

ENVIRONMENTAL SCIENCE SOLUTIONS



Hialeah Speedway Re-Development as "Big Box" Retail Center

Universal Engineering Sciences, Inc. (Universal) – West Palm Beach was instrumental in the development of approximately 304,000 square feet of new retail and restaurant space near the intersection of Okeechobee Road and the Palmetto Expressway. Historically, this parcel of land was the home of the Hialeah Speedway. The proposed retail center, which encompasses approximately 28 acres of land, is located at 3300 Okeechobee Road in Hialeah, Miami-Dade County, Florida.

Universal managed and implemented environmental due diligence including Phase I environmental site assessments (ESAs), asbestos containing materials and lead-based paint surveys, soil and groundwater testing, and negotiation with the local environmental regulatory agency to implement demolition of the existing Hialeah Speedway, excavation and disposal of impacted materials, and long-term groundwater monitoring.

The activities implemented as part of this project were conducted in accordance with the Miami-Dade County Department of Environmental Resources Management (DERM) approved Excavation and Disposal Plan, Sampling and Analysis Plan, Soil Re-Use Guidelines for Miami Dade County dated May 2003, and DERM correspondence throughout the project.

A project completion "as-built" drawing depicting the pre- and post-elevations of soil and debris removed, the aerial extent of the buried debris removed, re-usable screened material (RSM) placement, and where debris is believed to remain in place was generated for the project. An engineering control plan to address impacted materials remaining on site, and soil/groundwater testing and long-term monitoring are part of the on-going environmental science solutions associated with this project.

