



Environmental Engineers,  
Biologists, & Planners

**water & air**  
RESEARCH, INC.

VIA ELECTRONIC MAIL & U.S. MAIL

September 29, 2006

Mr. Matt Dube', MLA  
CRA Projects Coordinator  
Gainesville Community Redevelopment Agency  
300 East University Avenue  
Gainesville, Florida 32602

**RE: Environmental Contamination Screening for the Former Tackle Box  
Property, Gainesville, Florida**

Dear Mr. Dube':

Water & Air Research, Inc. (Water & Air), is pleased to provide the Gainesville Community Redevelopment Agency (CRA) with this work scope and cost estimate to conduct limited soil and groundwater testing at the former Tackle Box property located at 1490 SE Hawthorne Road Gainesville, Florida (subject property).

The subject property is known to have been impacted by releases from petroleum storage tanks and is included in the State-funded petroleum cleanup program. The priority ranking of the site is based on perceived risk, and as such, it may be several months until state funding will be available.

In advance of state funding, a screening assessment may be needed to provide important information on redevelopment constraints related to future contamination cleanup. As consultant to the City, Water& Air can undertake site screening. The purpose of this work will be to locate contaminated soil and groundwater. In so doing, areas can be identified for which either:

1. Modification to land surface could impede future site remediation, or,
2. Proposed features at or near land surface could be impacted by contamination.

Prior to developing this work scope, the proposed East Gainesville Gateway Concept elevation and plan view sketches for the subject property were reviewed at the CRA offices.

Technical activities that will be completed as part of this work scope include:

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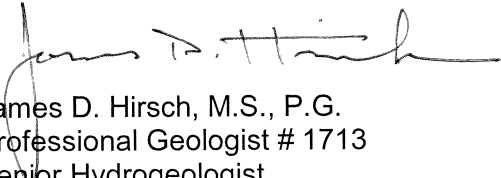
- Conducting one day of soil testing at approximately 10 to 12 test locations across the subject property. Testing will be initiated within the southeast section of the property at the location of the three removed underground storage tanks (USTs). Soil testing will be conducted using a direct-push sampling rig; soil samples will be collected at approximately 2-foot vertical intervals for field analysis to detect petroleum-related vapor in the vadose and/or smear zones. Field soil sample analysis will be conducted using an organic vapor meter (OVM). Soil testing will be conducted to a depth of approximately 15 feet or four feet into the shallow water table, whichever maximum sampling depth interval is encountered first.
- After collecting soil quality and composition information from the former UST area, additional soil testing will be conducted at distances of approximately 10 to 15 feet north, south, east, and west of this area to track the possible extent of soil impacts. Subsequent step out testing locations will be based on prior soil OVM results and site restrictions such as property boundaries and adjacent roadways. Soil testing at these locations will follow procedures previously summarized.
- If time allows, soil testing will be conducted at one or two test locations adjacent to the single UST abandoned in place within the central section of the property. Soil testing will also be conducted at a single location within the northwest section of the site if time allows. Soil testing at these locations will follow procedures previously summarized.
- Based on OVM field results, three soil samples will be selected for laboratory analysis to try and loosely correlate field OVM results with soil laboratory results, and to compare these data to Florida Department of Environmental Protection (FDEP) Soil Cleanup Target Levels (SCTLs). These data will then be used to estimate the probable extent of contaminated soil requiring cleanup. Soil samples collected for laboratory analysis will be analyzed to detect volatile organic aromatics (VOAs), polynuclear aromatic hydrocarbons (PAHs), and total recoverable petroleum hydrocarbons (TRPHs) using EPA Methods 8021 benzene, toluene, ethylbenzene, and xylenes (BTEX), methyl-tert-butyl-ether (MTBE), 8310, and the Flo-Pro Method, respectively.
- In addition to soil testing, groundwater grab samples will be collected at six of the testing locations for laboratory analysis to identify petroleum-related analytes within the shallow groundwater to characterize shallow groundwater impacts at the property. Groundwater sampling locations will be based on the results of soil OVM analysis results and estimated direction of groundwater flow. Groundwater samples will be analyzed in the laboratory to detect BTEX, MTBE, and naphthalene using EPA Method 8021B. After soil and groundwater testing is complete, each boring will be backfilled with native material.
- Results and findings of soil and groundwater testing will be summarized in a letter report and in tabular form. A figure will be included showing in plan view the estimated areas of soil and groundwater impacts requiring possible future cleanup. A second figure will also be included showing plan view areas of the site that should be considered to be left uncovered and/or undeveloped to allow for possible future cleanup actions such as soil excavation and/or for the placement of an equipment compound required to operate below surface cleanup technologies such as soil vapor extraction, air-sparge, etc.

The estimated cost to complete the technical activities summarize above is \$7,500.00. If field testing results indicate significant changes to the above scope of work are needed to characterize possible soil and groundwater impacts, the CRA will be contacted immediately and possible alternate testing procedures will be developed.

To authorize Water & Air to perform the above services, please sign below and return via facsimile and/or the U.S. Mail.

Sincerely,

Water & Air Research, Inc.



James D. Hirsch, M.S., P.G.  
Professional Geologist # 1713  
Senior Hydrogeologist

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Concurrence/Agreement

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Date

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Concurrence/Agreement

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Date

# Hunter

ENVIRONMENTAL SERVICES, INC.

Environmental Science and Engineering

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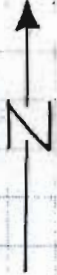
SHEET NO. 1 OF 1

CALCULATED BY PEY DATE 9-27-89

CHECKED BY DATE

SCALE NTS

SKETCH # 1



SR-26

TACKLE BOX BUILDING

COURTYARD  
TRUCK

WEST TRACK  
MIDDLE TRACK  
EAST TRACK

SR-20

LEGEND

//// - EXTEND OF EXCAVATION

F10 Readings > 2000  
1/PPM

RECEIVED

OCT

DEPT. Environmental

NICS