



May 3, 2018

Liberty Property Trust  
500 Chesterfield Parkway  
Malvern, Pennsylvania 19355

Attention: Mr. Rick Casey

Re: Proposal and Scope of Work for  
Soil Excavation and Post-Excavation Sampling  
Former Fort Lauderdale Sludge Plant  
4030 South State Road 7  
Fort Lauderdale (City of Dania Beach), Florida  
Proposal No. LPT2018-15

Dear Rick:

AECOM is pleased to present to Liberty Property Trust and Liberty Property Limited Partnership or their designee (collectively, Liberty) this proposal to perform soil excavation and sampling at the aforementioned property (Subject Property).

### 1.0 BACKGROUND

The Subject Property located at 4030 South State Road 7, Fort Lauderdale (City of Dania Beach, Jefferson County, FL consists of approximately 24 acres of land. Approximately 11.17-acres of the Subject Property consist of wetlands/heavily vegetated area and 12.29-acres of the Subject Property are developed as the former sludge plant facility and associated structures/operations.

From February through April 2018, AECOM completed soil and groundwater sampling in various areas of the Subject Property; specifically, twelve soil borings (SB-16/SB-16R, SB-17/SB-17R, SB-23, SB-24, SB-25, SB-26, SB-27, SB-32, SB-33, SB-34, SB-35, and SB-36) were installed in an area located in the northern portion of the Subject Property which was formerly used to stage organic debris generated during local disaster cleanup efforts. Based on results from March 29, 2018 and April 25 and 26, 2018 soil sampling investigation, two SVOCs (benzo(b)fluoranthene and pentachlorophenol) were identified in excess of the FDEP Direct Exposure Residential SCTL in soil samples collected in seven soil borings (SB-16/SB-16R, SB-17/SB-17R, SB-23, SB-25, SB-26, B-32, and SB-36). The SVOCs impacts were vertically and horizontally delineated in all seven soil borings. See below table for the depths where vertical delineation was demonstrated in each soil boring that exhibited SVOC exceedances:

Boring ID	Compound	Delineation depth
SB-16R	benzo(b)fluoranthene	2 feet bgs
SB-17R	benzo(b)fluoranthene	4 feet bgs
SB-23	benzo(b)fluoranthene	5 feet bgs
	pentachlorophenol	4 feet bgs
SB-25	benzo(b)fluoranthene	2 feet bgs
SB-26	benzo(b)fluoranthene	4 feet bgs

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SB-32	benzo(b)fluoranthene	2 feet bgs
SB-36	benzo(b)fluoranthene	2 feet bgs

In order to delineate the northern extent of the SVOC impacts and to potentially identify a reduced area of impacted soils, AECOM recommended collecting additional soil sampling to complete horizontal delineation in disaster debris staging area.

Based on a review of the soil boring locations map, the extent of the SVOCs exceedances are horizontally delineated: to the south by samples collected from soil borings SB-24 and the asphalt driveway located along the southern boundary of the area, to the west by soil samples collected from soil boring SB-22, to the east by soil samples collected from soil boring SB-27, and to the north by soil samples collected from soil borings SB-33 and SB-35.

In order to address the SVOC exceedances identified in soils within the disaster debris staging area, AECOM recommended excavating the area, collecting six post-excavation soil samples (two samples from the bottom of the excavation and one sample from each sidewall of the excavation), and following the receipt of post-excavation sampling results backfilling the area with certified clean fill.

## 2.0 PURPOSE AND SCOPE OF WORK

### 2.1 Update Health and Safety Plan and Utility Clearance

As a standard part of work requiring field activities, especially those involving potentially hazardous materials, a site specific Health & Safety Plan (HASP), is required. Therefore, the current HASP developed for the property will be updated to include the excavation and post excavation sampling activities. In addition, a Sunshine 811 will be completed at least two working days prior to initiation of fieldwork to identify potential underground utilities located in the vicinity of the proposed soil sampling locations. ***\*AECOM is not responsible for locating buried utilities and assumes no responsibility for damages caused to buried utilities as a result of inaccurate information received from the state utility locator service.***

### 2.2 Soil Excavation Activities

The subcontractor will procure all required local permits (if necessary).

