

Site # 7376

UNDERGROUND STORAGE TANK SITE ASSESSMENT AND DECOMMISSIONING REPORT

OVERLAKE HOSPITAL
BELLEVUE, WASHINGTON

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GNEISS CONTRACTING, LLC

SEATTLE, WASHINGTON

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GNEISS CONTRACTING, LLC
A WASHINGTON LIMITED LIABILITY COMPANY
246 SW 119TH STREET SUITE A
SEATTLE, WASHINGTON 98146
(206) 261 0855 FAX (206) 439 9012

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OVERLAKE HOSPITAL SITE
1035 116th AVENUE NE
BELLEVUE, WASHINGTON

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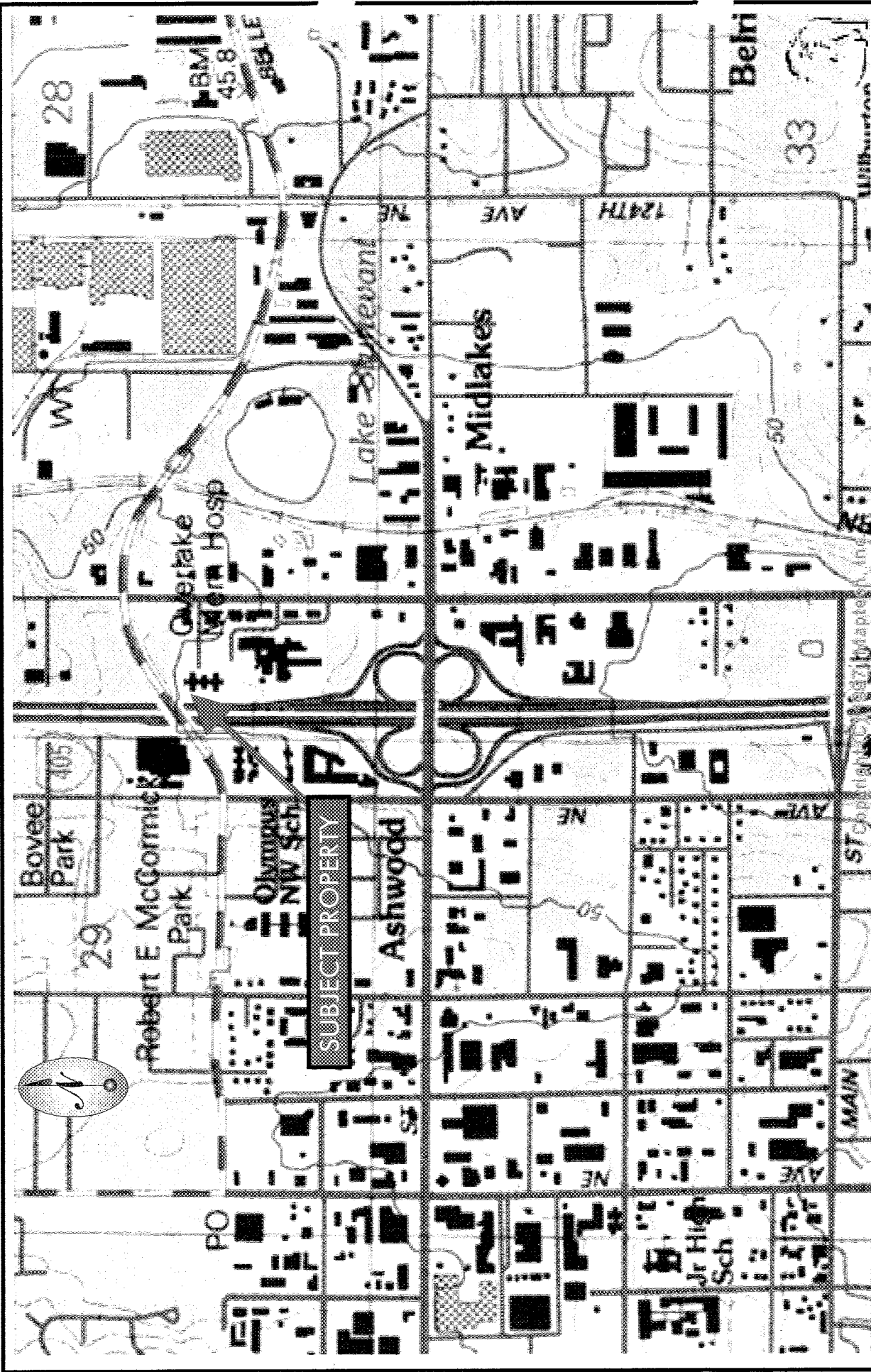
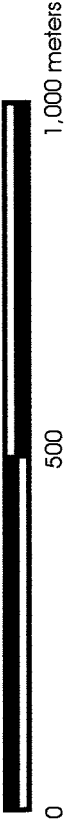


