

**Chittenden County Brownfields Program  
Site Nomination / Assistance Request Form**

*For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Keith Avenue

Site's Street Address/Town/Zip Code: 12 Keith Avenue, Barre City, 05641

Parcel Tax ID #: \_\_\_\_\_ Property Size (Acres): 0.67 acres

Zoning District: \_\_\_\_\_

Describe current use(s): Vacant lot. The building which was once on the lot has since been demolished.

Describe former use(s): Commercial dry cleaner, automobile sales and service, fuel storage. The underground storage tank was removed years ago.

Are there plans for acquisition and/or redevelopment? ☒ Yes ☐ No

**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide). See attachments to previous email (included parcel map, Stone's proposal, cost estimate, and future redevelopment plans. See attachment to this form: CVRPC 12 Keith Ave Site Selection Criteria documents.

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:

Partial Corrective Action Plan, Stone Enviro 10/16/2017; Phase II ESA, Stone Enviro 6/10/2014; Phase I ESA, Stone Enviro 4/22/2014

Potential contaminants include: ☒ Petroleum ☒ Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

Phase I Environmental Site Assessment

**Supplemental 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: City of Barre (Steve Mackenzie, Manager) Signature: \_\_\_\_\_

Mailing Address: 12 North Main Street, Barre City, VT 05641

Phone: (802) 476-0240 Email: manager@barrecity.org

*Nomination Submitted By:*

Name or Office: Clare Rock, CVRPC Date Submitted: 3/15/2018

Mailing Address: 29 Main Street, Suite 4, Montpelier, VT 05602

Phone: (802) 229-0389 Email: rock@cvregion.com

**Please Return Site Nomination Form (via PDF is preferred) to:**

*Dan Albrecht, Senior Planner*

*Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404*

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

Brownfields Site Evaluation Criteria

Project Name: 12 Keith Avenue

Address/Project Location: 12 Keith Avenue, BARRE VT

Applicant: Central Vermont Regional Planning Commission on behalf of the City of Barre

Reviewer: Emily Nosse-Leirer, CCRPC

Required Characteristics	Possible Points	Scoring
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility	No = Not eligible	Yes
Is the planned use consistent with current zoning?		Yes

Project Location (10 pts Total)

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	0
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	2

Project Location Economic Conditions (5 pts Total)

Is the project located in an area where the poverty rate is higher than the County-wide average?	Up to 5 points	5
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Housing Potential (30 points total)

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	2
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0

Commercial Potential (20 points total)

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	5
Is the project a mixed-use project?		

Open Space and Recreation Potential (10 points total)

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	3
Will site cleanup involve creating or improving open or recreational space as part of a		

Project Economic Impact (25 pts Total)

Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	1
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		

Initial Score	
100 points possible	29

Bonus Categories

If the project will enable housing unit construction, will a percentage of them be perm	1/2 point per percentage point affordable, up to 20 points.	#
Is the developer/property owner willing to pay for the Phase I or pay for part of the Ph	Up to 15 points	#
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	#

Additional Notes:

This project will allow for a reconfigured parking lot in downtown Barre, and a small pocket park will be developed. The parking lot will serve adjacent development, including apartments recently built by Downstreet Housing and Community Development. (See attached Master Plan and CVRPC nomination documents)	Bonus Score	
	45 points possible	0
TOTAL SCORE		29



## CENTRAL VERMONT BROWNFIELDS PROGRAM

### Site Selection Criteria Review

Projects nominated to receive Brownfields funding are reviewed by the CVRPC Brownfields Advisory Committee for their potential to achieve the mission of the program and result in successful re-use of the site. The Advisory Committee uses the criteria below to guide its evaluation of the overall strength of the site and redevelopment proposal. Sites will be selected for the program based upon its responsiveness to the criteria, other demonstrated strengths toward achieving reuse, and the amount of grant funds available.

CVRPC staff will provide recommendations on each criteria based upon information provided by the program applicant, as well as independent research. Criteria are evaluated in light of what is appropriate for the proposed redevelopment. Certain criteria are more applicable to some projects than others. Not all criteria are requisite, but all will be looked upon favorably when addressed by a project.

