



*Environmental Engineers,
Scientists, & Planners*

August 3, 2021
Proposal No. 218.057

Ms. Sarit Sela, AIA
Office of Capital Asset Planning & Economic Resilience
City of Gainesville
200 East University Avenue
Gainesville, Florida 32601

Re: Proposal for Phase I Environmental Site Assessment
Former Lil Champ #1154
NW corner of Waldo Road and NE 8th Avenue
Tax Parcel # 10515-002-000
Gainesville, Florida
PSA No. 2018-049-BQ

Dear Ms. Sela:

Water & Air Research, Inc. (Water & Air) is pleased to provide this proposal outlining project tasks and associated costs to conduct a Phase I Environmental Assessment of Alachua County Tax Parcel 10515-002-000 in the NW corner of the intersection of NE Waldo Road and NE 8th Avenue, located on Alachua County tax parcel number 10515-002-000. This property is located adjacent to the property known as the Citizen's Park Redevelopment Area.

During preparation of the ESA for the Citizens Park property, conducted in April 2021, this subject property was researched due to its proximity and regulatory history. Based on the parcel number, this property currently contains the ACE check cashing business. The property previously contained the former Lil Champ #1154 gas station. During the research conducted in March 2021, there was petroleum contamination present, and the site was in active remediation.

Information and site maps from the March 5, 2021, 800Operation & Maintenance Report were removed. The site maps, attached, showed the current levels of contamination. Monitoring well MW-9 had groundwater contamination above cleanup target levels for total xylenes. TRPH (total recoverable petroleum hydrocarbons) was also present but not above the regulatory limit. In March 2021, the State petroleum contractor for the facility performed episodic air sparge treatment to try to cleanup or reduce the remaining small groundwater plume.

The facility is in the State of Florida Early Detection Incentive (EDI) program, which is a state funded cleanup program with no limit for the individual facility. However, state funding is score based; the higher the score the more likely the site gets funding. The site score was not readily

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available. It should be noted that there were additional reports available in the stated database since the research conducted for the Citizens Park ESA. So the site is actively being funded, even with the FDEP slowdown in petroleum funding at this time.

Proposed Scope of Work

The purpose of this ESA is to identify potential ***recognized environmental conditions*** that could present a cleanup liability or affect use of the property. This type of assessment is limited in that it primarily addresses soil and/or groundwater contamination likely to represent an environmental liability. Environmental compliance issues will be addressed to a lesser extent.

The referenced protocol for conducting Phase I Environmental Site Assessments is American Society of Testing and Materials (ASTM) E1527-13. We will perform the assessment consistent with the ASTM guidance and will meet the requirements of EPA's All Appropriate Inquiries Rule (40 CFR Part 312), as practically possible. Specifically, we will accomplish the following activities:

- A site inspection that typically requires approximately 1 day.
- Interviews with persons familiar with the property, if available, to learn about previous land uses and chemicals used onsite.
- Observations of adjacent property activities to the extent practicable without trespassing, in order to comment on the potential of contamination originating off site. Obtaining regulatory lists to learn if any enforcement or RCRA facility files exist for the property.
- Obtaining other regulatory lists to learn if the subject property or nearby properties have registered underground storage tanks, leaking tanks, or are listed as contamination sites. This review will include a check of the federal CERCLIS list of contamination sites and of corresponding state lists. These lists can be extensive, and the focus needs to be on properties within 0.25 to 0.50 mile of the subject property, because off site contamination effects, should they exist, are most likely from nearest properties.
- Obtaining (with "reasonable" effort) historical documents for review to identify information relative to potential land contamination issues. Types of historical information needs to include, among others:
 - U.S. Geological Survey topographic maps, including older ones,
 - Aerial photographs,
 - Fire insurance maps for properties in historical urban areas, if available,
 - Local topographic, storm sewer, and other utility maps/drawings,
 - Prior environmental reports related to the subject property and, when appropriate and available.

A title and environmental lien search review is a portion of the requirements under the ASTM standard. This proposal **does not** include compiling this search material; a full title search is not included with this assessment report. These searches can be reviewed if provided by the client or can be provided for a separate fee.

As with any assessment, the accuracy and usefulness of a report is based on the information available for review and provided by the property owner. To prevent leaving open-ended

statements and potential issues in the report, it is imperative persons familiar with the operation and history of the property be available for interview. Likewise, documentation of significant activities (storage tank use, waste disposal, etc.) will be needed for review.

Reporting and Time Frames

We can begin within 2 weeks, upon notice to proceed. We will prepare a Phase I report regarding the potential for environmental cleanup liability at the subject property. A verbal report can be provided within 7 working days of completion of the site visit, with a final report delivered within 2 weeks of the site visit.

Cost Estimate

Water & Air will provide the Phase I ESA for a **lump sum total of \$1,800**. This work would be performed under Water & Air's Professional Services Agreement with the City of Gainesville (2018-049-BQ).

Please let us know if you have any questions or would like to further discuss any of the individual tasks. Water & Air looks forward to working with you on this project.

Sincerely,

Water & Air Research, Inc.



Stephanie H. Emerson, EI
Engineer III



Simon A. Cordery
Staff Scientist

SHE/saw

ATTACHMENT