FIGURE 1 VICINITY MAP
OVERLAKE HOSPITAL
BELLEVUE, WASHINGTON

BELLEVUE SOUTH QUAD TOPOGRAPHIC MAP

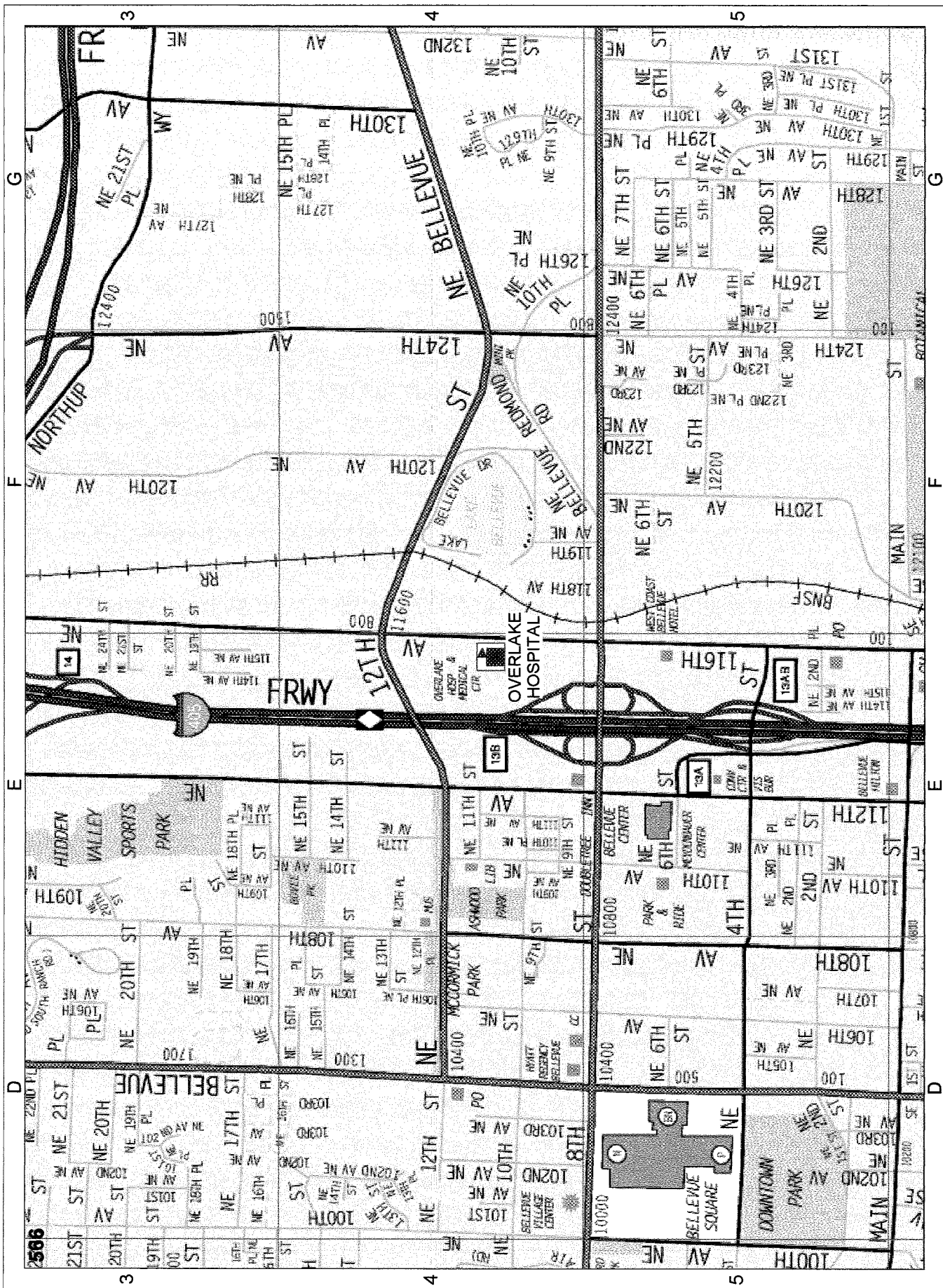
Contour interval : 5 meters
Scale: 1 inch = approx. 850 feet



