

# MEMORANDUM

RE:	<b>Recommendation: Brownfields Projects Assistance Requests</b>
DATE:	March 31, 2017
FROM:	Dan Albrecht, Senior Planner and Emily Nosse-Leirer, Planner
TO:	Brownfields Advisory Committee

Attached are two MS-Excel spreadsheets, one showing total scores for all projects to date and the two requests under consideration for your April 3<sup>rd</sup> meeting and other cataloging our requests funded to date.

Also attached are:

1) a site nomination form for the "Vaults" project at 400 Pine Street

2) documents related to the Phase II ESA at 339 Pine Street to assess the feasibility of road construction in connection with the City's Railyard Enterprise Projects

# Based upon these scores we recommend that the Brownfields Advisory Committee approve the following course of action:

<u>339 Pine Street, Road Feasibility Assessment</u> – endorse moving ahead with Phases 1 and 2A of the WHEM revised proposal dated March 13<sup>th</sup> with a contribution of CCRPC Brownfields funds of \$7,430 to \$22,700.

<u>400 Pine Street</u> – endorse moving ahead with CCRPC hiring of one it's on-call consultants to conduct a Phase I ESA.



# Waite - Heindel Environmental Management



March 13, 2017

Dan Albrecht CCRPC 110 West Canal Street, Suite 202 Winooski, VT 05404 Sent via email: <u>dalbrecht@ccrpcvt.org</u>

RE: Proposal for Feasibility Assessment REP Alternative 1B 339 Pine Street, Burlington, VT

Dear Dan:

Waite-Heindel Environmental Management (WHEM), DuBois & King (D&K), and GeoDesign are pleased to present this amendment to our Proposal for Feasibility Assessment for 339 Pine Street (Site). Our team is willing to conduct the proposed scope of work in Phases, which will potentially save money if early field testing results suggest that road construction in the subject area is infeasible due to the presence of coal tar NAPL or vulnerable subsurface conditions (primarily presence of peat) that would allow for migration of coal tar NAPL. The proposed phases are described below, followed by summary costs:

- **Phase 1: Review, Coordination, QAPP:** This work needs to be done regardless of the outcome. The QAPP will be a site specific addendum to our Generic QAPP, and will be developed with the assumption that both soil and groundwater contaminant testing will be conducted.
- Phase 2A: Primary Geotech Evaluation: We propose to conduct the deep borings (one to refusal (100 ft?), two to 30 ft) with oversight by WHEM and GeoDesign. We do not propose to do the shallow soil borings along the proposed entrance of roadway as part of this phase. The deep borings will include logging of the soils, standard penetration testing, geotechnical soil sample collection, screening of soils with a PID, inspection of the soils for NAPL, and shallow (0-2 ft, 2-4 ft) soil sample collection. Monitoring well couplets (30 ft, 15 ft) will be installed in each of the two 30 ft borings. For three days following well installation, NAPL checks will be conducted on the new wells. IF NAPL of vulnerable subsurface conditions are found to exist and <u>upon approval of the CCRPC</u>, then we can terminate the work and discard the soil samples without further testing. Project termination reporting has been added to this task, at which time data an brief opinion will be submitted to CCRPC for their review and agreement.
- **Phase 2B: Secondary Geotech Evaluation**: If no NAPL or vulnerable subsurface conditions are found to exist and <u>upon approval by CCRPC</u>, then we will continue with the geotechnical evaluation, which will involve having geotechnical and contaminant lab work done, development of the geotechnical opinion, and preparation of the report with maps, tables, and findings. The geotechnical opinion will be focused on roadway fill scenarios, settlement results, and impacts related to the feasibility of designing and constructing the proposed roadway. If there are positive findings, then we will provide a range of

measures/methods to mitigate the risk. Planning level cost estimates will be provided. We will be available for post-report meetings.

• Phase 2C: Secondary Contaminant Evaluation: <u>Upon approval of the CCRPC</u>, we will conduct the contaminant investigation that will address RFP Item 3D and 3E. This will include another day of drilling of shallow borings along the proposed entrance way of the road from Pine Street, low flow groundwater sampling from the four new wells and two existing wells for dissolved contaminants, and preparation of the report with maps, tables, and findings. Note that this Phase is flexible, and can be scaled back further as desired by the CCRPC.

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Task	Work Scope	Members/Components	Estimated Cast		
Phase I	Review, Coordination, OAPP	WHEM D&K GeoDesign	\$7 430		
Phase 2A	Primary Geotech Evaluation	WHEM D&K GeoDesign	\$7,430		
I huse 211	Finally Geoteen Dramation	Drilling Contractor, Phoenix	\$15,270		
AT COMPLETIO	N, CCRPC TO DETERMINE WHI	ETHER TO CEASE PROJE	T OR CONTINUE		
Phase 2B	Secondary Geotech Evaluation	WHEM, D&K, GeoDesign,			
		geotech lab, Endyne lab	\$19,890		
AT COMPLETION, CCRPC TO DETERMINE WHETHER TO CEASE PROJECT OR CONTINUE					
Phase 2C	Secondary Contaminant	WHEM, D&K, Phoenix,			
	Evaluation	Endyne Lab, Drilling	\$17,915		
		Contractor	, , ,		

A summary of the costs for the work phases is shown below:

The benefit of this approach is that the CCRPC has the option of terminating the work after expenditure of \$23,000. To pursue all phases of the project, the expenditure will be closer to \$60,000.

In terms of schedule, we will be able to start Phase I immediately after the contract is finalized. Assuming that we can complete Phase I and get EPA approval of the QAPP within 30-45 days, then we could pursue Phase 2A starting in mid-May 2017. Assuming that the borings don't reveal coal tar NAPL or vulnerable soils, then Phase 2B will continue, with likely 60-days for final report completion, putting us to mid- to late-July 2017. If CCRPC would like to pursue the Phase 2C contaminant investigation, this could also occur in early summer with report completion in mid- to late-July 2017.

Dan Albrecht March 13, 2017 Page 3

We hope this provides the additional detail you need to make your decision. We look forward to the opportunity to work with the CCRPC on this exciting project.