AECOM proposes to perform oversite of soil excavation activities from an area located in the northern portion of the Subject Property that was used to store debris generated during local disaster events. Specifically, the area to be excavated will encompass a delineated area which exhibited exceedances of two SVOCs (benzo(b)fluoranthene and pentachlorophenol) above FDEP Direct Exposure Residential SCTL in seven soil borings (SB-16/SB-16R, SB-17/SB-17R, SB-23, SB-25, SB-26, B-32, and SB-36). See Figure 1 for the proposed excavation area. The excavation activities will be performed by a Florida licensed contractor.

Following soil excavation activities, up to 10 post-excavation soil samples (samples from the bottom and sidewalls of the excavation) will be collected and submitted to a laboratory certified in Florida for analysis of benzo(b)fluoranthene and/or pentachlorophenol via United States Environmental Protection Agency (USEPA) Method 8270. Following the receipt of non-impacted post-excavation soil sampling results, the excavation area will be backfilled with certified clean fill. Compaction testing will not be conducted after the clean fill is placed.

## 2.3 Report Preparation

AECOM will provide a Draft report for the Subject Property, which will include the results of the excavation and soil sampling described herein. The report will compare the analytical results to applicable regulatory standards. The Draft report will be delivered in an electronic PDF format unless otherwise specified by the Client, and will not include attachments.

Following Client comments, two bound copies, two CDs, and electronic version of the Final Report will be provided to the Client. Additional copies of the report can be provided at a cost of \$100.

## 3.0 SCHEDULE

AECOM anticipates the start of the excavation activities to be approximately three weeks after approval of the attached Work Order, based on availability of the subcontractor.

We anticipate the excavation will be completed within 10 days and the area will be backfilled in three days, both with AECOM oversight.

Soil samples will be analyzed on a four business day turnaround time.

AECOM assumes that access to the Subject Property will be free and clear and easily accessible and the property owner will be informed of the on-site activities.

## 4.0 COST AND CONTRACTUAL CONDITIONS

AECOM proposes to conduct the proposed scope of work on a unit price basis in accordance with the terms and conditions of the Agreement of Professional Services between URS and Liberty Property Trust dated September 20, 2002, and the attached Time and Materials Work Order. The undersigned is signing and authorizing this proposal as an agent of the Client. AECOM shall look to client for payments due under this proposal. AECOM's services will be performed on a Time and Materials (not to exceed) basis in accordance with the following table:

<b>Task</b>	<b>Time and Material (not to exceed)</b>
<b>Health and Safety Plan Update</b>	<b>\$400</b>
<b>Field Work –</b> <i>1 person/13 days (Excavation oversight, post- excavation sampling, back-fill oversight)</i>	<b>\$13,000</b>
<b>Equipment/Expenses</b>	<b>\$1,500</b>
<b>Permits (estimated)</b>	<b>\$1,000</b>
<b>Excavation contractor</b> <i>(includes soil disposal and cleanfill)</i>	<b>\$302,500</b>
<b>Laboratory Analysis</b> <b>(four business day turnaround)</b> <i>10 Soil samples</i> <i>Limited SVOCs (\$285)</i>	<b>\$2,850</b>
<b>Project Management/Report Writing</b>	<b>\$8,000</b>

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<b>TOTAL ESTIMATED COST</b>	<b>\$329,250</b>
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**Assumptions:**

- All work will be performed in Level D PPE.
- Liberty will only be charged for actual work completed, if it varies from the table above.
- If additional fees will be incurred a change order will be provided.
- All site/field work will be completed during normal business days/hours.
- Additional site visits due to denial of access, and/or other factors beyond the control of AECOM are not included in our costs.
- Laboratory costs are priced for four business day turnaround time.
- In the event that access to the Subject Property is denied or significantly delayed, requiring a return visit to the site, additional fees will apply and will be charged in accordance with AECOM's current standard schedule of charges. If the work is stopped before completion, AECOM will charge a startup fee of 10% of the job cost, plus costs for any hours, materials or services incurred prior to the stoppage.
- The cost estimate and terms described herein are valid for up to 60 days from the date of this proposal. Any variations to the schedule, scope of work, or site description may require a modification of the cost estimate.