GENEISS CONTRACTING, LLC



SEATTLE, WASHINGTON



OVERLAKE HOSPITAL: 1035 NE 116th Av, Bellevue, 98005, Page & Grid 566 E4

FIGURE 2. THOMAS GUIDE VICINITY MAP

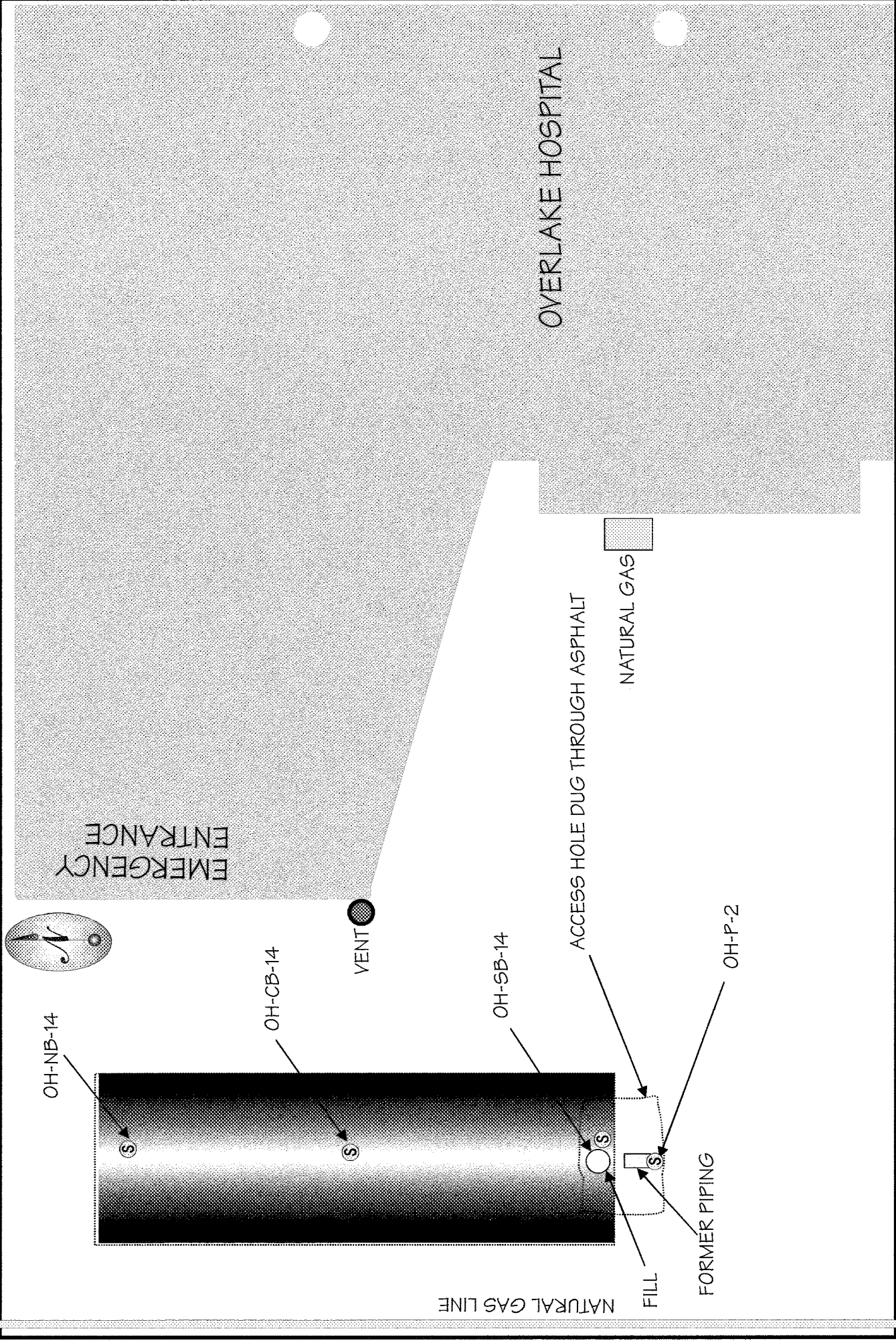


FIGURE 3 SITE SCHEMATIC
 OVERLAKE HOSPITAL
 BELLEVUE, WASHINGTON

KEY TO SITE SCHEMATIC

-  DECOMMISSIONED UNDERGROUND STORAGE TANK
-  SITE ASSESSMENT SOIL SAMPLES

GENES CONTRACTING, LLC
 SEATTLE, WASHINGTON

UNDERGROUND STORAGE TANK SITE ASSESSMENT AND DECOMMISSIONING REPORT

OVERLAKE HOSPITAL SITE
1035 116th AVENUE NE
BELLEVUE, WASHINGTON 98004

DECEMBER 1999

1.0 INTRODUCTION

This report presents the results of an underground storage tank (UST) site assessment and tank decommissioning action at the property known as Overlake Hospital in Bellevue, Washington.