Sincerely,

Whe Wat

Miles E. Waite, PhD, PG Senior Hydrogeologist Waite-Heindel Environmental Mgt

Attachment:

Figure 1: Potential Soil Boring/Testing Locations



**FIGURE 1: POTENTIAL ADDITIONAL** SOIL BORING/TESTING LOCATIONS WHEM / DuBois & King Proposal

PREPARED BY: JH	CHECKED BY: AR
PROJECT NO. 80100	DATE: JANUARY 2015



#### COST ESTTIMATE FOR FEASIBLITY ASSESSMENT REP ALTERNATIVE 1B 339 PINE STREET STUDY SITE March 13, 2017

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COORDINATION, ACCESS, MEETINGS       HR       WHEM-SENIOR HYDROGEOLOGIST       \$480.00         COORDINATION, ACCESS, MEETINGS       HR       WHEM-SENIOR HYDROGEOLOGIST       \$480.00         WORK PLAN / QAPP / HASP       HR       WHEM-SENIOR HYDROGEOLOGIST       \$1,440.00         WORK PLAN / QAPP / HASP       HR       WHEM-SENIOR HYDROGEOLOGIST       \$1,440.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,800.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,800.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,000         Soli BORINGS MONITORING WELLS       HR       WHEM-SENOR HYDROGEOLOGIST       \$1,80.00         Soli BORINGS MONITORING WELLS       DAY       TO BE DETERMINED       \$1,80.00         Soli BORINGS MONTORING WELLS       DAY       EQUIPMENT       \$1,800.00         BOLIUP MENT - PID       DAY				<u>.</u>		21		
COORDINATION, ACCESS, MEETINGS       HR       WHEM-SENIOR HYDROGEOLOGIST       \$480.00         COORDINATION, ACCESS, MEETINGS       HR       WHEM-PROJECT SCIENTIST       \$480.00         WORK PLAN / QAPP / HASP       HR       WHEM-SENIOR HYDROGEOLOGIST       \$1,400.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,400.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,400.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,200.00         WARK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$200.00         WARK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$200.00         MLEAGE       EA       EXPENSE       \$50.00         DEEP SOIL BORINGS / MONITORING WELLS       S00.00       \$400.00         SOIL BORINGS / MONITORING WELLS       HR       WHEM-STAFF SCIENTIST       \$1,200.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,200.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,800.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,800.00         DRILL RIG       DAY       EQUIPMENT       S500.00       \$500.0	COORDINATION, ACCESS, MEETINGS							
COORDINATION, ACCESS, MEETINGS       HR       WHEM-PROJECT SCIENTIST       \$480.00         WORK PLAN / QAPP / HASP       HR       WHEM-SENIOR HYDROGEOLOGIST       \$1,40.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,40.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,20.00         HASP       HR       WHEM-PROJECT SCIENTIST       \$1,32.00         HR-MARK       HR       WHEM-PROJECT SCIENTIST       \$30.00         MILEAGE       EA       EXPENSE       \$1,32.00         PHASE ZA: PRIMARY GEOTECH EVALUATION       \$30.00       \$1.00       \$1,32.00         DEEP SOIL BORINGS / MONITORING WELLS       SOIL BORINGS       HR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,280.00       \$500.00         SOIL BORINGS       HR       WHEM-STAFF SCIENTIST       \$1,880.00       \$500.00       \$500.00         WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FT       FT       TO BE DETERMINED       \$1,880.00       \$255.00       \$1,880.00       \$255.00       \$1,880.00       \$255.00       \$10.00       \$255.00       \$500.00       \$35.00.0       \$35.00.0       \$35.00.0       \$35.00.0       \$35.00.0       \$35.00.0 </td <td>COORDINATION, ACCESS, MEETINGS</td> <td>HR</td> <td>WHEM-SENIOR HYDROGEOLOGIST</td> <td><u>k</u>.</td> <td></td> <td>\$480.00</td> <td></td> <td></td>	COORDINATION, ACCESS, MEETINGS	HR	WHEM-SENIOR HYDROGEOLOGIST	<u>k</u> .		\$480.00		
WORK PLAN / QAPP / HASP       HR       WHEM-SENIOR HYDROGEOLOGIST         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST         MASP       HR       WHEM-PROJECT SCIENTIST         MIELAGE       EA       EXPENSE         PHASE 1 SUBTOTAL:       \$7,430         PHASE 2A: PRIMARY GEOTECH EVALUATION       S01. BORINGS / MONITORING WELLS         SOIL BORINGS / MONITORING WELLS       S02         SOIL BORINGS       HR         WHEM-STAFF SCIENTIST       \$1,20.00         SS0.00       \$1,40.00         <	COORDINATION, ACCESS, MEETINGS	HR	WHEM-PROJECT SCIENTIST			\$480.00		
WORK PLAN / QAPP / HASP       HR       WHEM-SENIOR HYDROGEOLOGIST       \$1,440.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$3,20.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$3,20.00         WORK PLAN / QAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$3,20.00         PHASE       EA       EXPENSE       \$30.00         PHASE 2A: PRIMARY GEOTECH EVALUATION       \$30.00       \$30.00         DEEP SOIL BORINGS / MONITORING WELLS       Soil BORINGS       HR       WHEM-STAFF SCIENTIST         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,280.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,280.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,080.00         PHASE 2A: PRISTALTIC PUMP       DAY       TO BE DETERMINED       \$1,080.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,080.00         Soil BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,080.00         Soil BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,0						.3		