Site Name 12 Keith Ave. & 25 Pearl St., Barre City Date of Review June 13, 2016

Review Prepared By Gail Aloisio, Program Coordinator, CVRPC Assistant Planner

Work Requested: Corrective Action Feasibility Investigation & Corrective Action Planning

Cost Estimate: \$26, 638 per June 17<sup>th</sup>, 2015 Cost Estimate by Stone Environmental

## Threshold Criteria

Is the property eligible under U.S EPA regulations?

Hazardous Substances ☐ Yes ☐ No ☒ TBD      Petroleum Substances ☐ Yes ☐ No ☒ TBD

*The property is likely to be eligible for both Hazardous & Petroleum Substances funding, however, the property does not contain Petroleum Substances, and therefore must draw from CVRPC's Hazardous Grant.*

Has the property owner provided site access and agreed to conditions of participation?

☒ Yes ☐ No

Qualitative Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
2) Is there a prospective purchaser, investor, developer, etc.?	The City of Barre has purchased the property in pursuit of implementation of the North Main to Summer Street Master Plan. The City will finish redeveloping the property into a parking lot to serve the city and the new Downstreet Housing & Community Development headquarters & apartments on Summer Street between Keith Ave and Pearl St.

Qualitative Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<p>3) Site redevelopment potential:</p> <ul style="list-style-type: none"> <li>a) Are conceptual site plans available?</li> <li>b) Would redevelopment conform to local zoning regulations?</li> <li>c) Other: _____?</li> </ul>	<p>The City of Barre has been steadily completing Brownfields projects in its North Main to Summer Street, and Merchant's Row, Master Plans. This includes the construction of City Place, a makeover for the Enterprise Alley Parking, and the new Downstreet Apartments. Conceptual Plans for the neighborhood excerpted from the N.Main to Summer St. Master Plan are included as an attachment. The City has already demolished a building formerly on the 12 Keith Ave. parcel in preparation for parking lot construction (former Ormsby property). Phase 1 &amp; 2 Assessments have been completed by the City.</p> <p>A parking lot is allowed in Barre City's Central Business District as a conditional use. Following the concepts of the N.Main to Summer Master Plan, the parking will fit the Design Review Overlay District by giving special attention to the arrangement of parking to serve pedestrian and vehicular circulation.</p>
<p>4) Will the site assessment and/or reuse assist in addressing:</p> <ul style="list-style-type: none"> <li>a) Public health</li> <li>b) Environmental quality</li> <li>c) Land use issues (Local &amp; Regional land use goals)</li> <li>d) Other: _____?</li> </ul>	<p>The site has been confirmed to have elevated levels of tetrochloroethene (PCE), a dry cleaning chemical, in soil gases. This has been an issue which developments at the neighboring City Place, Downstreet Apartments, and Blanchard Block, have had to remediate for in order to protect the long term health of building occupants. Further monitoring of the effect of PCE contamination on groundwater at the site is also recommended. As the PCE contamination is part of a more wide-spread contamination issue in downtown Barre City, further characterizing the contamination will help to determine the need for remedial measures both on the site and at neighboring properties.</p>

Qualitative Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<p>5) To what degree does the site assessment and redevelopment have community and/or municipal support?</p>	<p>The City of Barre has already invested over \$800,000 to date in the acquisition of these parcels and the demolition of the former Ormsby building on the 12 Keith Avenue parcel. Development of this property to support the increasing demand for surface parking in downtown Barre due to the on-going revitalization and development of the City's business district is in keeping with the No. Main to Summer Master Plan (2012).</p> <p>The Master Plan planning process included broadly noticed public design workshops held to obtain public input regarding the future of the plan area. Each workshop was very well-attended and helped to insure that the interests of city stakeholders would be represented when the plan was implemented.</p>
<p>6) Will redeveloping the site offer public benefit, such as:</p> <ul style="list-style-type: none"> <li>a) Housing,</li> <li>b) Parkland/greenspace,</li> <li>c) Economic development job creation/retention or</li> <li>d) Other:_____?</li> </ul>	<p>The project is complementary to Downstreet Apartments, a \$4 million dollar Low Income Housing Project that has already been permitted and constructed. The apartments are nearly completed and are currently seeking occupants. The City has entered into a long term lease to provide parking for 42 staff and tenants. The Downsteet project would not be viable without the parking to be provided in this lot when completed. The parking lot will also include a small pocket park for use by Downstreet tenants and the general public.</p>