1.1 SITE LOCATION AND DESCRIPTION

The project area is located at 1035 116th Avenue NE, in an area of commercial office buildings in Bellevue. The site statistics are shown in Table 1.11 below. The project location is shown in Figure 1 (Vicinity Map).

**TABLE 1.11
SITE STATISTICS**

Approx. Latitude	47°37' 12.45" N
Approx. Longitude	122°17' 12.82" W
Approx. Elevation	43 meters above mean sea level

1.2 SITE HISTORY

The single-walled, steel 20,000 gallon heating oil and generator fuel UST was 10 feet in diameter and 34.5 feet long. The regulated tank, reportedly installed in 1975, was listed as tank #5 at site #7316 and was located west of the emergency entrance near the northwest corner of the hospital. Tank decommissioning activities on the subject property began on November 29, 1999. A licensed tank decommissioner from Saybr Contractors, Inc. performed tank decommissioning activities. A licensed site assessor from Gneiss Contracting, LLC, performed the site assessment and documented decommissioning activities. A new, double-walled, 30,000 gallon UST was installed prior to

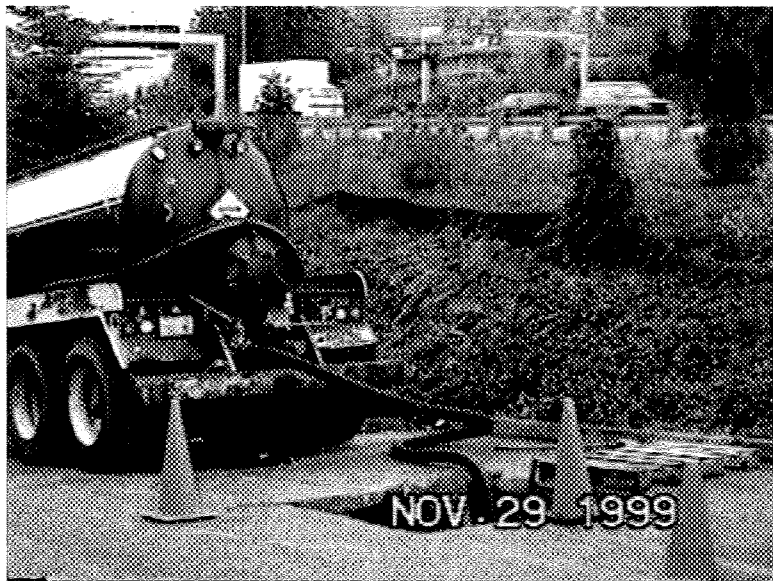
decommissioning near the southwest corner of the hospital property to replace the decommissioned UST.

1.3 SITE HYDROLOGY

The elevation of the site is approximately 43 meters above sea level. Lake Sturtevant is located approximately 1200 feet east of the tank site.

2.0 UST DECOMMISSIONING ACTIVITIES

On November 29, 1999 Saybr Contractors, Inc. commenced UST decommissioning activities. A section of asphalt and concrete covering the tank was removed. Prior to decommissioning the UST, the tank was pumped out and cleaned by Marine Vacuum Service. Documentation of the tank cleaning is located in Appendix A. The approximate location of the UST is shown in Figure 3, Site Schematic.



PHOTOGRAPH 1. View looking southwest of tank decommissioning activities. The tank was pumped, cleaned, and closed in place.

Three holes were cut, from the inside, through the bottom of the tank by Marine Vacuum Service to facilitate collection of soil samples by a licensed site assessor from Gneiss Contracting, LLC. Site soil conditions and site assessment sampling activities are detailed in Section 3.0 below. After lab analysis were received showing no evidence of a release, the tank was filled with controlled density fill (CDF) material.

2.1 CONDITION OF THE UST AND PIPING SYSTEM

The UST and piping were in good condition. No holes were seen inside the tank or exposed piping.