WORK PLAN / 0APP / HASP       HR       WHEM-SENOR HYDROGEOLOGIST       \$1,440.00         WORK PLAN / 0APP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN / 0APP / HASP       HR       DAK-ENNINGER       \$1,320.00         HASP       HR       WHEM-PROJECT SCIENTIST       \$1,320.00         HASP       HR       WHEM-PROJECT SCIENTIST       \$30.00         MILEAGE       EA       EXPENSE       \$30.00         PHASE ZA: PRIMARY GEOTECH EVALUATION       S00.00       \$00.00         DEEP SOIL BORINGS / MONITORING WELLS       S001 BORINGS / MONITORING WELLS       \$1,280.00         SOIL BORINGS / MONITORING WELLS       S001 BORINGS / MONITORING WELLS       \$1,280.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$1,680.00         DRILL RIG       DAY       TO BE DETERMINED       \$1,680.00       \$265.00         CUIPMENT - PID       DAY       EQUIPMENT       \$255.00       \$1,080.00       \$265.00         CUIPMENT - PENISTALTIC PUMP       DAY       EQUIPMENT       \$265.00       \$1,080.00       \$265.00         Still BORINGS       HR       WHEM-STAFF SCIENTIST       \$36.00       \$36.00       \$36.00         COUIPMENT - PENISTALTIC PUMP       DAY       EQUIPMENT<	WORK PLAN / QAPP / HASP			Q		-8-8-		
WORK PLAN ( OAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,600.00         WORK PLAN ( OAPP / HASP       HR       WHEM-PROJECT SCIENTIST       \$1,300.00         HASP       HR       WHEM-PROJECT SCIENTIST       \$1,300.00         PHASE 2A: PRIMARY GEOTECH EVALUATION       BEA       EXPENSE       \$1,200.00         DEEP SOIL BORINGS / MONITORING WELLS       S0.00       PHASE 1 SUBTOTAL:       \$7,430         PHASE 2A: PRIMARY GEOTECH EVALUATION       UMP       TO BE DETERMINED       \$1,280.00         SOIL BORINGS       HR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS       MR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS       LUMP       TO BE DETERMINED       \$1,280.00         DAY       EQUIPMENT       \$255.00       \$1,080.00         EQUIPMENT - REINSTALTIC PUMP       DAY       EQUIPMENT       \$50.00         GEOTECH EVALUATION       GEODESIGN       \$10.00	WORK PLAN / QAPP / HASP	HR	WHEM-SENIOR HYDROGEOLOGIST	fi -		\$1,440.00		[
WORK PLAN / QAPP / HASP       HR       D&K - ENGINEER       \$1,320.00         HASP       HR       WHEM-PROJECT SCIENTIST       \$320.00         PHA-MARK       HR       WHEM-PROJECT SCIENTIST       \$320.00         MILEAGE       EA       EXPENSE       \$0.00         PHASE I SUBTOTAL:       \$7,430         PHASE ZA: PRIMARY GEOTECH EVALUATION       DEEP SOIL BORINGS / MONITORING WELLS       \$7,430         SOIL BORINGS       HR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS / MONITORING WELLS       HR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS / MONITORING WELLS       HR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS / MONITORING WELLS       HR       WHEM-STAFF SCIENTIST       \$1,280.00         SOIL BORINGS / MONITORING WELLS       HR       WHEM-STAFF SCIENTIST       \$1,080.00         SOIL BORINGS / MONITORING WELLS       DAY       TO BE DETERMINED       \$4,625.00         DRILL RIG       DAY       TO BE DETERMINED       \$50.00       \$50.00         VELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FT       FT       TO BE DETERMINED       \$50.00       \$50.00         EQUIPMENT - PID       DAY       EQUIPMENT       \$50.00       \$50.00       \$50.00       \$50.00 </td <td>WORK PLAN / QAPP / HASP</td> <td>HR</td> <td>WHEM-PROJECT SCIENTIST</td> <td></td> <td></td> <td>\$1,600.00</td> <td></td> <td></td>	WORK PLAN / QAPP / HASP	HR	WHEM-PROJECT SCIENTIST			\$1,600.00		
HASP PHE-MARK MILEAGE HASP HASP MILEAGE HASP HR WHEM-PROJECT SCIENTIST HR WHEM-PROJECT SCIENTIST HR WHEM-PROJECT SCIENTIST S0.00 PHASE I SUBTOTAL: \$7,430 PHASE I SUBTOTAL: \$1,280.00 S40.00	WORK PLAN / QAPP / HASP	HR	D&K - ENGINEER			\$1,320.00		
PHE-MARK MILEAGE       HR EA       WHEM-PROJECT SCIENTIST EXPENSE       \$80.00         PHASE I SUBTOTAL:       \$7,430         PHASE ZA: PRIMARY GEOTECH EVALUATION DEEP SOIL BORINGS / MONITORING WELLS SOIL BORINGS       HR WHEM-STAFF SCIENTIST SENIOR HYDROGEOLOGIST DB DETERMINED       \$1,280.00         SOIL BORINGS       HR WHEM-SENIOR HYDROGEOLOGIST DB DETERMINED       \$1,280.00         DRILL RIG       DAY       TO BE DETERMINED EQUIPMENT - PIC         EQUIPMENT - PRISTALTIC PUMP       DAY       EQUIPMENT EQUIPMENT EQUIPMENT EQUIPMENT A TOC SURVEY         WELL DEVELOPMENT & LOWP       DAY       EQUIPMENT EGOURMENT GEOTECH EVALUATION GEOTECH EVALUATION GEOTECH EVALUATION GEOTECH OVERSIGHT       DAK - ENGINEER EA       \$850.00         GEOTECH EVALUATION GEOTECH EVALUATION GEOTECH OVERSIGHT       HR HR WHEM-STAFF SCIENTIST EA       \$850.00         GEOTECH EVALUATION GEOTECH OVERSIGHT       EA       EXPENSE       \$850.00         GEOTECH OVERSIGHT       HR LUMP       DAK - ENGINEER GEOTECH OVERSIGHT       \$800.00         GEOTECH EVALUATION GEOTECH OVERSIGHT       HR WHEM-STAFF SCIENTIST EQUIPMENT - INTERFACE PROBE DAY       EQUIPMENT EQUIPMENT       \$400.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT FIELD WORK MILEAGE       HR EQUIPMENT EQUIPMENT       \$400.00       \$400.00	HASP	HR	WHEM-PROJECT SCIENTIST	(1 =		\$320,00		~ ~