Qualitative Criteria	How does the project demonstrate potential for successful re-use in response to this criteria?
<p>7) Has the owner or developer provided willingness to carry out clean up, if it is necessary? Can they provide financial support/in-kind help for it?</p>	<p>The principle funding source is intended to be from a portion of the voter approved \$2.2 Tax Increment Financing (TIF) District Bond. Depending on final environmental assessment and protect development costs, additional remediation and construction funding may need to be sought. The City has been successful in obtaining Community Development Block Grants and EPA Targeted Brownfields Assessment funding in the past for other brownfields projects. The Environmental investigation expenses covered by the City to date are \$53,300 (\$28,300 over budget). An additional \$26,638 is required to perform this Corrective Action Feasibility Investigation (CAFI) and prepare a Corrective Action Plan (CAP).</p>
<p>8) Are results achievable?</p> <ul style="list-style-type: none"> <li>a) Is the project financially feasible?</li> <li>b) Is the timeline realistic?</li> <li>c) Is there commitment from necessary partners (public &amp;/or private)?</li> <li>d) Other_____?</li> </ul>	<p>This project is another in a series of public infrastructure projects which the City has completed in the last 5 years (Main Street "Big Dig", Campbell Place Parking Lot, Nelson Street Hydro-Turbine Project, Enterprise Alley Brownfield Remediation and Redevelopment Project. The City has voter support through the TIF Bond and a proven track record of successful redevelopment.</p>

## Program Coordinator Recommendation

The Program Coordinator recommends enrolling the property for up to \$26,638 of corrective action feasibility & clean up planning work, to be carried out by Dec. 31<sup>st</sup>, 2016 (or 90 days after CVRPC procurement of contractors, whichever is later). If this work is not underway by that date, the funding will be returned to the grant funding pool to be considered for other nominated sites. Should the need for funding at this site exceed \$26,638, the Brownfield's Advisory Committee will consider a request for supplementary funding based on an update to the Site Nomination reflecting the current project circumstances.

## Enrollment Determination

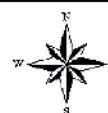
*Determination of the Brownfields Advisory Committee regarding enrollment, and recommendation to the CVRPC Executive Committee regarding the amount of funding to authorize for expenditure to cover assessment or clean up planning activities.*





## Figure 2

**Phase II ESA  
12 Keith Avenue  
Barre Vermont  
Prepared for City of Barre**



[www.cai-tech.com](http://www.cai-tech.com)

CAI Technologies



# MASTER PLAN



**Figure 5: Master Plan Detail: No. Main / Pearl / Keith / Elm Street**

February 27, 2018

Clare Rock, Senior Planner  
Central Vermont Regional Planning Commission  
29 Main Street, Suite 4  
Montpelier, Vermont 05602

Stone Project No. 14-021  
Subject: Cost Estimate for Supplemental Phase II ESA, 12 Keith Ave, Barre City, Vermont

Dear Clare,

Pursuant our meeting on February 22, 2018 at the City of Barre Municipal Building, Stone Environmental Inc. (Stone) is pleased to present Central Vermont Regional Planning Commission (CVRPC) our proposal for performing a supplemental Phase II Environmental Site Assessment (ESA) at the 12 Keith Avenue property in Barre City, Vermont (the Site).