3.0 ENVIRONMENTAL SITE ASSESSMENT SAMPLING ACTIVITIES

Site assessment soil samples were collected from beneath the tank via access holes cut from the inside. Site conditions, sample locations and procedures are detailed in sections 3.1 through 3.3 below. All samples were collected using Gneiss Contracting, LLC's standard sampling and decontamination protocols. Soil samples were collected using clean, stainless steel sampling spoons rinsed with distilled, deionized water.

Samples collected for analysis were placed in glass sample containers with teflon lids supplied by the laboratory. After the samples were logged in, they were placed in a cooler, chilled with frozen gel packs, and transported directly to Friedman and Bruya Laboratories in Seattle, Washington for rush analysis by the site assessor. The laboratory chain of custody is located in Appendix B.



PHOTOGRAPH 2. View of access port in UST. The tank was in good overall condition.

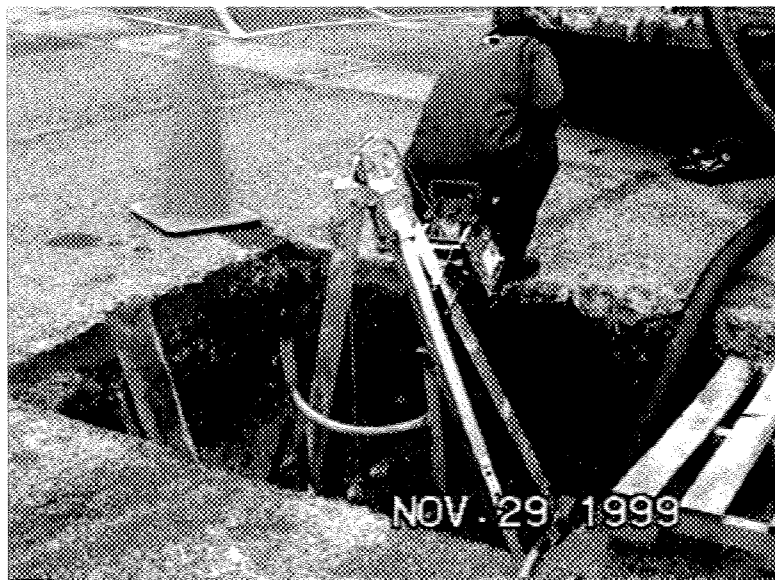
3.1 SITE SOIL AND GROUNDWATER CONDITIONS

The soil encountered beneath the tank was medium dense, wet, brown, medium grained sand with gravel. No oily sheens were detected. No groundwater was present in the soil beneath the UST.

3.2 SITE ASSESSMENT SOIL SAMPLE LOCATIONS

On November 29, 1999, a total of four site assessment soil samples were collected from the tank site. Samples were screened in the field using a sheen test¹. Site assessment sample locations are shown in Figure 3, Site Schematic.

Sample OH-NB-14 was collected from the north access hole cut in the bottom of the tank at approximately 14 feet below grade (fbg). Sample OH-MB-14 was collected from the middle access hole cut in the bottom of the tank at 14 fbg. Sample OH-SB-14 was collected from the southern access hole cut in the bottom of the tank at 14 fbg. Sample OH-P-2 was collected beneath the product piping at a depth of 2 fbg.



PHOTOGRAPH 3. Sampling was conducted via access holes, cut from the inside, through the tank floor.

3.3 SOIL SAMPLING PROCEDURES

The samples were logged in, chilled using frozen gel packs, and submitted for analysis using method NWTPH-Dx (Northwest Total Petroleum Hydrocarbons Diesel-Extended) to Friedman and Bruya Laboratories in Seattle, Washington. Analytical results are located in Appendix B.

¹ Sheen testing is performed by collecting a soil sample, adding water, and checking for the presence of a visible oil sheen. Moderate to heavy oil sheens indicate that the soil sampled is likely to be above the Model Toxics Control Act (MTCA) Method A cleanup level of 200 ppm for diesel.



PHOTOGRAPH 4. Controlled density fill material was used to decommission the UST in place.

4.0 ANALYTICAL RESULTS

The Washington State Department of Ecology Model Toxics Control Act (MTCA) Method A cleanup level for soil is given in Table 4.01 below for reference purposes. Analytical results for the site assessment are presented in Table 4.11 below. Complete laboratory analytical results and associated documentation are located in Appendix B.