MILEAGE EA EXPENSE 50.00 PHASE 1 SUBTOTAL: \$7,430 PHASE 2A: PRIMARY GEOTECH EVALUATION DEEP SOIL BORINGS / MONITORING WELLS SOIL BORINGS MONITORING WELLS SOIL BORINGS HR WHEM-STAFF SCIENTIST SOIL BORINGS LUMP TO BE DETERMINED DAY TO BE DETERMINED DAY TO BE DETERMINED EQUIPMENT - PID DAY EQUIPMENT EQUIPMENT - PERISTALTIC PUMP DAY EQUIPMENT EQUIPMENT - SURVEY DAY EQUIPMENT EQUIPMENT - SURVEY DAY EQUIPMENT GEOTECH EVALUATION GEOTECH SUPPORT HR DAK - ENGINEER EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT FIELD WORK HR WHEM-STAFF SCIENTIST EQUIPMENT - INTERFACE PROBE MILEAGE PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR EA EXPENSE EX	PRE-MARK	HR	WHEM-PROJECT SCIENTIST	15		\$80.00		
PHASE I SUBTOTAL: \$7,430         PHASE I SUBTOTAL: \$7,430         DEEP SOIL BORINGS / MONITORING WELLS         SOIL BORINGS       HR       WHEM-STAFF SCIENTIST         SOIL BORINGS       HR       WHEM-SENIOR HYDROGEOLOGIST         DRILL RIG       DAY       TO BE DETERMINED         CAUIPMENT - PID       DAY       EQUIPMENT         EQUIPMENT - PENSTALTIC PUMP       DAY       EQUIPMENT         EQUIPMENT - SURVEY       DAY       EQUIPMENT         WELL DEVELOPMENT & TOC SURVEY       HR       WHEM-PROJECT SCIENTIST         MILEAGE       EA       EXPENSE         GEOTECH EVALUATION       S880.00       \$3,520.00         GEOTECH OVERSIGHT       LUMP       GEODESIGN         MILEAGE       HR       VHEM-STAFF SCIENTIST         GROUNDWATER ELEVATION & NAPL MEASUREMENT       HR       VHEM-STAFF SCIENTIST         FIELD WORK       HR       VHEM-STAFF SCIENTIST       \$400.00         S165.00       \$0.00       \$165.00       \$10.00         S165.00	MILEAGE	EA	EXPENSE	£.		\$0.00		
PHASE 2A: PRIMARY GEOTECH EVALUATION DEEP SOIL BORINGS / MONITORING WELLS SOIL BORINGS / MONITORING WELLS SOIL BORINGS HR WHEM-STAFF SCIENTIST SOIL BORINGS HR WHEM-SENIOR HYDOROGEOLOGIST MOB / DEMOB LUMP TO BE DETERMINED DAY TO BE DETERMINED SOIL DAY TO BE DETERMINED EQUIPMENT - PID DAY EQUIPMENT EQUIPMENT - PRISTALTIC PUMP DAY EQUIPMENT EQUIPMENT - SURVEY DAY EQUIPMENT EQUIPMENT - SURVEY DAY EQUIPMENT GEOTECH EVALUATION GEOTECH VALUATION GEOTECH VALUATION GEOTECH VALUATION GEOTECH OVERSIGHT LUMP GEODESIGN GEOTECH EVALUATION GEOTECH OVERSIGHT LUMP BASUREMENT FIELD WORK EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT FIELD WORK EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT SOLOD SIGSOUNDWATER ELEVATION & NAPL MEASUREMENT FIELD WORK EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT SOLOD SIGSOUNDWATER ELEVATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR SENIOR STAFF EXPLOSE PHASE 2A SUBTOTAL: \$15,270					and the second second		6	ाली
PHASE 2A: PRIMARY GEOTECH EVALUATION         DEEP SOIL BORINGS / MONITORING WELLS         SOIL BORINGS         SOIL BORINGS         SOIL BORINGS         MBA / DEMOS         MBB / DEMOS         LUMP         TO BE DETERMINED         DRILL RIG         DAY         WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FT         FT         TO BE DETERMINED         EQUIPMENT - PID         DAY         EQUIPMENT - PID         EQUIPMENT - SURVEY         DAY         EQUIPMENT SURVEY         DAY         EQUIPMENT - SURVEY         DAY         EQUIPMENT - SURVEY         GEOTECH EVALUATION         GEOTECH VALUATION         GEOTECH OVERSIGHT         LUMP         GEOD					PHASE I S	UBTOTAL:	\$7,430	
DEEP SOIL BORINGS / MONITORING WELLS SOIL BORINGS HR WHEM-STAFF SCIENTIST SOIL BORINGS HR WHEM-SENIOR HYDROGEOLOGIST SOIL BORINGS HR WHEM-SENIOR HYDROGEOLOGIST SOIL BORINGS HR WHEM-SENIOR HYDROGEOLOGIST SOIL BORINGS HR WHEM-SENIOR HYDROGEOLOGIST SOIL BORINGS HR WHEM-STAFF SCIENTIST EQUIPMENT - PID EQUIPMENT - PID EQUIPMENT - PERISTALTIC PUMP EQUIPMENT - SURVEY EQUIPMENT - SURVEY WELL DEVELOPMENT & TOC SURVEY WELL DEVELOPMENT & TOC SURVEY WELL DEVELOPMENT & TOC SURVEY HR WHEM-STAFF SCIENTIST GEOTECH EVALUATION GEOTECH EVALUATION GEOTECH OVERSIGHT EQUIPMENT - INTERFACE PROBE EQUIPMENT - INTERFACE PROBE EQUIPMENT - INTERFACE PROBE MILEAGE PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR SENIOR STAFF DEAL DEVELOPMENT & \$15,270 EXAMPLE A SUBEDOTAL: \$15,270	PHASE 2A: PRIMARY GEOTECH EVALUATION							1
SOIL BORINGSHRWHEM-STAFF SCIENTIST WHEM-SENIOR HYDROGEOLOGIST\$1,280.00 \$560.00SOIL BORINGSHRWHEM-SENIOR HYDROGEOLOGIST\$4,625.00MOB / DEMOBLUMPTO BE DETERMINED\$4,625.00DRILL RIGDAYTO BE DETERMINED\$4,625.00WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FTFTTO BE DETERMINEDEQUIPMENT - PIDDAYEQUIPMENTEQUIPMENT - PERISTALTIC PUMPDAYEQUIPMENTEQUIPMENT - SURVEYDAYEQUIPMENTWELL DEVELOPMENT & TOC SURVEYHRWHEM-PROJECT SCIENTISTMLEAGEEAEXPENSEGEOTECH EVALUATION GEOTECH SUPPORTHRD&K - ENGINEER EQUIPMENTGROUNDWATER ELEVATION & NAPL MEASUREMENT FIELD WORKHRWHEM-STAFF SCIENTISTFIELD WORKHRWHEM-STAFF SCIENTISTGUIPMENT - INTERFACE PROBEDAYEQUIPMENTMILEAGEEAEXPENSEPROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCEHRSENIOR STAFFPHASE 2A SUBTOTALE\$15,270	DEEP SOIL BORINGS / MONITORING WELLS							