Prior Phase II ESA and Site Investigation efforts have identified petroleum and chlorinated volatile organic compounds (VOCs) in soil, soil gas, and groundwater at concentrations that exceed their relevant regulatory criteria. Soil gas contamination was recently detected immediately adjacent to the 143/145 North Main Street property at concentrations that indicate a risk of vapor intrusion into the building and that requires further assessment to 1) determine whether other structures are at risk of vapor intrusion, and 2) evaluate whether this result is related to the previously defined tetrachloroethene and petroleum source areas (Phase II ESA, Stone, 2015) or represent a separate source/release.

## 1. Proposed Scope of Services

The Supplemental Phase II ESA will include the following elements:

1. Develop Work Plan and Site-Specific Quality Assurance Project Plan (SSQAPP) Amendment for United States Environmental Protection Agency (EPA) and Vermont Department of Environmental Conservation (VT DEC) approval. To gain a full understanding of Site conditions related to the petroleum and chlorinated VOC soil gas hot spot(s) within one mobilization, Stone proposes to develop a dynamic work plan relying on near-real-time laboratory analysis of samples and field-based decisions. The existing SSQAPP will be updated to include additional sample locations and methods. The SSQAPP will also provide an update to the Project Schedule.
2. Core Supplemental Phase II ESA Field Work Elements. The following Supplementary Phase II ESA tasks will be completed at the initiation of the dynamic work plan (e.g., not subject to field observations).
  - a. Assess indoor air quality within 143, 151, and 159 North Main Street buildings basements.

- i. Assumes 3 indoor air samples, one field duplicate, and one background sample for TO-15 analysis.
    - ii. Stone will perform pressure differential measurements between the basement and exterior soils within the 143, 151, and 159 North Main Street basements
    - iii. Assumes samples will be collected over 24 hours.
  - b. Assess whether contamination in groundwater entering the buildings may be adversely impacting indoor air.
    - i. Collect samples from sumps within the 143, 151, and 159 North Main Street buildings.
    - ii. Assumes 4 sump samples with 1 field duplicate and trip blank samples.
  - c. Evaluate soil gas concentrations in the previously identified petroleum and chlorinated VOC hot spot and surrounding area to evaluate whether other buildings may be at risk of vapor intrusion.
    - i. Collect 11 soil gas samples with one field duplicate and one trip blank for EPA Method 8260 analysis.
    - ii. Collect 2 confirmation samples for fixed-based analysis to evaluate mobile laboratory precision.
- 3. Dynamic Supplemental Phase II ESA Field Work Elements: Following the completion of the Core Field Work Elements, above, Stone will utilize real-time laboratory analysis to fully delineate petroleum and chlorinated VOCs in soil gas.
  - a. Soil gas samples will be collected using an AMS Soil Gas probe and analyzed on-Site by gas chromatography with mass spectrometry (GC/MS).
  - b. Soil gas samples will be collected along transects between the building and soil source area.
  - c. Transects will be extended or added, as needed, to fully characterize the soil gas plume(s).
- 4. Contingent Supplemental Phase II ESA Field Work Elements: If results of the Supplemental Phase II ESA indicate that the 123 and/or the 135 North Main Street buildings are at risk of vapor intrusion, Stone will perform indoor air sampling of the relevant building interior(s). Samples will be collected over 24 hours and be submitted for fixed based analysis by method TO-15. Stone will also perform pressure differential measurements within the 123 and 135 North Main Street basements as part of this task.
- 5. Reporting: Stone will prepare a Supplemental Phase II ESA Report in accordance with the Investigation and Remediation of Contaminated Properties Rule (I-Rule).
- 6. Project Management, Coordination, and Meetings: Project management and coordination tasks will include:

- a. Coordinate Site access with Site owners of the four downgradient property owners (123, 135, 143/151, and 159 North Main Street).
- b. Pre-marking of proposed core and dynamic investigation locations for utility clearance.
- c. Invoicing, project tracking, and program management assistance.
- d. Two meetings in Barre City.

## 2. Estimated Costs

The estimated costs to perform the scope of services described above is summarized in Table 1, below, and detailed in Attachment 1. As areas of concern subject to this Phase II ESA include both petroleum and chlorinated VOCs, the distribution of costs between Brownfield Hazardous and Petroleum Assessment Grants may be split equally, as indicated below.

