



***Environmental Engineers,  
Scientists, & Planners***

May 11, 2021  
(revised June 1, 2021)  
Proposal No. 218.002

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 II Environmental Site Assessment  
Citizen's Field, Pool and MLK Center  
Citizen's Park Redevelopment  
Northeast 8<sup>th</sup> Avenue and Waldo Road  
Gainesville, Florida  
PSA No. 2018-049-BQ

Dear Ms. Sela:

Water & Air Research, Inc. (Water & Air) is pleased to provide this proposal for Phase II Environmental Site Assessment (ESA) services. This proposal concentrates on further investigating the recognized environmental conditions (RECs) that were documented in the April 28, 2021 Phase I ESA report.

**SCOPE OF WORK**

Water & Air completed a new Phase I ESA on the subject property in April 2021, and two RECs were documented:

- 1) Listing of the subject site as an old dump site, along with multiple interviews that substantiated this possible claim.
- 2) Former land use as the Alachua County Roads and Bridges Department.

Figure 1 presents an aerial photograph of the full site layout and provides an outline of each of the REC areas. Based on the possible impacts to the site, additional assessment activities are outlined in the proposed scope below.

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The scope of work will consist of the following tasks:

- Task 1—Soil and Groundwater Assessment
- Task 2—Report Preparation

These tasks are discussed in greater detail below, and their associated cost estimates are provided in the attached Tables 1 and 2.

## **Task 1—Soil and Groundwater Assessment**

### **Possible Dumping/Landfill Area – Soil Boring Option**

The possible dumping area consists of the full Citizens Park open grassed field and the area around the existing pool. This REC can be investigated several ways. The first option would be to advance a series of hollow-stem auger soil borings across the site with the intention of bringing up buried debris, if it is present. A total of 31 soil borings is recommended to cover the area. The borings would be installed using a direct-push technology (DPT) drill rig with an auger attachment. The borings would be advanced to depths of 5 ft each, with soil samples will be collected at vertical intervals the full length of each boring for lithology classification and soil vapor screening purposes. The locations of the soil borings are shown on Figure 2.

The soil samples will be screened with an organic vapor analyzer (OVA) equipped with a photo ionization detector (PID). Based on the soil vapor concentrations detected, soil samples will be collected from the sample intervals that display the highest vapor concentration in the vadose zone (above the water table). A total of 10 soil sample locations will be selected for laboratory samples. The soil samples will be collected at the selected locations in accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOPs) 01/001. The soil samples will be packed on ice for delivery to Advanced Environmental Laboratories, Inc. (AEL) in Gainesville, Florida. Laboratory samples will be analyzed for total Volatile Organic Compounds (VOCs) by U.S. Environmental Protection Agency (EPA) Method 8260B, Semi-VOCs by EPA Method 8270 and Resource Conservation and Recovery Act (RCRA) 8 Metals (EPA Method 6010).

A total of three groundwater samples will be collected across the site, utilizing the DPT rig. The samples would be collected directly from the borehole, using a screen point. The groundwater sample locations have been selected and are shown on Figure 2. These locations may be moved, based on field results. The groundwater samples will be packed on ice and delivered to AEL, and will be analyzed for VOCs, Semi-VOCs and RCRA 8 Metals.

### **Possible Dumping/Landfill Site – Test Pit Option**

A second option for investigating the possible dumping area is to install test pits, instead of utilizing soil borings. A test pit would be a small excavation, approximately 2 to 3 ft wide and approximately 4 to 5 ft deep. Approximately 20 test pits would be installed across the field area and as near to the pool area as possible. The test pits would be installed using a backhoe. The soil lithology would be noted, and multiple soil samples would be collected from the test pit for soil vapor screening using the OVA. A total of five laboratory soil samples will be collected, based on OVA concentrations. The samples would be analyzed as previously indicated, for VOCs, Semi-VOCs, and RCRA 8 Metals.

If debris is observed, the area could be easily widened to further investigate. If no debris is noted, the test pit would be backfilled with the native soil and compacted using the backhoe. Grass seed would be applied to the exposed soil to help with re-establishing the grass coverage. While this option is more intrusive it is recommended because it provides a better chance of detecting possible buried debris in the shallow subsurface.

### **Former Roads and Bridges Department**

A total of 18 soil borings will be advanced using a direct push technology drill rig. Nine of these borings, located in the grassed field, will be installed using the hollow-stem auger attachment, since a portion of this area overlaps the possible dumping/landfill area. The remaining nine borings will be installed directly with the DPT rig. The borings will be installed to depths of 10 ft each. Soil samples will be collected at vertical intervals the full length of each boring for lithology classification and soil vapor screening purposes. The locations of the soil borings are shown on Figures 2 and 3. The soil samples will be screened with an OVA equipped with a PID.