TABLE 4.01
MTCA METHOD A CLEANUP LEVELS
TOTAL PETROLEUM HYDROCARBONS/SOIL
In parts per million (ppm)

Petroleum product	Total petroleum hydrocarbons
Diesel	200

4.1 SITE ASSESSMENT ANALYTICAL RESULTS

Analytical results for soil samples collected during the site assessment are given in Table 4.11 and discussed below.

TABLE 4.11
UST SITE ASSESSMENT ANALYTICAL RESULTS (NWTPH-Dx -Extended)
Sample results are in parts per million (ppm)

SAMPLE NUMBER	DATE COLLECTED	MATRIX	TPH/DIESEL
OH-NB-14	11-29-99	soil	<50
OH-MB-14	11-29-99	soil	<50
OH-SB-14	11-29-99	soil	<50
OH-P-2	11-29-99	soil	<50

UST SITE ASSESSMENT SAMPLES

The UST site assessment sample results showed non-detectable levels of diesel range petroleum hydrocarbons in the soil samples collected from beneath the tank and piping. Based upon analytical results, the site is in compliance with current underground storage tank regulations.

5.0 SUMMARY AND CONCLUSIONS

Based upon visual indications and UST site assessment sample results, no releases from the tank or piping system were detected. Saybr Contractors, Inc. decommissioned the tank in place. The site is in compliance with the Department of Ecology UST regulations. No further soil investigation is warranted.

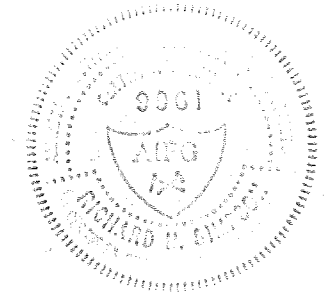
6.0 LIMITATIONS

This report is for the exclusive use of Overlake Hospital and their associates. The report is based upon field data collected by Gneiss Contracting, LLC. The recommendations and conclusions contained in this report represent our professional opinions. These opinions were derived in accordance with currently accepted environmental practices at this time and location. Other than this, no warranty is implied or intended.

Sincerely,
GNEISS CONTRACTING, LLC



Richard N. Simpson, CPG
 Washington State Site Assessor, IFCI # 32-US-32000276
 AIPG Certified Professional Geologist #9961
 Contractor Registration Number: GNEISCL032DL



APPENDIX A

TANK DECOMMISSIONING AND SITE ASSESSMENT DOCUMENTATION

**BILL OF LADING
 PRODUCT TRANSPORT MANIFEST
 MARINE VACUUM SERVICE INC.
 24 HOUR EMERGENCY PHONE NUMBER (206) 762-0240
 TRUCK NUMBER 129 DATE 11 29 99**

TO DESTINATION
 NAME MAR VAC
 STREET _____
 CITY / STATE _____

FROM SHIPPER SAYBR
 NAME ALB LAM. LIC#
 STREET _____
 CITY / STATE _____

QUANTITY	PROPER SHIPPING NAME	UN (PLACARD) NUMBER
<u>600 Gals</u>	<u>oil / WATER</u>	

SLUDGE

SHIPPER _____ DATE _____ DRIVER [Signature] DATE 11 29 99

NOTE: _____



UNDERGROUND STORAGE TANK Closure and Site Assessment Notice

NW 7316
FOR OFFICE USE ONLY
Site ID: ~~7316~~
Owner ID: U 7316

See back of form for instructions

Please check the appropriate box(es)

- Temporary Tank Closure
- Change-in-Service
- Permanent Tank Closure
- Site Check/Site Assessment

Site Information

Site ID Number 7316
(Available from Ecology if the tanks are registered)
 Site/Business Name OVERLAKE HOSPITAL
 Site Address 1035 116th Avenue NE
Street
 City/State Belleve, WA
 Zip Code 98004 Telephone (425) 688-5940
 Owner's Signature [Signature]

Owner Information

(This form will be returned to this address)

UST Owner/Operator OVERLAKE HOSPITAL
 Mailing Address 1035 116th Ave NE
Street
 City/State Belleve, WA
P.O. Box
 Zip Code 98004 Telephone (425) 688-5940

Tank Closure/Change-in-Service Company

Service Company Sayer Contractors Inc
 Certified Supervisor Winfield Brown
 Supervisor's Signature Winfield Brown
 Address 17803 5th Ave Sa
Street
Seattle WA
City State
 Telephone (206) 439-2144
 Zip Code 98188

Site Check/Site Assessor

Certified Site Assessor RICHARD N. SIMPSON
 Address 246 SW 19th St
Street
Seattle WA
City State
 Telephone (206) 910-5228
 Zip Code 98146-2128
 Suite SUITE A