Table 1: Summary of Estimated Costs, Supplemental Phase II ESA, 12 Keith Ave, Barre City

	Task	Professional Services	Consultant	Expenses	Petro. Portion	Haz. Portion	Total
1	Work Plan / SSQAPP Amendment	\$1,980	\$0	\$0	\$990	\$990	\$1,980
2	Core Field Work Elements	\$2,575	\$4,759	\$1,170	\$4,252	\$4,252	\$8,504
3	Dynamic Field Work Elements	\$4,310	\$4,953	\$2,149	\$5,706	\$5,706	\$11,412
4	Contingent Field Work Elements	\$1,755	\$1,166	\$364	\$1,643	\$1,643	\$3,285
5	Reporting	\$4,420	\$0	\$0	\$2,210	\$2,210	\$4,420
6	Project Management, Coordination, and Meetings	\$1,170	\$0	\$24	\$597	\$597	\$1,194
	<b>TOTAL</b>	<b>\$16,120</b>	<b>\$10,878</b>	<b>\$3,706</b>	<b>\$15,397</b>	<b>\$15,397</b>	<b>\$30,794</b>

For this cost estimate, we have made the following assumptions:

- 1) The City of Barre will work with the property owners of 143/151 North Main Street to resume operation of the sumps within their buildings.
- 2) Core field work components will be completed in one day of field work.
- 3) Dynamic field work components will require two days to complete.
- 4) Contingent tasks will be required, based on the results of the Supplemental Phase II ESA.

## 3. Schedule

The schedule for completion of the field work will be developed as part of the SSQAPP Amendment. The schedule provided below in Table 2 assumes a notice to proceed by CVRPC and the City of Barre by March 9, 2018.

Table 2: Schedule

Task	Expected Duration	Estimated Completion Date
Work Plan / SSQAPP Amendment	1 week	March 16, 2018
Regulatory Review and Approval	2 weeks	March 30, 2018
Core Field Work	1 day	Week of April 2, 2018
Dynamic Field Work Elements	2 days	
Contingent Field Work Elements	1 day	
Laboratory Analysis (confirmation, groundwater, and indoor air samples)	2 weeks	April 20, 2018
Report	3 weeks	May 11, 2018

On behalf of Stone, thank you for the opportunity to provide you with this proposal. Please feel free to call or email me with any questions.

Sincerely,

Daniel Voisin  
 Senior Geologist, Director of Environmental Assessment and Remediation Services  
*Direct Phone / 802.229.1875*  
*Mobile / 802.279.8174*  
*E-Mail / dvoisin@stone-env.com*

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**Keith Ave Phase II ESA Supplement  
14-021**