SOIL BORINGS       HR       WHEM-SENIOR HYDROGEOLOGIST       \$960.00         MOB / DEMOB       LUMP       TO BE DETERMINED       \$550.00         DRILL RIG       DAY       TO BE DETERMINED       \$4,625.00         WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FT       FT       TO BE DETERMINED       \$4,625.00         EQUIPMENT - PID       DAY       EQUIPMENT       \$1,080.00         EQUIPMENT - SURVEY       DAY       EQUIPMENT       \$550.00         EQUIPMENT - SURVEY       DAY       EQUIPMENT       \$550.00         WELL DEVELOPMENT & TOC SURVEY       HR       WHEM-PROJECT SCIENTIST       \$550.00         MILEAGE       EA       EXPENSE       \$10.00         GEOTECH EVALUATION       GEOTECH OVERSIGHT       LUMP       GEODESIGN       \$880.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT       HR       WHEM-STAFF SCIENTIST       \$400.00       \$3,520.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT       HR       WHEM-STAFF SCIENTIST       \$400.00       \$165.00       \$0.00         MILEAGE       EA       EXPENSE       \$0.00       \$165.00       \$0.00       \$165.00       \$0.00         PROJECT TERMINATION REPORTING (IF NECESSARY)       HR       SENIOR STAFF       \$960.00       \$960.00       \$960.00 <td>SOIL BORINGS</td> <td>HR</td> <td>WHEM-STAFF SCIENTIST</td> <td></td> <td>TARE HAT</td> <td>\$1,280.00</td> <td></td> <td></td>	SOIL BORINGS	HR	WHEM-STAFF SCIENTIST		TARE HAT	\$1,280.00		
MOB / DEMOBLUMPTO BE DETERMINED\$500.00DRILL RIGDAYTO BE DETERMINED\$4,625.00WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FTFTTTO BE DETERMINEDEQUIPMENT - PIDDAYEQUIPMENTEQUIPMENT - PIDDAYEQUIPMENTEQUIPMENT - SURVEYDAYEQUIPMENTEQUIPMENT - SURVEYDAYEQUIPMENTMILEAGEEAEXPENSEGEOTECH EVALUATIONGEOTECH EVALUATIONGEOTECH OVERSIGHTLUMPGEOTECH OVERSIGHTLUMPGEOTECH OVERSIGHTLUMPGEOTECH OVERSIGHTHRDAYEQUIPMENTFIELD WORKHRWHEM-STAFF SCIENTIST\$400.00GUIPMENT - INTERFACE PROBEDAYEQUIPMENTEAEXPENSE\$0.00PROJECT TERMINATION REPORTING (IF NECESSARY)MEETINGS, CORRESPONDENCEHRSENIOR STAFF\$960.00PHASE 2A SUBTOTAL:\$15,270	SOIL BORINGS	HR	WHEM-SENIOR HYDROGEOLOGIST		ne ja	\$960.00		
DRILL RIG DAY TO BE DETERMINED WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FT FT TO BE DETERMINED EQUIPMENT - PID DAY EQUIPMENT EQUIPMENT - PERISTALTIC PUMP DAY EQUIPMENT EQUIPMENT - SURVEY DAY EQUIPMENT WELL DEVELOPMENT & TOC SURVEY HR WHEM-PROJECT SCIENTIST MILEAGE EA EXPENSE GEOTECH EVALUATION GEOTECH EVALUATION GEOTECH OVERSIGHT LUMP GEODESIGN GROUNDWATER ELEVATION & NAPL MEASUREMENT FIELD WORK HR WHEM-STAFF SCIENTIST EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT MILEAGE EA EXPENSE PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR SENIOR STAFF PHASE 2A SUBTOTAL: \$15,270	MOB / DEMOB	LUMP	TO BE DETERMINED		6	\$500,00		
WELL MATERIALS (2" PVC); (2) 30-FT & (2) 15-FT       FT       TO BE DETERMINED       \$1,080.00         EQUIPMENT - PID       DAY       EQUIPMENT       \$255.00         EQUIPMENT - SURVEY       DAY       EQUIPMENT       \$50.00         EQUIPMENT - SURVEY       DAY       EQUIPMENT       \$50.00         MILEAGE       EA       EXPENSE       \$50.00         GEOTECH EVALUATION       EA       EXPENSE       \$10.00         GEOTECH SUPPORT       HR       D&K - ENGINEER       \$880.00         GEOTECH OVERSIGHT       LUMP       GEODESIGN       \$3,520.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT       HR       WHEM-STAFF SCIENTIST       \$400.00         FIELD WORK       HR       WHEM-STAFF SCIENTIST       \$400.00         EQUIPMENT - INTERFACE PROBE       DAY       EQUIPMENT       \$165.00         MILEAGE       EA       EXPENSE       \$0.00       \$165.00         PROJECT TERMINATION REPORTING (IF NECESSARY)       HR       SENIOR STAFF       \$960.00         MEETINGS, CORRESPONDENCE       HR       SENIOR STAFF       \$960.00	DBILL BIG	DAY	TO BE DETERMINED	<b>1</b> 2000	100	\$4,625,00		
Induction of the construction of th	WELL MATERIALS (2" PVC): (2) 30-FT & (2) 15-FT	FT		Ē.		\$1,080.00		1
EQUIPMENT - PERISTALTIC PUMP EQUIPMENT - SURVEY DAY EQUIPMENT - SURVEY WELL DEVELOPMENT & TOC SURVEY HR MILEAGE GEOTECH EVALUATION GEOTECH EVALUATION GEOTECH SUPPORT GEOTECH OVERSIGHT HR D&K - ENGINEER GEOTECH OVERSIGHT HR D&K - ENGINEER GEODESIGN GROUNDWATER ELEVATION & NAPL MEASUREMENT FIELD WORK EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT - INTERFACE PROBE DAY EQUIPMENT - INTERFACE PROBE EA EXPENSE PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR SENIOR STAFF PHASE 2A SUBTOTAL: \$15,270	FOUIPMENT - PID	DAY	FOUIPMENT	Q		\$255.00		1
EQUIPMENT - SURVEY     DAY     EQUIPMENT       WELL DEVELOPMENT & TOC SURVEY     HR     WHEM-PROJECT SCIENTIST       MILEAGE     EA     EXPENSE       GEOTECH EVALUATION     S880.00       GEOTECH EVALUATION     GEOTECH OVERSIGHT       GEOTECH OVERSIGHT     HR       DAY     EQUIPMENT       FIELD WORK     HR       WHEM-STAFF SCIENTIST     \$400.00       S10.00     \$165.00       GROUNDWATER ELEVATION & NAPL MEASUREMENT     FIELD WORK       FIELD WORK     HR       WHEM-STAFF SCIENTIST     \$400.00       S165.00     \$165.00       MILEAGE     EA       EQUIPMENT - INTERFACE PROBE     DAY       EQUIPMENT - INTERFACE PROBE     DAY       EQUIPMENT - INTERFACE PROBE     DAY       EQUIPMENT - INTERFACE PROBE     EA       EXPENSE     \$0.00       PROJECT TERMINATION REPORTING (IF NECESSARY)       MEETINGS, CORRESPONDENCE     HR       SENIOR STAFF     \$960.00       PHASE 2A SUBTOTAL:     \$15,270	FOUIPMENT - PERISTALTIC PUMP	DAY	FOUIPMENT	1		\$50.00		
WELL DEVELOPMENT & TOC SURVEY       HR       WHEM-PROJECT SCIENTIST       \$500.00         MILEAGE       EA       EXPENSE       \$10.00         GEOTECH EVALUATION       GEOTECH SUPPORT       HR       D&K - ENGINEER       \$880.00         GEOTECH OVERSIGHT       LUMP       GEODESIGN       \$3,520.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT       FIELD WORK       HR       WHEM-STAFF SCIENTIST       \$400.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT       FIELD WORK       HR       WHEM-STAFF SCIENTIST       \$400.00         MILEAGE       DAY       EQUIPMENT       S10.00       \$165.00       \$10.00         MILEAGE       EA       EXPENSE       \$0.00       \$400.00       \$165.00         MILEAGE       EA       EXPENSE       \$0.00       \$165.00       \$0.00         PROJECT TERMINATION REPORTING (IF NECESSARY)       HR       SENIOR STAFF       \$960.00       \$960.00         PHASE 2A SUBTOTAL:       \$15,270       \$15,270       \$15,270		DAY	FOLIPMENT			\$85.00		1