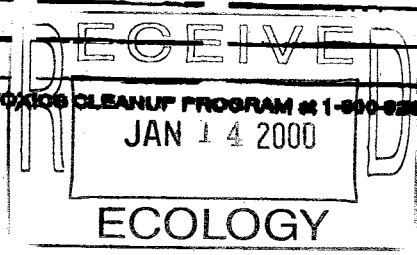
Tank Information

Tank ID	Closure Date	Closure Method	Tank Capacity	Substance Stored
<u>5</u>	<u>11-29-99</u>	<u>fill in place</u>	<u>20,000</u>	<u>diesel</u>

Contamination Present at the Time of Closure

Yes No Unknown
 Check unknown if no obvious contamination was observed and sample results have not yet been received from analytical lab.
 Yes No
 If contamination is present, has the release been reported to the appropriate regional office?

To receive this document in an alternative format, contact the TOXIC CLEANUP PROGRAM at 1-800-826-7716 (voice) OR (206) 407-6008 (TDD). BCY 020-04 (Rev. 6/95)





UNDERGROUND STORAGE TANK Site Check/Site Assessment Checklist

NW 7316
~~12468~~
U-790

The purpose of this form is to certify the proper investigation of an UST site for the presence of a release. These activities shall be conducted in accordance with Chapter 173.360 WAC. A description of the various situations requiring a site check or site assessment is provided in the guidance document for UST site checks and site assessments.

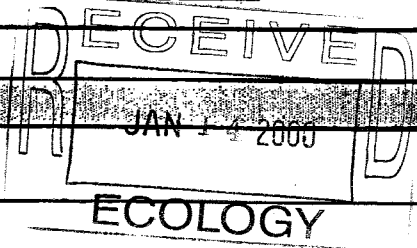
This Site Check/Site Assessment Checklist shall be completed and signed by a person registered with the Department of Ecology to perform site assessments.

Two copies of the results of the site check or site assessment should be included with this checklist according to the reporting requirements in the guidance document for UST site checks and site assessments.

For further information about completing this form, please contact the Department of Ecology UST Program.

The completed checklist should be mailed to the following address:

Underground Storage Tank Section
Department of Ecology
Mail Stop PV-11
Olympia, WA 98504-8711



1. UST SYSTEM OWNER AND LOCATION

UST Owner/Operator: OVERLAKE HOSPITAL

Owners Address: 1035 116th Avenue NE
Street
Belleve WA City 98004 P.O. Box
State ZIP-Code

Telephone: (425) 688-5940

Site ID Number (on invoice or available from Ecology if tank is registered): 7316 # 5

Site/Business Name: OVERLAKE HOSPITAL

Site Address: 1035 116th Ave. NE KING
Street County
Belleve, WA 98004
City State ZIP-Code

2. SITE CHECK/SITE ASSESSMENT CONDUCTED BY:

Registered Person: Richard N. Simpson, CPE

Address: 246 SW 119th St Suite A
Street
Seattle WA 98146-2928
City State P.O. Box ZIP-Code

Telephone: (206) 261-0855

3. TANK INFORMATION

1. Tank ID Number (as registered with Ecology): 7316 2. Year installed: 1975
 3. Tank capacity in gallons: 20,000 4. Last substance stored: diesel fuel

4. REASON FOR CONDUCTING SITE CHECK/SITE ASSESSMENT

Check one:

- Investigate suspected release due to on-site environmental contamination
- Investigate suspected release due to off-site environmental contamination
- Extend temporary closure of UST system for more than 12 months
- UST system undergoing change-in-service
- UST system permanently closed-in-place
- UST system permanently closed with tank removed
- Required by Ecology or delegated agency for UST system closed before December 22, 1988
- Other (describe): _____

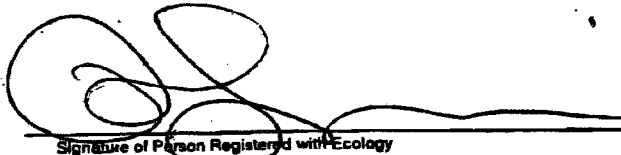
5. CHECKLIST

Each item of the following checklist shall be initialed by the person registered with the Department of Ecology whose signature appears below.