**DETAILED FEE & SCOPE DETAILS**

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details
<b>1 Work Plan / SSQAPP</b> <b>Professional Services</b> Senior Professional 1                     DTV     \$     115 / hour                     2     \$230 Senior Professional 2                     KBW     \$     115 / hour                     2     \$230 Project Professional 2                     LJR     \$     100 / hour                    12    \$1,200 Staff Professional 3                     BMD     \$     80 / hour                     4     \$320 <div style="text-align: right;"><i>Professional Services Summary</i></div> <div style="text-align: right;">20                                     \$1,980</div>							Develop dynamic work plan/SSQAPP Amendment for supplemental soil gas assessment. Base elements include: - Indoor air samples in 143 through 159 N Main Street - Soil gas samples along exterior of Site buildings. - Sump sampling within 143/151 and 159 N Main Street.  Dynamic elements: - Additional soil gas samples and analysis to define exceedances of the VISL for PCE/Petroleum constituents. - Samples will be collected along evenly spaced. intervals along up to two transects.  Contingent elements: - If soil gas samples collected from adjacent 123/135 N Main Street buildings exceed the VISL, then, indoor air samples would be collected from these spaces. - Perform pressure differential testing
<b>TASK SUBTOTAL</b>						<b>\$1,980</b>	
<b>2 Base Field Work Elements</b> <b>Professional Services</b> Senior Professional 1                     \$     115 / hour                     1     \$115 Project Professional 2                     \$     100 / hour                    12    \$1,200 Staff Professional 1                     \$     70 / hour                     12    \$840 Staff Professional 1                     \$     70 / hour                     6     \$420 <div style="text-align: right;"><i>Professional Services Summary</i></div> <div style="text-align: right;">31                                     \$2,575</div> <b>Consultants*</b> Cascade Technical Services - VOC Lab                     \$1,636 / day                     1     \$1,800 CTS Data Management                     \$120 / day                     1     \$132 TestAmerica - VOCs in Indoor Air (SUMMA)                     \$265 / ea                     5     \$1,458 TestAmerica - VOCs in Soil Gas (Tedlar)                     \$165 / ea                     3     \$545 TestAmerica - VOCs in Water                     \$125 / ea                     6     \$825 <div style="text-align: right;"><i>Consultant Summary</i></div> <div style="text-align: right;">\$4,759</div> <b>External Expenses</b> Rental-Field Equipment                     \$125 / ea                     1     \$138 <b>Stone Equipment</b> EAR Tacoma Usage Fees                     \$125.00 / day                     1     \$125.00 EAR AMS Soil Gas Sampling Kit                     \$100.00 / day                     1     \$100.00 EAR Bosch Hammer Drill                     \$50.00 / day                     1     \$50.00 EAR Electrical Generator - Honda Eu 2000                     \$50.00 / day                     1     \$50.00 EAR PID                     \$90.00 / day                     1     \$90.00 GDS Trimble GEO 7X GPS                     \$125.00 / day                     1     \$125.00 <b>Stone Consumables</b> EAR 1/4" OD FEP Tubing SG                     \$2.16 / ea                     80    \$172.80 EAR PPE                     \$15.00 / day/staff                     2     \$30.00 EAR Tedlar Bags (0.5 or 1.0 liter)                     \$14.50 / ea                     20    \$290.00 <div style="text-align: right;"><i>Expense Summary</i></div> <div style="text-align: right;">\$1,170</div>							Base elements include: - Indoor air samples in 143 through 159 N Main Street - Soil gas samples along exterior of Site buildings. - Sump sampling within 143/151 and 159 N Main Street.  1) Collect 3 indoor air samples, with 1 FD and 1 ambient exterior upgradient sample over 24 hours for TO-15 analysis. 2) Collect 11 soil gas samples with 1 FD and 1 TB for 8260 analysis. Begin delineation of contingent elements, based on results. 3) Collect 2 confirmation samples in Tedlar for fixed-based analysis. 4) Collect up to 4 sump samples with 1 FD and 1 TB for 8260.
<b>TASK SUBTOTAL</b>						<b>\$8,504</b>	
<b>3 Dynamic Field Work Elements</b> <b>Professional Services</b> Senior Professional 1                     \$     115 / hour                     2     \$230 Project Professional 1                     \$     100 / hour                    24    \$2,400 Staff Professional 1                     \$     70 / hour                     24    \$1,680 <div style="text-align: right;"><i>Professional Services Summary</i></div> <div style="text-align: right;">50                                     \$4,310</div> <b>Consultants*</b> Cascade Technical Services - VOC Lab                     \$1,636 / day                     2     \$3,600 CTS Data Management                     \$120 / day                     2     \$264 TestAmerica - VOCs in Air                     \$165 / ea                     6     \$1,089 <div style="text-align: right;"><i>Consultant Summary</i></div> <div style="text-align: right;">\$4,953</div> <b>External Expenses</b> Rental-Field Equipment                     \$125 / ea                     2     \$275 <b>Stone Equipment</b> EAR Tacoma Usage Fees                     \$125 / day                     2     \$250.00 EAR AMS Soil Gas Sampling Kit                     \$100 / day                     2     \$200.00 EAR Bosch Hammer Drill                     \$50 / day                     2     \$100.00 EAR Electrical Generator - Honda Eu 2000                     \$50 / day                     2     \$100.00 EAR PID                     \$90 / day                     2     \$180.00 GDS Trimble GEO 7X GPS                     \$125 / day                     0     \$0.00 <b>Stone Consumables</b> EAR 1/4" OD FEP Tubing SG                     \$2.16 / ea                     160   \$345.60 EAR PPE                     \$15 / day/staff                     4     \$60.00 EAR Tedlar Bags (0.5 or 1.0 liter)                     \$14.50 / ea                     44    \$638.00 <div style="text-align: right;"><i>Expense Summary</i></div> <div style="text-align: right;">\$2,149</div>							Dynamic elements: - Additional soil gas samples and analysis to define exceedances of the VISL for PCE/Petroleum constituents. Samples will be collected along evenly spaced. intervals along up to two transects.  1) Collect up to 20 soil gas samples per day over two days using on-site laboratory for real-time analytical support to delineate soil gas hot spot(s) between N Main Street buildings and soil source area.
<b>TASK SUBTOTAL</b>						<b>\$11,412</b>	

