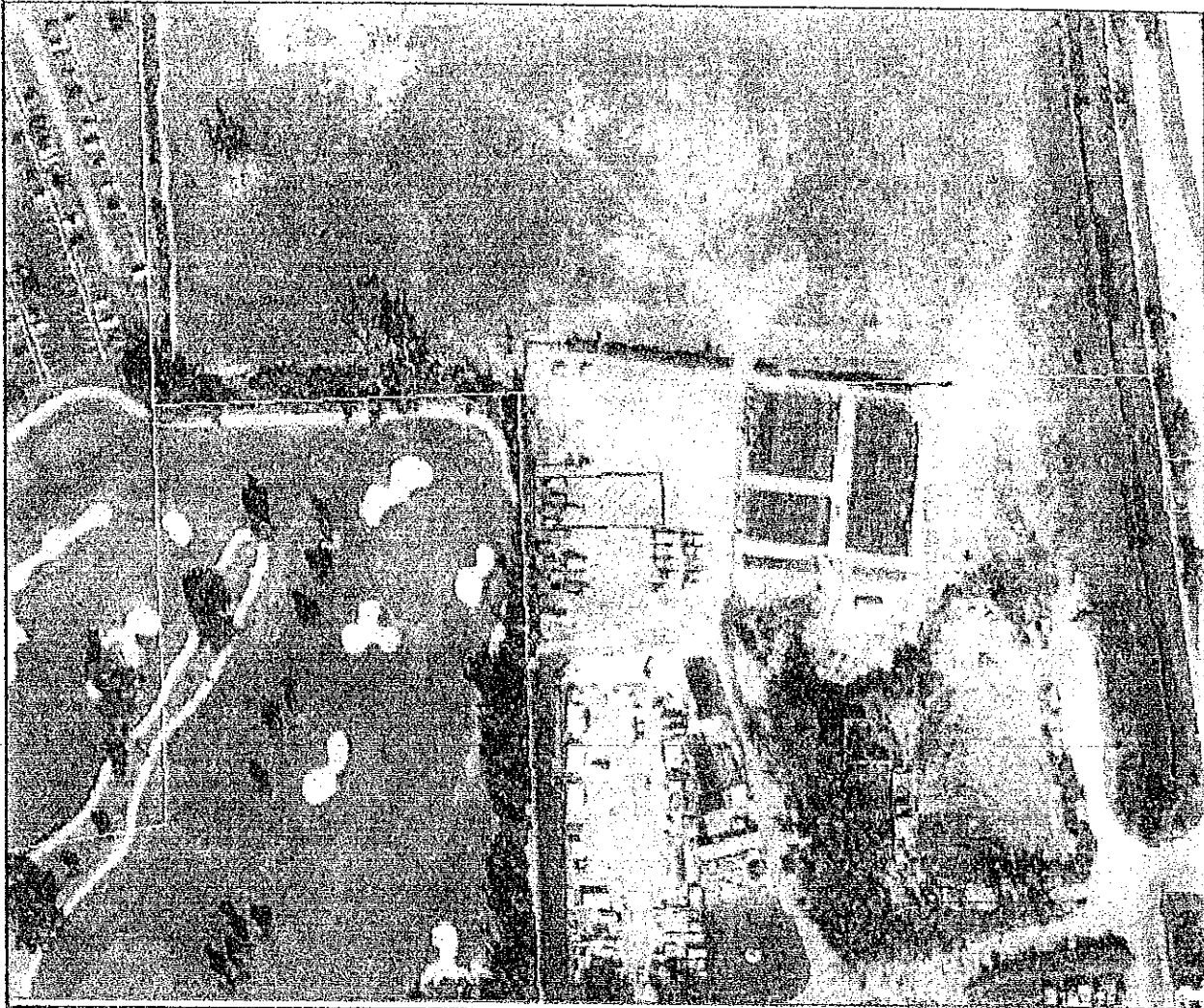
Property Assessment Values					
Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2012	\$12,870		\$12,870	\$12,870	
2011	\$12,870		\$12,870	\$12,870	
2010	\$12,870		\$12,870	\$12,870	

IMPORTANT: The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

2012 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$12,870	\$12,870	\$12,870	\$12,870
Portability	0	0	0	0
Assessed/SOH	\$12,870	\$12,870	\$12,870	\$12,870
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$12,870	\$12,870	\$12,870	\$12,870
Taxable	0	0	0	0

