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Ellis & Associates, Inc.

August 5, 1996

Mr. Jack J. D'Amato, Jr., P.E.
Nassau County Board of Commissioners
2290 State Road 200
Fernandina Beach, FL 32034

RE: Nassau County Courthouse
Underground Storage Tank Investigation
E&A Proposal No. 96-0706

Dear Mr. D'Amato:

Ellis & Associates, Inc. (E&A) is pleased to provide this proposal to perform an environmental site investigation in the area of the inactive underground storage tank (UST) at the southeast corner of the Nassau County Courthouse.

PROJECT INFORMATION

Based on our discussions with you, we understand that the construction of the planned Nassau County Courthouse Addition will take place in the proximity of an inactive UST, located near the southeast corner of the existing courthouse building. The tank was previously used to store heating oil for the courthouse building. The tank has been out of service for an unknown period of time. The pipe lines from the tank to the building have apparently been disconnected.

During the geotechnical investigation for the courthouse addition, Ellis & Associates noted a petroleum odor in the soils samples taken from the area of the UST from a depth of 4 to 6 feet below land surface (bls). Additionally, there is evidence that overfilling of the tank may have taken place during the time the tank was in service.

Nassau County would like to properly close this out of service tank system, while at the same time limiting the impact to the adjacent historic structure. Additionally, Nassau County would like tank closure activities to be completed by March, 1997, in order to meet the planned construction schedule of the Courthouse Addition.

DISCUSSION

The heating oil tank in question is exempt from the requirements of Florida Administrative Code (FAC) 62-761, *Underground Storage Tanks Systems*, if "used for





storing heating oil for consumptive use on the premises where stored" (FAC 62-761.300(2)(h)). However, FAC 62-770, *Petroleum Contamination Site Cleanup Criteria*, is applicable to any contamination of soils or groundwater caused by a release associated with the tank. Additionally, FAC 62-770.250 requires that "Upon discovery of contamination at a site, the owner or operator must report the incident to the Department" (Department here means Department of Environmental Protection). Discovery can include observance of contaminated soil or odor of petroleum products, or positive response of a detection device or monitoring well sample, among other criteria. The Department typically allows the use of an additional confirmation soil and groundwater sampling event to take place to confirm the existence of petroleum constituents before formal notification takes place.

RECOMMENDATIONS

E&A recommends that Nassau County perform a soils and groundwater investigation at this time, to confirm or deny the existence of petroleum product in the soils/groundwater near the tank system in question. Based on the results of this investigation, it may be possible to close the heating oil tank in place, thereby minimizing any potential damage to the historic structure. Other options include in place closure with some soils/groundwater remediation, or removal of the tank and affected soils. These options will be further defined after completion of the site investigation.

SCOPE OF SERVICES

Specifically, we recommend the following scope of work:

- a. Prepare a Site Investigation Plan;
- b. Conduct four shallow hand auger borings (on all sides of the tank), to a depth of approximately 6 feet below land surface;
- c. Collect soil samples from the auger borings for field analysis for the detection of organic vapors;
- d. Install one shallow monitoring well, in conjunction with one of the soil borings;
- e. Collect groundwater samples, after monitoring well development and purging, for laboratory analysis;
- f. Analyze soils and groundwater samples for EPA Methods 602 and 610;
- g. Prepare a report of our methods, findings, and conclusions and recommendations; and
- h. If necessary, and if requested, prepare Petroleum Contamination Report Form for Nassau County.



PROJECT SCHEDULE/COST ESTIMATE

Initiation of field tasks will begin within five working days of receipt of written approval of this proposal. Completion of investigative field activities is scheduled to occur within five working days of implementation of the site investigation. Within 15 working days of the completion of the field activities, E&A will submit our report.

Based on the noted scope of work, a 7-day laboratory turnaround and a depth to water of no greater than 5 feet below land surface, E&A proposes to perform the project for a not-to-exceed cost of \$3150.00. Please sign the proposal acknowledgement at the end of this letter and return it to us in order to authorize this work.

LIMITATIONS

This proposal is based on field work being performed in Level D personal protection (i.e., steel-toed boots and hardhats). E&A will postpone field work and notify the Client immediately if field conditions warrant an increase in personal protection.

E&A is not responsible for disposal of contaminated soils and groundwater encountered during the field program. The costs associated with disposal have not been included in this proposal.

E&A appreciates this opportunity to be of service to you. If you have any questions regarding this proposal or any other related matter, please call me at (904) 733-0960, extension 21.

Sincerely,

ELLIS & ASSOCIATES, INC.

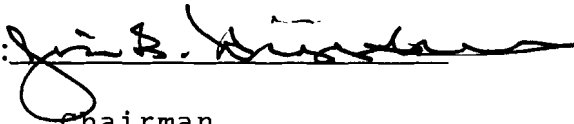
A handwritten signature in black ink, appearing to read 'Mark Mechling', is written over the company name.

Mark Mechling, P.E.
Senior Engineer



Authorization for Environmental Site Investigation

E&A Proposal No. 96-0706, Nassau County Courthouse

Signature: 

Title: Chairman

Company: Nassau County Board of County Commissioners

Date: September 9, 1996



NASSAU COUNTY
BOARD OF COUNTY COMMISSIONERS
P.O. Box 1010
Fernandina Beach, Florida 32035-1010

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Ex-Officio Clerk

MICHAEL S. MULLIN
County Attorney

WALTER D. GOSSETT
County Coordinator

September 13, 1996

Mr. Mark Mechling, P.E., Senior Engineer
Ellis & Associates, Inc.
5109 Stepp Avenue
Jacksonville, FL 32216

Dear Mr. Mechling:

Enclosed is a fully executed copy of your proposal No. 96-0706 regarding the underground storage tank investigation at the Nassau County Courthouse.

Please let us know if we may be of any further assistance.

Sincerely,


T. J. "Jerry" Greeson
Ex-Officio Clerk

jmg

Enclosure

cc: Walter D. Gossett, County Coordinator
Jack D'Amato, Public Works Director

(904) 225-9021 Board Room; 321-5703, 879-1029, 355-6275

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