MILE DEVELOPMENT & TOO SURVEY     FIR.     WHENP RODEOT SOLENTIST     \$300.00       MILEAGE     EA     EXPENSE     \$10.00       GEOTECH EVALUATION     GEOTECH SUPPORT     HR     D&K - ENGINEER     \$880.00       GEOTECH OVERSIGHT     LUMP     GEODESIGN     \$3,520.00       GROUNDWATER ELEVATION & NAPL MEASUREMENT     FIELD WORK     HR     WHEM-STAFF SCIENTIST     \$400.00       GROUPMENT - INTERFACE PROBE     DAY     EQUIPMENT     \$165.00     \$0.00       MILEAGE     EA     EXPENSE     \$0.00     \$0.00       PROJECT TERMINATION REPORTING (IF NECESSARY)     HR     SENIOR STAFF     \$960.00       MEETINGS, CORRESPONDENCE     HR     SENIOR STAFF     \$960.00						\$500.00		
GEOTECH EVALUATION     GEOTECH SUPPORT     HR     D&K - ENGINEER     \$880.00       GEOTECH SUPPORT     LUMP     GEODESIGN     \$3,520.00       GROUNDWATER ELEVATION & NAPL MEASUREMENT     FIELD WORK     HR     WHEM-STAFF SCIENTIST     \$400.00       GROUNDWATER FACE PROBE     DAY     EQUIPMENT     \$165.00     \$30.00       MILEAGE     EA     EXPENSE     \$0.00       PROJECT TERMINATION REPORTING (IF NECESSARY)     HR     SENIOR STAFF     \$960.00       PHASE 2A SUBTOTAL:     \$15,270	WELL DEVELOPMENT & TOC SURVET			8		\$10.00		
GEOTECH EVALUATION       HR       D&K - ENGINEER       \$880.00         GEOTECH OVERSIGHT       LUMP       GEODESIGN       \$3,520.00         GROUNDWATER ELEVATION & NAPL MEASUREMENT       HR       WHEM-STAFF SCIENTIST       \$400.00         FIELD WORK       HR       WHEM-STAFF SCIENTIST       \$400.00         EQUIPMENT - INTERFACE PROBE       DAY       EQUIPMENT       \$165.00         MILEAGE       EA       EXPENSE       \$0.00         PROJECT TERMINATION REPORTING (IF NECESSARY)       HR       SENIOR STAFF       \$960.00         MEETINGS, CORRESPONDENCE       HR       SENIOR STAFF       \$960.00	MILEAGE	EA	EXFENSE	÷		310.00		
GEOTECH SUPPORT       HR       D&K - ENGINEER         GEOTECH SUPPORT       LUMP       GEODESIGN         GROUNDWATER ELEVATION & NAPL MEASUREMENT       FIELD WORK       HR         FIELD WORK       HR       WHEM-STAFF SCIENTIST       \$400.00         EQUIPMENT - INTERFACE PROBE       DAY       EQUIPMENT         MILEAGE       EA       EXPENSE       \$0.00         PROJECT TERMINATION REPORTING (IF NECESSARY)       HR       SENIOR STAFF       \$960.00         PHASE 2A SUBTOTAL:       \$15,270	GEOTECH EVALUATION				ten utuk			
GEOTECH SUFFORT     LIMP     GEOTECH     Statution     Statut		ЦĎ	DIK ENGINEER			00 0000		
GROUNDWATER ELEVATION & NAPL MEASUREMENT     FIELD WORK     HR     WHEM-STAFF SCIENTIST     \$400.00       EQUIPMENT - INTERFACE PROBE     DAY     EQUIPMENT     \$165.00       MILEAGE     EA     EXPENSE     \$0.00       PROJECT TERMINATION REPORTING (IF NECESSARY)     HR     SENIOR STAFF     \$960.00       MEETINGS, CORRESPONDENCE     HR     SENIOR STAFF     \$960.00						\$2 620.00		
GROUNDWATER ELEVATION & NAPL MEASUREMENT         FIELD WORK       HR       WHEM-STAFF SCIENTIST         EQUIPMENT - INTERFACE PROBE       DAY       EQUIPMENT         DAY       EQUIPMENT       \$400.00         MILEAGE       EA       EXPENSE         PROJECT TERMINATION REPORTING (IF NECESSARY)       HR       SENIOR STAFF         MEETINGS, CORRESPONDENCE       HR       SENIOR STAFF         PHASE 2A SUBTOTAL:       \$15,270	GEOTECH OVERSIGHT	LOWP	GEODESIGN			\$3,520.00		
GROUNDWATER ELEVATION & NAPL MEASUREMENT         FIELD WORK       HR       WHEM-STAFF SCIENTIST         EQUIPMENT - INTERFACE PROBE       DAY       EQUIPMENT         MILEAGE       EA       EXPENSE         PROJECT TERMINATION REPORTING (IF NECESSARY)       SENIOR STAFF       \$960.00         MEETINGS, CORRESPONDENCE       HR       SENIOR STAFF       \$960.00		-				8		1
HELD WORK     HR     WHEM-STAFF SCIENTIST     \$400.00       EQUIPMENT - INTERFACE PROBE     DAY     EQUIPMENT       MILEAGE     EA     EXPENSE       PROJECT TERMINATION REPORTING (IF NECESSARY)     \$960.00       MEETINGS, CORRESPONDENCE     HR     SENIOR STAFF	GROUNDWATER ELEVATION & NAPL MEASUREMENT	1						
EQUIPMENT - INTERFACE PROBE     DAY     EQUIPMENT     \$155.00       MILEAGE     EA     EXPENSE     \$0.00       PROJECT TERMINATION REPORTING (IF NECESSARY)     HR     SENIOR STAFF     \$960.00       PHASE 2A SUBTOTAL:     \$15,270	HELD WORK	HR	WHEM-STAFF SCIENTIST			\$400.00		1
MILEAGE     EA     EXPENSE     \$0.00       PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE     HR     SENIOR STAFF     \$960.00       PHASE 2A SUBTOTAL:     \$15,270	EQUIPMENT - INTERFACE PROBE	DAY	EQUIPMENT			\$165.00		1
PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR SENIOR STAFF \$960.00 PHASE 2A SUBTOTAL: \$15,270	MILEAGE	EA	EXPENSE			\$0.00		1
PROJECT TERMINATION REPORTING (IF NECESSARY) MEETINGS, CORRESPONDENCE HR SENIOR STAFF \$960.00 PHASE 2A SUBTOTAL: \$15,270						1		1
MEETINGS, CORRESPONDENCE HR SENIOR STAFF \$960.00 PHASE 2A SUBTOTAL: \$15,270	PROJECT TERMINATION REPORTING (IF NECESSAR)	r)		1257				
PHASE 2A SUBTOTAL: \$15,270	MEETINGS, CORRESPONDENCE	HR	SENIOR STAFF	1 Star		\$960.00		
PHASE 2A SUBTOTAL: \$15,270								
				Pł	HASE 2A S	SUBTOTAL:	\$15,270	



