



November 24, 2020

Mr. Charles Brecken, PSM  
County Surveyor  
Alachua County Public Works  
5620 NW 120th Lane  
Gainesville, Florida 32653

Proposal for a Supplemental Environmental Site Assessment Services  
**ACPA Parcel Nos. 07222-000-000 and 07220-001-000**  
Gainesville, Alachua County, Florida  
GSE Proposal No. 2020-510A (Rev 1)

Dear Mr. Brecken:

GSE Engineering & Consulting, Inc. (GSE) is pleased to present this proposal for providing supplemental environmental services for the subject site in Gainesville, Alachua County, Florida.

The remainder proposal outlines our understanding of the project, presents our proposed scope of services, and contains a schedule and our fees for providing these services. This revision herein includes a breakdown of our proposed task costs in the Fee Section.

### **BACKGROUND INFORMATION**

The ACPA Parcel Nos. 07222-000-000 and 07220-001 site is located on the east side of SW 13th Street (US-441) just south of SW Williston Road in Gainesville, Alachua County, Florida. GSE completed a Phase I environmental site assessment (Phase I ESA) for the site documented in our report dated November 6, 2020 (GSE Project No. 14820).

The approximately 3.45-acre site is currently an operational motel – Budget Inn. An associated parking area and stormwater management facility are located on the western portion of the site. Additional, site improvements include two refuse dumpsters, a common area brick grill, community garden, basketball hoop, fencing material, concrete and brick material, irrigation related PVC piping, mulch pile, various tools, and a common laundry washer/dryer area. The western portion of the site has fencing along the north, east, and southern perimeter. Underground infrastructure including stormwater swales and culverts are present along the western edge of the site.

The eastern portion of the site is undeveloped wooded land. A wooden fence with a gate separates the western and eastern portion of the site.

As part of the boundary survey for the subject site, Alachua County surveying identified a concrete slab on the eastern portion of the site. This slab was not found during our original site visit. You contacted GSE related to this slab. GSE subsequently revisited the site to locate and observe the concrete slab area. The slab (approximately 10 feet by 10 feet) is covered with dirt and was not easily identified. For this reason it was not initially identified during our reconnaissance.

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Since GSE completed the Phase I ESA (including an owner interview as it relates to known environmental conditions, including underground storage tanks (USTs)), the property owner has provided the County with a “Transactional Screening Report” completed in 1999. The report documents the presence of this slab. It concluded the slab may represent the location of a UST. In 1999 the consultant identified what they described as “three ventilation pipes” in the area of the slab. They did not report a UST fill port being visible or present.

Upon learning of and observing the slab, we reviewed historic aerials to look for a shed/rural residence/clearing in the area. There is no compelling indication in the aerials indicating a structure was present in the area. There were trees in the area in many of the aerials that could possibly have covered a small feature. Prior to that, the area was in the vicinity of an agricultural field. Although another structure is apparent to the west, a structure is not readily apparent in this area.

Our experience with tanks in rural areas is that they are typically above ground. Also, septic tanks are typically not covered by a concrete pad. Considering the small size, coupled with the historical aerial review, it would appear this slab most likely relates to a former shed or possibly open agriculture related storage area.

Considering the rural agricultural historical site use, there is nothing compelling from our site visit or historic aerials that would explain a UST being present beneath this concrete slab. However, in light of the conclusion reached in the provided “Transactional Screening Report” completed in 1999, there now remains a degree of uncertainty related to this slab. Surface conditions may have been different in 1999 when the consultant identified what they described as “three ventilation pipes”, and thus concluded a UST may be present.

Due to the uncertainty cast by this 1999 observation and conclusion, it is considered prudent for the County to further investigate this area in an effort to confirm the presence or absence of a UST.

### **PURPOSE AND APPROACH**

The supplemental environmental site assessment is to determine if a UST or septic tank is present under the on-site concrete slab. The presence will be evaluated through a series of manual probes, hand auger borings, and possibly ground penetrating radar (GPR).

### **PROPOSED SCOPE OF SERVICES**

The following scope of services was developed considering the presented purpose and approach and our discussions. Our services are presented as Task 1, Task 2, and Task 3. Actual test locations and numbers may be adjusted to consider field conditions identified.

#### **Task 1 – Removal of Covering Soil and Advancing Hand Augers**

- Clear utilities at the site through Sunshine One Call.
- Mobilize to the site with hand auger equipment.
- Remove overlying soil so that concrete slab is exposed in efforts to locate ventilation pipes & fill port. This will be conducted using a rake and shovel to generally expose the area.

- Advance a series of manual probes and up to four (4) hand auger borings (adjoining/edge of concrete slab) directed at an angle under the concrete slab in search of an underground storage tank or septic tank.
- Visually observe soil for staining and screen representative soil samples with an OVA equipped with a PID consistent with FDEP guidelines.

**Task 2 – GPR Survey**

- Perform ground penetrating radar (GPR) in an effort to identify a possible underground storage tank (UST) or septic system.

**Task 3 – Summary Report and Project Management**

- Schedule and coordinate field services
- Prepare a summary report outlining the scope of services, findings, conclusions, and recommendations. This will include a discussion as to the potential implications of the findings. We anticipate providing a DRAFT document for your review to allow us to address questions or provide clarifications prior to finalizing the report.

Our services will be provided under the direction of Professional Engineers registered in the State of Florida.

**PROJECT SCHEDULE**

The field services can be initiated within a week of authorization. We anticipate our services can be completed within 2 weeks of authorization. Verbal confirmation of our findings can be provided upon completion field services (approximately 1 to 2 weeks following authorization to proceed).