Based on the soil vapor concentrations detected, soil samples will be collected from the sample intervals that displays the highest vapor concentration in the vadose zone (above the water table). A total of eight soil sample locations will be selected for laboratory samples. The soil samples will be collected at the selected locations in accordance with FDEP SOPs 01/001. The soil samples will be packed on ice for delivery to AEL in Gainesville, Florida. Laboratory samples will be analyzed for total VOCs, Semi-VOCs, RCRA 8 Metals, and total recoverable petroleum hydrocarbon (TRPH).

A total of five groundwater samples will be collected across the site, utilizing the DPT rig. The locations are shown on Figure 2, but these may be changed based on field results. The samples would be collected directly from the borehole, using a screen point. The groundwater samples will be packed on ice and delivered to AEL, and will be analyzed for VOCs, Semi-VOCs, RCRA 8 Metals, and TRPH.

### **Task 2—Report Preparation**

Following completion of the field work and review of the laboratory data, a letter report will be prepared. The report will summarize the field work completed, providing copies of field notes, soil boring logs, site photographs, and laboratory reports. Select laboratory results will be summarized in tables and on figures. A discussion of the results, along with recommendations, if needed, will be provided.

### **COST ESTIMATE**

Water & Air will provide this scope of services for the following lump sum **not-to-exceed total budgets**:

- **Soil Boring Only + Groundwater Option - \$34,043.50, or**
- **Soil Boring/Test Pit + Groundwater Option - \$30,103.50**

The estimated costs associated with each of the above tasks are detailed in Table 1. This work would be performed under Water & Air's Professional Services Agreement with the City of Gainesville (2018-049-BQ). Please let me 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.

### **TIME FRAME**

Following written acceptance of the proposed scope of services, or issuance of a task assignment or purchase order, Water & Air could initiate the work within three to four weeks. This start time is dependent on the final option selected and subcontractor schedules. Once field work is initiated, it would be completed within 1 to 2 weeks. Preliminary results from the laboratory for soil and groundwater samples should be available within two weeks. The final report would be prepared approximately two to three weeks after laboratory data has been received, or approximately 6 to 7 weeks after the initiation of field work.

Sincerely,

**Water & Air Research, Inc.**



Stephanie H. Emerson, EI  
Engineer II

SHE/saw

ATTACHMENTS




**ATTACHMENT**

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0 50 100 200 FT  
APPROX SCALE

LEGEND

FORMER ROADS & BRIDGES LOCATION REC

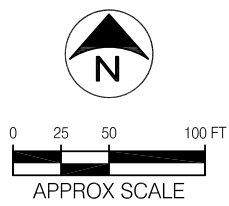
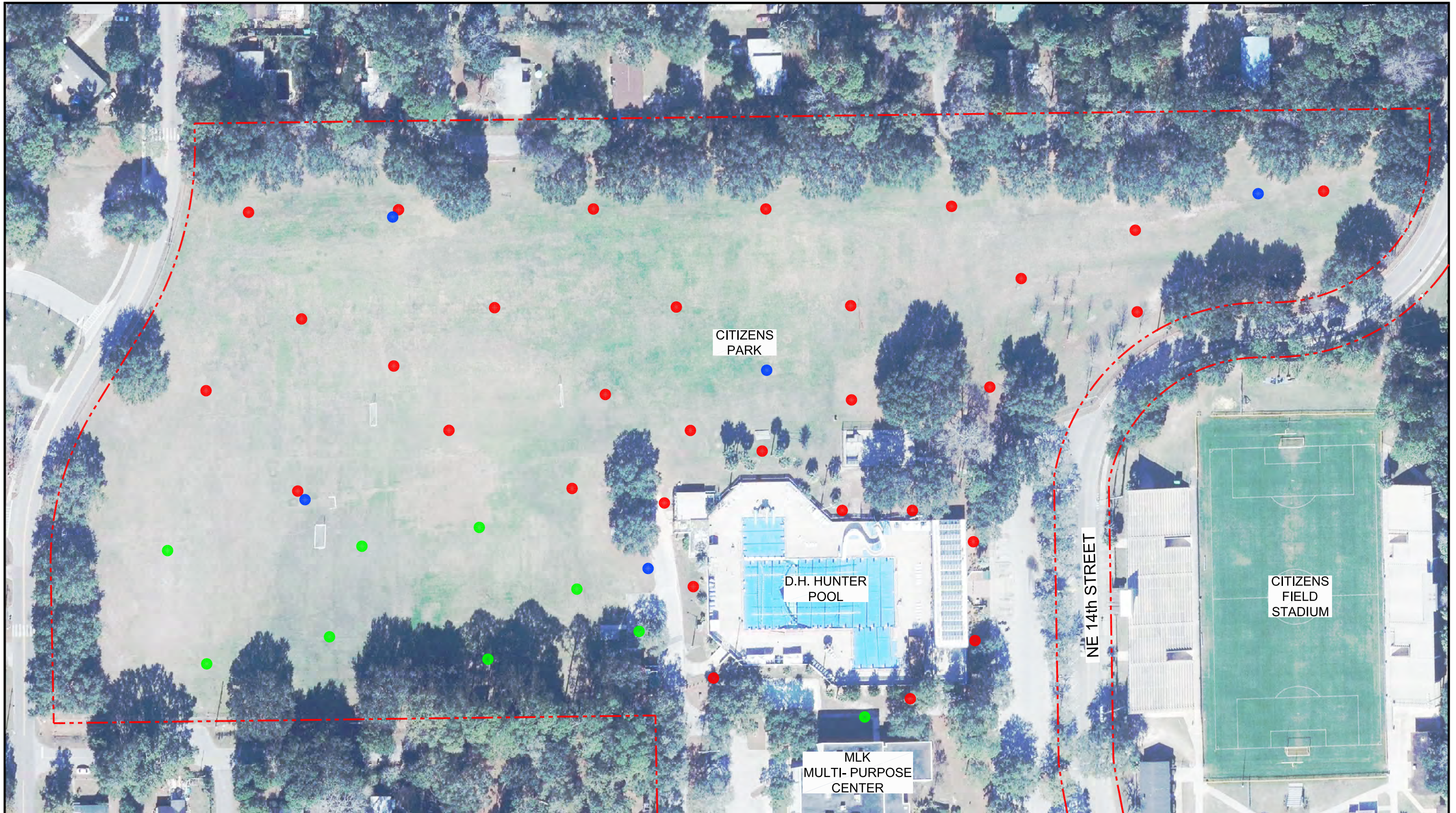
POSSIBLE DUMPING AREA REC