#### COST ESTTIMATE FOR FEASIBLITY ASSESSMENT REP ALTERNATIVE 1B 339 PINE STREET STUDY SITE March 13, 2017

WORK ELEMENT / TASK	UNITS	CATEGORY	QTY RATE/	ELEMENT	TASK
PHASE 2B: SECONDARY GEOTECH EVALUA	ATION				
GEOTECH & CONTAMINANT EVALUATION			PT TO A COMPANY		
GEOTECH EVALUATION	LUMP	GEODESIGN	Matt true and	\$4,400.00	
GEOTECH LAB WORK	LUMP	GEODESIGN		\$2.750.00	
LAB - VOCS BY 8260B	SAMPLE	ENDYNE		\$840.00	
LAB - PAHS BY 8270D	SAMPLE	ENDYNE		\$990.00	
LAB - TPH BY 8015	SAMPLE	ENDYNE	慶一日日日	\$540.00	
GEOTECH FEASIBILITY REPORT PREPARATION				\$490.00	
DATA MANAGEMENT	HR	STAFF SCIENTIST	<b>3</b> 0	\$480.00	
DATA VALIDATION	LUMP	PHOENIX		\$1,320.00	
WELL LOGS	HR	WHEM-STAFF SCIENTIST		\$320.00	
DRAFTING, CONTOUR MAPS	HR	DRAFTMAN		\$700.00	
REPORT PREPARATION	HR	STAFF SCIENTIST		\$1,030.00	
REPORT REVIEW	HR	SENIOR HYDROGEOLOGIS1		\$720.00	
REPORTING - ENGINEERING	HR	D&K SENIOR ENGINEER		00,000	
REPORTING - GEODESIGN	LUMP	GEODESIGN		a∠,000.00	
MITIGATION METHODS	HR	SENIOR STAFF		\$720.00	
PLANNING COST ESTIMATES	HR	SENIOR STAFF		\$720,00	· · · ·
MEETINGS, CORRESPONDENCE	HR	SENIOR STAFF	6 (M)	\$960.00	
ADMINISTRATIVE	HR	ADMINISTRATOR		\$220.00	
			PHASE 2B	SUBTOTAL:	\$19,890
PHASE 2C: SECONDARY CONTAMINANT E	VALUATION		2		
SHALLOW SOIL BORINGS					
SOIL BORINGS	HR	WHEM-STAFF SCIENTIST	4	\$640.00	8
SOIL BORINGS	HR	WHEM-SENIOR HYDROGEOLOGIST		\$240.00	÷
	DAY	EQUIPMENT	1 de -	\$85,00	
MOB / DEMOR	LUMP	TO BE DETERMINED		\$500.00	
	DAY	TO BE DETERMINED		\$1,850.00	
LAB - VOCS BY 8260B	SAMPLE	ENDYNE		\$1,960.00	
LAB - PAHS BY 8270D	SAMPLE	ENDYNE		\$2,310.00	
LAB - TPH BY 8015	SAMPLE	ENDYNE		\$1,260.00	
		24/26)	1	1	
GROUNDWATER SAMPLING (LOW FLOW, 6 MONI	IORING WELLS,			\$240.00	
LAB COORDINATION	HR	WHEN-STAFF SCIENTIST		\$1,000,00	
GROUNDWATER SAMPLING	HR	WHEM-PROJECT HTDROGEOLOGIS		\$650.00	
GROUNDWATER SAMPLING	HR	WHEM-FIELD TECH	<u>k</u>	\$10.00	
MILEAGE	EA	EXPENSE	<b>1</b>	\$55.00	
EQUIPMENT - INTERFACE PROBE	DAY			\$150.00	
EQUIPMENT - LOW FLOW PUMP	DAY			\$120.00	
EQUIPMENT - MULTI PARATMETER METER	DAY			\$20.00	
EQUIPMENT - TUBING & DECON	EA	EQUIPMENT		\$90.00	
EQUIPMENT - GENERATOR	EA		<b>6</b>	\$1 120 00	
LAB - PETROLEUM VOCS BY 8260B	SAMPLE	ENDYNE		\$1,120.00	
LAB - PAHS BY 8270D	SAMPLE	ENDYNE		\$1,155.00	
CONTAMINANT REPORT PREPARATION					
DATA MANAGEMENT	HR	STAFF SCIENTIST	8. ir =	\$320.00	
DATA VALIDATION	LUMP	PHOENIX		\$1,250.00	
WELL LOGS	HR	WHEM-STAFF SCIENTIST		\$160.00	
DRAFTING, CONTOUR MAPS	HR	DRAFTMAN		\$280.00	
REPORT PREPARATION	HR	STAFF SCIENTIST		\$750.00	
REPORT REVIEW	HR	SENIOR HYDROGEOLOGIST	<b>3</b>	\$360.00	
ENGINNERING SUPPORT	HR	D&K SENIOR ENGINEER	16	\$880.00	
MEETINGS CORRESPONDENCE	HR	SENIOR STAFF	1 S	\$360.00	
ADMINISTRATIVE	HR	ADMINISTRATOR	Con Service Be	\$100.00	
			PHASE 20	SUBTOTAL:	\$17,915