	Yes	No
1. Has the site check/site assessment been conducted according to applicable procedures specified in the UST site check/site assessment guidance issued by the Department of Ecology?	✓	
2. Has a release from the UST system been confirmed? <i>NOTE: Owners/operators must report all confirmed releases to the Department of Ecology or delegated agency within 24 hours.</i>		✓
3. Are the results of the site check/site assessment enclosed with this checklist? <i>NOTE: Two copies of the site check/site assessment results must be submitted to the Department of Ecology according to the reporting requirements specified in the UST site check/site assessment guidance.</i>	✓	

I hereby certify that I have been in responsible charge of performing the site check/site assessment described above. Persons submitting false information are subject to penalties under Chapter 173.360 WAC.

12.29.99
Date


Signature of Person Registered with Ecology

6. OWNER'S SIGNATURE

1/12/00
Date


Signature of Tank Owner or Authorized Representative

APPENDIX B

LABORATORY ANALYTICAL RESULTS

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Jensen, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

December 8, 1999

Richard Simpson, Project Manager
Gneiss Contracting, LLC
246 SW 119th St., Suite A
Seattle, WA 98146

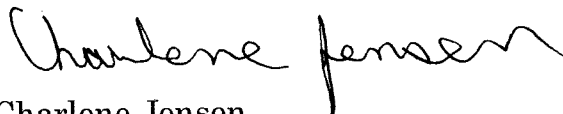
Dear Mr. Simpson:

Included are the results from the testing of material submitted on November 29, 1999 from your Overlake project. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Charlene Jensen
Chemist

Enclosures
GNC1208R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/08/99
Date Received: 11/29/99
Project: Overlake
Date Extracted: 11/30/99
Date Analyzed: 11/30/99

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-Dx**

Extended to Include Motor Oil Range Compounds

Results Reported on a Dry Weight Basis

Results Reported as $\mu\text{g/g}$ (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Extended</u>	<u>Surrogate</u> (% Recovery)
OH-NB-14 911138-01	<50	92
OH-MB-14 911138-02	<50	96
OH-SB-14 911138-03	<50	106
OH-P-2 911138-04	<50	112
Method Blank	<50	100

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 12/08/99

Date Received: 11/29/99

Project: Overlake

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-D_x**

Laboratory Code: 911115-05 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Diesel Extended	µg/g (ppm)	84	130	43 a	0-20

Laboratory Code: 911115-05 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	% Recovery MS	% Recovery MSD	Acceptance Criteria	Relative Percent Difference
Diesel Extended	µg/g (ppm)	500	84	120	112	41-170	7

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	500	120	59-138

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

91138

DH C02 11-29-99

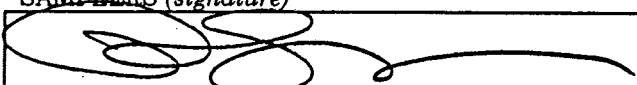
FRIEDMAN & BRUYA, INC.
3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282

SAMPLE CHAIN OF CUSTODY

Send Report To:

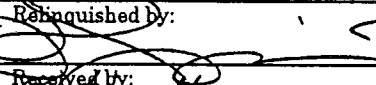
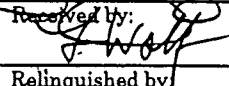
Company Gneiss Contracting, LLC Contact Richard Simpson
Address 246 Southwest 119th Street
City, State, Zip Seattle, WA 98146
Phone #: (206) 910-5228 FAX #: (206) 439-9012 Date 11-29-99

SITE NO.	PROJECT NAME	PURCHASE ORDER #
	OVERLAKE	

SAMPLERS (signature)	PROJECT LOCATION
	BELLEVUE

REMARKS	SAMPLE DISPOSAL INFORMATION
PLEASE FAX PRELIMINARY RESULTS BY: RUSH ANALYSIS - VERBALS AAP (206) 261-0855	<input type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Return Samples <input type="checkbox"/> Call for Instructions

Sample #	Date/Time Sampled	Type of Sample	# of Jars	Lab Sample #	Analyses Requested
OH-NB-14	11-29-99 14:47	soil	1	01	NWTPH-DX
OH-MB-14	↓ 1557	↓	1	02	NWTPH-DX
OH-SB-14	↓ 1530	↓	1	03	NWTPH-DX
OH-P-2	11-29-99 1514	soil	1	04	NWTPH-DX

SIGNATURE	PRINT NAME	COMPANY	Date	Time
Relinquished by: 	Richard Simpson	Gneiss Contracting LLC	11-29-99	1708
Received by: 	Fred Wolf	F&B, Inc.	11-29-99	1708
Relinquished by:				
Received by:				