AECOM appreciates the opportunity to tender this Proposal. To authorize AECOM to proceed, please sign the attached authorization form and forward a copy to my attention. If you have any questions regarding the information contained in this proposal, please do not hesitate to contact the undersigned at (610) 832-3500.

Sincerely,  
**AECOM**



Nicole Bruno  
Manger, Due Diligence Services

**Attachments:**

Unit Price Work Order  
Figure 1 – Sample Locations



George H. Keil  
Associate Vice President



## TIME AND MATERIALS WORK ORDER LPT2018-15

In accordance with the Agreement between **Liberty Property Trust** ("Client"), and **URS Corporation** ("URS"), a Nevada corporation, dated **September 20, 2002**, this Work Order describes the Services, Schedule, and Payment Conditions for AECOM Services on the Project known as:

**Soil Excavation – Former Fort Lauderdale Sludge Plant, 4030 South State Road 7, Fort Lauderdale, FL**  
**\$329,250**

**Client Authorized**

**Representative:** Rick Casey  
500 Chesterfield Parkway  
Malvern, PA 19355  
**Telephone No.:** 610-648-1781

**AECOM Authorized**

**Representative:** Nicole Bruno  
**Address:** 625 West Ridge Pike, Suite E-100  
Conshohocken, PA 19428  
**Telephone No.:** 610-832-6197

**SERVICES.** The Services shall be described in Proposal No. **LPT2018-15** attached to this Work Order.

**SCHEDULE.** The Estimated Schedule shall be set forth in Proposal No. **LPT2018-15** attached to this Work Order. Because of the uncertainties inherent in the Services, Schedules are estimated and are subject to revision unless otherwise specifically described herein.

**PAYMENT AND EQUITABLE ADJUSTMENTS.** This is a Time and Materials Work Order. AECOM's compensation and provisions for progress and final payments are specified in the Agreement and AECOM's Proposal No. **LPT2018-15**. AECOM shall give Client prompt written notice of unanticipated conditions or conditions, which are materially different from those anticipated by AECOM at the time the compensation was agreed upon. If Client wishes AECOM to proceed, AECOM's compensation shall be subject to equitable adjustment for such conditions.

**TERMS AND CONDITIONS.** The terms and conditions of the Agreement referenced above shall apply to this Work Order, except as expressly modified herein.

**ACCEPTANCE** of the terms of this Work Order is acknowledged by the following signatures of the Authorized Representatives.

**CLIENT - Liberty Property, Limited Partnership**  
**By: Liberty Property Trust, Sole General Partner**

**AECOM**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed Name/Title

\_\_\_\_\_  
Typed Name/Title

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Date of Signature

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Date of Signature





**Legend**

- Approximate Soil & Groundwater Sampling Location
- Approximate Surficial Soil Sampling Location
- Monitoring Well Locations (6)
- Approximate Soil Boring Locations (18) (April 2018)
- Soil Boring Locations Exhibiting SVOCs above FDEP SCTLs (5)
- Proposed Excavation Area
- Tax Parcel Boundary (Total Excavation Depth)

NAD 1983 State Plane Florida East  
Projection: Transverse Mercator  
Linear Unit: U.S. Foot

References:  
Broward County Property Appraiser's Office GIS Department (2006)  
AECOM Custom Data

0 50 100 200 Feet

**AECOM**

625 West Ridge Pike, Suite E-100  
Conshohocken, PA 19428  
Phone: (610) 832-3500 Fax: (610) 832-3501

Job: 60570464
Prepared by: BSE
Checked by: CM
Date: 5/2/2018

Figure 1  
Proposed Excavation  
Area Map  
4030 S State Rd 7  
Fort Lauderdale, Broward County, Florida