# Chittenden County Brownfields Program Site Nomination / Assistance Request Form

Site romination / F	
For information on type	es of assistance available and
CCRPC's protocol for deciding if, a	und to what degree to assist a request, see:
http://www.ccrpcvt.org/our-wor	k/economic-development/brownfields/
Site Name: The Vaults	
Site's Street Address/Town/Zip Code; 400 P	Ne and 30/32 Howard
Parcel Tax ID #: 053-3-082-000/053-1-01	5-100 Property Size (Acres): <u>2.19</u>
Zoning District: ENTERDRISE ZONE -	Light Menufacturing
Describe current use(s): Two of the	buildings on the land are
used for storage. The third b	vilding on the land is a 2-story duplex.
Describe former use(s): The build was Wel	e constructed by E.B. and A.C. Whiting
Brish company in 1915 to Shore Brus	sh fibert. Diplet was constructed between 1897 and 1901
Are there plans for acquisition and/or redevelopm	ent? Ves' No
If yes, attach a separate one to two-page docum	nent describing the anticipated benefits of the
redevelopment such as housing units, commercia	al development, jobs, economic impact,
recreation, etc. (see Site Evaluation Criteria at link	above for the types of information to provide).
Have studies been conducted to identify or assess	contamination? Yes No
If yes, please identify the title, author and date of	the report, and if available, send us a PDF:
Potential contaminants include: Petroleum	X Other contaminants
What type(s) of site assessment or cleanup planning	ng assistance are you seeking? Circle all that apply
Phase I Environmental Site Assessment	Phase II Environmental Site Assessment
Soil Monitoring during Construction	Archeological Site Assessment / Recon
Historic Preservation issues	Cleanup / Corrective Action Planning
Other	
Property Owner Information:	
Name: JAMES UNSWORTH	Signature:
Mailing Address: 26 Kailwad Avenue	DSSEX 3ct., VT, US452
Phone: (802) 879 - 4504	Email: Janes @ UNSWORTH properties, COM
	v (
Nomination Submitted By:	
Name or Office: <u>CEDO</u> I	Date Submitted: 3100/17
	Sale Submitted
Mailing Address: 149 Church Street B	Surlington VT 05401
Mailing Address: <u>149 Church Street B</u> Phone: <u>802-865-7144</u>	Surlington VT 05401 Email: Welavelle@burlingtonvtigev
Mailing Address: <u>149 Church Street B</u> Phone: <u>802-865-7144</u>	<u>Surlington VT 05401</u> Email: <u>Wclavelle@burlingtonvtigev</u>
Mailing Address: <u>149 Church Street B</u> Phone: <u>802-865-7144</u> Please Return Site Nominati	Burlington VT 05401 Email: Welavelle@burlingtonvtigev
Mailing Address: <u>149 Church Street B</u> Phone: <u>802-865-7144</u> Please Return Site Nominati Dan Albrec	Email: <u>WClavelle@burlingtonvigev</u> <i>ion Form (via PDF is preferred) to:</i> <i>ht, Senior Planner</i> <i>on 100 West Canal St. Swith</i> 202 Winnerhi VT. 05404

Phone: (802) 846-4490 Ext. \*29; Email: dalbrecht@ccrpcvt.org

### **Project Description**

Unsworth Properties is proposing to construct a new building at the southeast corner of their property located at 400 Pine Street in Burlington's South End Enterprise District. The property is a large, approximately 2.19-acre parcel on the east side of Pine Street that occupies the entire block between Marble Avenue and Howard Street. The property includes a collection of industrial buildings which were constructed between c.1900 and c.1960. Some of these buildings are interconnected and a network of narrow, paved alleyways and parking areas are interspersed throughout the property. The project is served by the City of Burlington's municipal utilities.

The new building will be three stories and will have a height of approximately 39' above grade, with frontage along Howard Street. Existing conceptual plans for the building suggest an industrial aesthetic reminiscent of the existing historic industrial buildings on the property: a rectilinear form, a flat roof, a variety of window styles, bands of windows, and metal siding. Parking will be located underneath the building and will be accessed from the existing driveway to the north of the building.

Two, two-story residential units will be included at the south end of the new building, each with their own separate entry from Howard Street. The remainder of the first floor of the building, which will be accessed via an existing alley at the western side of the building, will consist of approximately 16 artist/maker studios that will be rented at similar rates to the existing studio space located on the property. The upper two floors will have a total of 12 larger commercial spaces designed to be used as offices or studios. The planned use is consistent with current zoning and the project has received its zoning permit from the City of Burlington.



### What the Developer Needs

In order to make this great project come to fruition, the developer needs an initial phase 1 environmental assessment. We are requesting funds from CCRPC for a phase 1 environmental assessment of the property. It is likely that the developer will also need a phase 2 environmental assessment and a cleanup / corrective action plan due to the property's history of industrial use.

The project is adjacent to several brownfield sites and a superfund site that are part of an EPA areawide plan. The project is on the edge of Burlington's Neighborhood Revitalization Strategy Area that shows 37% of the population are living below the poverty level.

"The Vaults" project area is situated in the heart of Burlington's South End, the Arts District and the Enterprise Light Manufacturing zoning district (ELM). The district is designed to facilitate business and arts while respecting the buffer to the surrounding neighborhoods. The south end of Burlington is a focal point of Burlington's creative economy that must be improved and maintained with an eye towards overcoming the legacy of decades of industrial use and contamination in a way that maximizes human safety and does not have a detrimental impact on the ecology of Lake Champlain. The Vaults site was specifically identified in Burlington's planBTV South End as an area where the retention and expansion of space to support small artist and maker enterprises should be prioritized. The buildings currently on the site are significantly underutilized in an area where there is a large demand for space for artists and small businesses. This site presents a unique opportunity to increase supply for artist and commercial space in a prime area of the city that has very little developable land remaining.

The South End has been, and continues to be, an important economic center for the City of Burlington. It is home to 20% (6,383) of the jobs in Burlington and approximately 92% of the industrial space in the Enterprise District (which is only 4% of the city land). There is strong demand for both commercial and residential product in the South End. Growth in New Economy sectors such as the arts, food production, and tech are driving demand for a limited quantity of commercial space in the South End, most of it located in the Enterprise District. This mixed-use project will provide much needed artist space and office space, along with two units of housing.

The creation of 16 artist/maker studios and 12 larger commercial spaces represents a significant increase in supply in an area where this type of space is in high demand. The South End Arts and Business Association reports receiving about 20 requests per month for artist and small business space in the South End. CEDO also receives multiple requests each month for this type of space, and has seen many artists and businesses get started in neighboring towns over the years due to lack of space in Burlington. This influx of space will allow more businesses to start or remain in Burlington and more jobs to be created or retained here. The affordability of these spaces will ensure that they are available to a wide range of people. In addition, creating new space for artists and small businesses will ensure that Pine Street continues to be a destination for the arts and will add to the vitality of important economic drivers such as the South End Art Hop and First Friday Art. Additionally, there will be construction jobs associated with the project.



## Base Districts:

Mixed Use	Downtown	
	Downtown Transition	Rufuton
	Downtown Waterfront	
	Downtown Waterfront - Public Trust	
	Battery Street Transition	
	Neighborhood Mixed Use	Bay
	Neighborhood Activity Center	and a state of the
	Neighborhood Activity Center - Riverside	
Enterprise	Enterprise - Agricultural Processing and Energy	S Congrest B. Jany 2 1
	Enterprise - Light Manufacturing	Balance Contraction Contractio
Instituitional	Institutional	
Residential	Residential - High Density	
n e de e i	Residential - Medium Density	
	Waterfront Residential - Medium Density	
	Residential - Low Density	
	Waterfront Residential - Low Density	
Urban Reserve	Urban Reserve	Contraction of the second seco
Recreation /	RCO - Agriculture	
Conservation	RCO - Recreation/Greenspace	Fill Caliby State of the State
	RCO - Conservation	A A A A A A A A A A A A A A A A A A A

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REARL & REARL STORE

★ Project Location