**Keith Ave Phase II ESA Supplement  
14-021**

**DETAILED FEE & SCOPE DETAILS**

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details	
4 Contingent Field Work Elements							Contingent elements: - If soil gas samples collected from adjacent 143/151 N Main Street buildings exceed the VISL, then, indoor air samples would be collected from these spaces. - Perform pressure differential testing  1) Collect 3 indoor air samples, with 1 ambient exterior upgradient sample over 24 hours for TO-15 analysis. 2) Perform pressure differential measurements between basement and exterior soils (through basement wall) and, if possible, sub-slab soils. 3) Assess interior sources of VOC contamination.	
Professional Services								
	Senior Professional 1		\$ 115 / hour	1	\$115			
	Project Professional 1		\$ 100 / hour	8	\$800			
	Staff Professional 1		\$ 70 / hour	12	\$840			
	Professional Services Summary			21		\$1,755		
Consultants*								
	TestAmerica - TO15		\$265 / ea	4	\$1,166			
			\$0		\$0			
			\$0		\$0			
	Consultant Summary					\$1,166		
Stone Equipment								
	EAR Manometer		\$65.00 / day	1	\$65.00			
	EAR Tacoma Usage Fees		\$125.00 / day	1	\$125.00			
	EAR PID		\$90.00 / day	1	\$99.00			
	EAR DeWalt Hammer Drill		\$35.00 / day	1	\$38.50			
Stone Consumables								
	EAR 1/4" OD LDPE Tubing		\$0.42 / ea	15	\$6.30			
	EAR PPE		\$15.00 / day/staff	2	\$30.00			
	Expense Summary					\$364		
TASK SUBTOTAL						\$3,285		
5 Reporting							Prepare Supplemental Phase II ESA Report in accordance with I-Rule. Produce contour map of soil gas concentrations.	
Professional Services								
	Senior Professional 1		\$ 115 / hour	4	\$460			
	Project Professional 2		\$ 100 / hour	24	\$2,400			
	Staff Professional 3		\$ 80 / hour	16	\$1,280			
	Staff Professional 1		\$ 70 / hour	4	\$280			
	Professional Services Summary			48		\$4,420		
TASK SUBTOTAL						\$4,420		
6 Project Management, Coordination, and Meetings								Assumes: 1) PM to coordinate Site access with 4 property owners. 2) Field Staff to perform dig safe mark out and lay out points. 3) Invoicing, project tracking, and program management assistance. 4) assumes 2 meetings in Barre. 1 to plan (held on February 22), 1 to discuss results in late March, early April.
Professional Services								
	Senior Professional 1		\$ 115 / hour	8	\$920			
	Staff Professional 1		\$ 70 / hour	2	\$140			
	Accountant 2		\$ 55 / hour	2	\$110			
	Professional Services Summary			12		\$1,170		
External Expenses								
	Mileage - Personal Vehicle		\$0.535 / mile	40	\$24			
	Expense Summary					\$24		
TASK SUBTOTAL						\$1,194		
PROJECT TOTAL						\$30,794		

Stone Environmental's standard mark-up on all Consultant and reimbursable project expenses is 10%.