**FEE**

The proposed scope of services can be completed for the following lump sum fee:

<b><u>Task</u></b>	<b><u>Fee</u></b>
Removal of Covering Soil and Advancing Hand Augers	\$ 1,330
GPR Survey	\$ 880
Summary Report and Project Management	\$ 734
<b>TOTAL FEE</b>	<b>\$ 2,944</b>

The attached Work Order Cost Spreadsheet provides a summary of our fee. Task 2 is being presented as an optional service. Should the GPR survey not be conducted, a credit would be provided for these services. Should additional services be required, these could be provided as an addendum to this proposal. We will not exceed our fee without your prior authorization for an increase in our scope of services.

**AUTHORIZATION**

The services will be provided under our continuing services agreement (Contract #11410) with Alachua County. To formally authorize us to proceed with this project and to complete our files, please provide a Work Order (Task Assignment) and Notice to Proceed referencing this proposal.

## CLOSURE

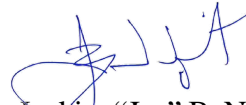
We appreciate the opportunity to submit this proposal and we look forward to the continuing to assist you with this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,

**GSE Engineering & Consulting, Inc.**



John T. Potvin III  
Staff Scientist



Joakim "Jay" B. Nordqvist, P.E.  
Principal Engineer

*JTP/JBN:maj*

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Attachment: Work Order Cost Spreadsheet

Distribution: Addressee (1)  
File (1)

## WORK ORDER COST SPREADSHEET

<b>Consultant:</b>	<b>GSE Engineering &amp; Consulting, Inc.</b>	<b>Revision #</b>
<b>Date:</b>	<b>24-Nov-20</b>	
<b>Task Description:</b>	<b>Supplemental Environmental Site Assessment Services (GSE Proposal 2020-510A)</b>	<b>Subtask A =</b>
<b>Site Location:</b>	<b>ACPA Parcel Nos. 07222-000-000 and 07220-001-000</b>	<b>Subtask B =</b>
<b>County Task Mngr.:</b>	<b>Mr. Charles Brecken, PSM</b>	<b>Subtask C =</b>

<u>Raw</u>	<u>Job Classification</u>	<u>Manhour</u>	<u>Subtasks</u>		
<u>Hourly Labor Rate</u>		<u>Totals</u>	<u>A</u>	<u>B</u>	<u>C</u>
\$50.48	Principal Engineer/Geologist/Scientist	2	0	0	0
\$41.63	Senior Engineer/Geologist/Scientist	0	0	0	0
\$31.73	Project Engineer/Geologist/Scientist	0	0	0	0
\$25.96	Staff Engineer/Geologist/Scientist	10	0	0	0
\$22.92	Senior Technician	6	0	0	0
\$15.75	Technician	0	0	0	0
\$23.00	Doc Production/Graphics/Drafting	2	0	0	0
\$17.00	Clerical/Administrative	2	0	0	0
\$67.34	Expert Witness Fee	0	0	0	0
	<b>Total Manhours</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>
	1) <b>Total Raw Labor</b>	<b>\$ 578</b>	0	0	0
	2) <b>Overhead Markup (Line 1)</b>	<b>2.99730</b>	0	0	0
	3) <b>Total Labor</b>	<b>\$ 1,733</b>	0	0	0
	4) Equipment Rental (OVA)	\$ 150	0	0	0
	5) Travel @ \$0.50/mile - 1 trips	\$ 7	0	0	0
	6) Other Direct Costs (Regulatory & Historical Search)		0	0	0
	7) <b>Consultant Subtotal</b>	<b>\$ 157</b>	0	0	0
	8) Laboratory Costs	\$ -	0	0	0
	9) <b>Laboratory Markup (Line 8)</b>	0.05 \$ -	0	0	0
	10) <b>Total Lab Costs</b>	<b>\$ -</b>	0	0	0
	11) Subcontractors (GeoView)	\$ 800	0	0	0
	12) <b>Subcontractor Markup (Line 11)</b>	0.1 \$ 80	0	0	0
	13) <b>Subcontractor Total</b>	<b>\$ 880</b>	0	0	0
	14) <b>Consultant Total</b>	<b>\$ 2,769</b>	0	0	0
	15) <b>Fee (applied to lines 3, 5 and 6)</b>	0.1 \$ 174	0	0	0
	16) <b>TOTAL PRICE</b>	<b>\$ 2,943</b>	0	0	0

ATTACHMENT C

STANDARD RATES FOR LABOR, OVERHEAD, MARKUP, FEES AND EQUIPMENT

Consultant: GSE

Date:

A. LABOR CATEGORIES AND RAW HOURLY RATES

<u>Title</u>	<u>Hourly Rate</u>
Principal Engineer/Geologist/Scientist	\$50.48
Senior Engineer/Geologist/Scientist	\$41.63
Project Engineer/Geologist/Scientist	\$31.73
Staff Engineer/Geologist/Scientist	\$25.96
Senior Technician	\$22.92
Doc Production/Graphics/Drafting	\$23.00
Clerical/Administrative	\$17.00
Expert Witness Fee	\$67.34

B. OVERHEAD MARKUP: 2.99730

C. SUBCONTRACTOR MARKUP: 10%

D. LABORATORY MARKUP: 5%

E. FEE 10%

F. EQUIPMENT RATES Per Attached Consultant Equipment Schedule

### GSE EQUIPMENT FEE SCHEDULE

Hand Auger	15	Day
Organic Vapor Analyzer	150	Day
Water Interface Probe	35	Day
Peristaltic Pump	35	Day
Submersible Pump	110	Day
YSI 556 Water Quality Meter	135	Day
LaMotte 2020e Turbidity Meter	50	Day
Full Face Respirator	45	Day
Other Equipment	Quoted on Request	