Figure 1.  
Recognized Environmental Condition (REC) Areas  
Citizens Park Redevelopment  
Gainesville, Florida



Source: Florida Department of Revenue, Digital Orthophotos, 2017; Water & Air Research, Inc., 2021.





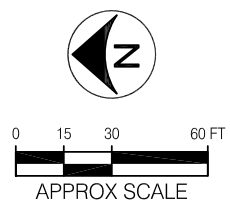
LEGEND	
<span style="color: red;">---</span>	PARCEL BOUNDARY
<span style="color: green;">●</span>	FORMER ROADS/BRIDGES DEPT BORINGS/SAMPLE LOCATIONS
<span style="color: red;">●</span>	POTENTIAL LANDFILL BORINGS/SAMPLE LOCATIONS
<span style="color: blue;">●</span>	PROPOSED GROUNDWATER SAMPLE LOCATIONS

Figure 2.  
Citizens Park and Pool  
Citizens Park Redevelopment  
Gainesville, Florida



Source: Florida Department of Revenue, Digital Orthophotos, 2017; Water & Air Research, Inc., 2021.





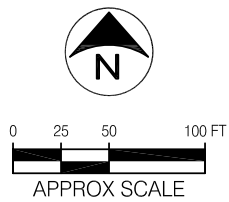
LEGEND	
<span style="color: red;">---</span>	PARCEL BOUNDARY
<span style="color: green;">●</span>	FORMER ROADS/BRIDGES DEPT BORINGS/SAMPLE LOCATIONS
<span style="color: blue;">●</span>	PROPOSED GROUNDWATER SAMPLE LOCATIONS

Figure 3.  
MLK Multi-Purpose Center  
Citizens Park Redevelopment  
Gainesville, Florida



Source: Florida Department of Revenue, Digital Orthophotos, 2017; Water & Air Research, Inc., 2021.





LEGEND	
<span style="color: red;">---</span>	PARCEL BOUNDARY
<span style="color: green;">●</span>	FORMER ROADS/BRIDGES DEPT BORINGS/SAMPLE LOCATIONS
<span style="color: blue;">●</span>	PROPOSED GROUNDWATER SAMPLE LOCATIONS
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	TEST PIT

Figure 4.  
Combination Test Pit and Soil Boring Option  
Citizens Park Redevelopment  
Gainesville, Florida



Source: Florida Department of Revenue, Digital Orthophotos, 2017; Water & Air Research, Inc., 2021.