[illegible]

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
X								
1								



West Central Parcel

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City of Hollywood, Florida

**PROCUREMENT SERVICES RM. 303
P. O. Box 229045 ZIP 33022-9045**

NOTICE TO PROPOSERS

NOTICE IS HEREBY GIVEN, that the City Commission of the City of Hollywood, Florida is advertising for Sealed Request for Qualifications, which will be received by the City Clerk of the City of Hollywood, Florida until **3:00 P.M., August 19, 2014**, at which time they will be opened and publicly read in the Procurement Services Division, Room 303, City Hall, 2600 Hollywood Boulevard, Hollywood, Florida. FOR: **Environment Engineering Services - RFQ-4427-14-IS.**

RFQ NO. 4427-14-IS ADDENDUM NO. 2

Please make the following changes (additions, deletions or corrections) in the above named RFQ.

Questions submitted in regards to the above RFQ and corresponding answers:

Q1: Clarification regarding: A. Submission Requirements, Section 6: Related Experience and References, found on page 27 of the solicitation document. Do the five relevant projects have to have been completed in the last three years, or can we include ongoing projects?

A1: While a Proposer may submit a list of ongoing projects, it is in the best interest of the Proposer to provide examples of completed projects in order to demonstrate verifiable outcomes. The relevant projects do not have to have been completed in the last 3 (three) years.

Q2: Will the City please provide the link to the Environmental Assessment and other relevant reports?

A2: Environmental Assessment are available with the RFQ documents in BidSync, as addendum 1.

Q3: If a boundary survey and/or a topographical survey is available for the project area, will the City please provide?

A3: Topographical survey is available with the RFQ documents in BidSync as addendum 3 and 4.

Q4: Who is the City's project manager for this project?

A4: Vielka Quintero, Economic Development Representative.

Q5: For item J3 on page 33 of the RFP (Hold Harmless and Indemnity Clause/Insurance Requirements), can we replace that language with language we have successfully used on past City of Hollywood contracts and to be in compliance with Section 725.06 of the Florida Statutes?

A5: No, the language shall not be altered.

**RFQ NO. 4427-14-IS
ADDENDUM NO. 1**

Q6: Can we submit only the required hard copies instead of submitting via BidSync?

A6: Yes, you should submit as stated on page 5 of the RFQ documents.

Q7: In the outline of submission requirements, Section 3 is missing. Is information missing or should we just skip that section and renumber accordingly?

A7: There is no Section 3, this was a typographical error.

Q8: Does the City currently anticipate holding a pre-bid meeting for this solicitation? If so, when?

A8: No, there is no pre-bid meeting scheduled.

Q9: Section 6, page 27: The RFQ states the proposers are to submit up to 5 relevant projects. Please clarify if 5 will be the minimum, or if any number less than 5 will be accepted?

A9: Five (5) relevant projects is the minimum requirement.

Q10: Page 26, Section 3: Would the City like any information included within Section 3 of the response?

A10: There is no Section 3, this was a typographical error.

Q11: Item 4, page 30: The RFQ states that the projects completed for the City and other state or federal agencies will be considered. Will this also include other cities and counties?

A11: Yes, you may include other cities and counties projects.

Q12: What is the City's budget for this project?

A12: The project cost will be determined based upon the final approved scope of services.

All other specifications, terms & conditions remain the same.

MAILED RFQ'S

If you have already submitted your printed Request for Proposals, it will be retained in the City Clerk's Office until the Proposal opening time and date. If you wish to pick up your RFQ that has already been submitted, you can do so by showing proper identification, in the Office of the City Clerk, 2600 Hollywood Blvd, Room 221, Hollywood, Florida 33020.

Please sign and return with your RFQ.

COMPANY NAME:_____

PROPOSER'S SIGNATURE_____

Dated this 14th day of August, 2014



Question and Answers for Bid #RFQ-4427-14-IS - Environment Engineering Services

OVERALL BID QUESTIONS

Question 1

The procurement page on the City's website does not have any link or show access to the Environmental Assessment Report for this project. Please provide direction on how to retrieve the report. (Submitted: Jul 23, 2014 1:56:46 PM EDT)

Answer

- Please refer to item No.9 attached under Documents. (Answered: Aug 7, 2014 3:38:08 PM EDT)