**Table 1. Citizens Park Ph II ESA - SBs+GW Option**

Task 1: Soil and Groundwater Assessment

Task 2: Report Preparation

<b>Labor:</b>	<b>Unit</b>	<b>Unit Rate</b>	<b>Task 1</b>		<b>Task 2</b>	
<b>Office Labor:</b>			<b>Qty</b>	<b>Cost</b>	<b>Qty</b>	<b>Cost</b>
Principal Scientist	(\$/hr)	\$180.00	0	\$0.00	0	\$0.00
Senior Engineer	(\$/hr)	\$150.00	0	\$0.00	2	\$300.00
Staff Engineer	(\$/hr)	\$100.00	6	\$600.00	14	\$1,400.00
Scientist II	(\$/hr)	\$80.00	0	\$0.00	0	\$0.00
Associate Engineer	(\$/hr)	\$70.00	0	\$0.00	0	\$0.00
Document Production	(\$/hr)	\$60.00	0	\$0.00	5	\$300.00
Graphics Support	(\$/hr)	\$75.00	0	\$0.00	8	\$600.00
<b>Field Labor:</b>						
Senior Engineer	(\$/hr)	\$150.00	0	\$0.00	0	\$0.00
Staff Engineer	(\$/hr)	\$100.00	4	\$400.00	0	\$0.00
Engineer I	(\$/hr)	\$75.00	50	\$3,750.00	0	\$0.00
Scientist II	(\$/hr)	\$80.00	0	\$0.00	0	\$0.00
Scientist I	(\$/hr)	\$70.00	50	\$3,500.00	0	\$0.00
Sr Tech	(\$/hr)	\$60.00	0	\$0.00	0	\$0.00
<b>Total Labor Hours:</b>			110		29	
<b>Total Labor Costs:</b>				\$8,250.00		\$2,600.00
<b>ODCs:</b>						
Lab Costs	(T&M)			\$12,474.00		\$0.00
Drilling Subcontractor	(T&M)			\$9,625.00		\$0.00
Grass Seed	(T&M)			\$0.00		\$0.00
Vehicle Rental	(\$/day)	\$50.00	5	\$250.00	0	\$0.00
Mileage	(\$/mi)	\$0.53	150	\$79.50	0	\$0.00
Field Supplies	(lump sum)		1	\$75.00	0	\$0.00
Equipment Use in Field	(lump sum)		1	\$690.00	0	\$0.00
<b>Total ODCs:</b>				\$23,193.50		\$0.00
<b>Total Costs by Task:</b>				\$31,443.50		\$2,600.00

**Total Cost All Tasks: \$34,043.50**



**Table 2. Citizens Park Ph II - SB/Test Pit+GW Option**

Task 1: Soil and Groundwater Assessment

Task 2: Report Preparation

<b>Labor:</b>	<b>Unit</b>	<b>Unit Rate</b>	<b>Task 1</b>		<b>Task 2</b>	
<b>Office Labor:</b>			<b>Qty</b>	<b>Cost</b>	<b>Qty</b>	<b>Cost</b>
Principal Scientist	(\$/hr)	\$180.00	0	\$0.00	0	\$0.00
Senior Engineer	(\$/hr)	\$150.00	0	\$0.00	2	\$300.00
Staff Engineer	(\$/hr)	\$100.00	6	\$600.00	12	\$1,200.00
Scientist II	(\$/hr)	\$80.00	0	\$0.00	0	\$0.00
Associate Engineer	(\$/hr)	\$70.00	0	\$0.00	0	\$0.00
Document Production	(\$/hr)	\$60.00	0	\$0.00	5	\$300.00
Graphics Support	(\$/hr)	\$75.00	0	\$0.00	8	\$600.00
<b>Field Labor:</b>						
Senior Engineer	(\$/hr)	\$150.00	0	\$0.00	0	\$0.00
Staff Engineer	(\$/hr)	\$100.00	4	\$400.00	0	\$0.00
Engineer I	(\$/hr)	\$75.00	50	\$3,750.00	0	\$0.00
Scientist II	(\$/hr)	\$80.00	0	\$0.00	0	\$0.00
Scientist I	(\$/hr)	\$70.00	50	\$3,500.00	0	\$0.00
Sr Tech	(\$/hr)	\$60.00	0	\$0.00	0	\$0.00
<b>Total Labor Hours:</b>			110		27	
<b>Total Labor Costs:</b>				\$8,250.00		\$2,400.00
<b>ODCs:</b>						
Lab Costs	(T&M)			\$10,329.00		\$0.00
Drilling Subcontractor	(T&M)			\$6,160.00		\$0.00
Backhoe Rental	(lump sum)			\$1,650.00		\$0.00
Grass Seed	(T&M)			\$220.00		
Vehicle Rental	(\$/day)	\$50.00	5	\$250.00	0	\$0.00
Mileage	(\$/mi)	\$0.53	150	\$79.50	0	\$0.00
Field Supplies	(lump sum)		1	\$75.00	0	\$0.00
Equipment Use in Field	(lump sum)		1	\$690.00	0	\$0.00
<b>Total ODCs:</b>				\$19,453.50		\$0.00
<b>Total Costs by Task:</b>				\$27,703.50		\$2,400.00

**Total Cost All Tasks: \$30,103.50**