



July 8, 2019

Ref: 58314.00

Dan Albrecht
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404
dalbrecht@ccrpcvt.org

Re: Proposal for Quality Assurance Project Plan and Phase II ESA Soil Investigation
214-218 Route 7 (Hourglass Project), Milton, Vermont
SMS#: 2018-4813

Dear Dan:

VHB is pleased to present the Chittenden County Regional Planning Commission ("CCRPC") with the following proposal to prepare a Site-Specific Quality Assurance Project Plan ("QAPP") and perform a Phase II Environmental Assessment ("ESA") of shallow soil at 214-218 Route 7, Milton, Vermont ("the Site"). This Phase II ESA will be designed to investigate the potential shallow soil impacts associated with the Recognized Environmental Conditions ("RECs") identified during the Phase I ESA that was conducted by The Johnson Company ("JCO"; currently VHB) for this property.

Background

JCO previously performed a Phase I ESA at the Site, dated January 14, 2019, that identified three RECs;

- Potential gasoline release from a 55-gallon drum.
- Potential fuel-oil release from an above-ground storage tank (AST).
- Potential impacts related to observed miscellaneous debris.

This proposal is to: 1) prepare a QAPP for the Phase II ESA, 2) conduct the Phase II ESA investigation; and, 3) prepare Site Investigation Report that is compliant with the Vermont Department of Environmental Conservation (VTDEC) July 27, 2017 Investigation and Remediation of Contaminated Properties Rule (I-Rule).

Proposed Scope of Work

VHB will prepare and submit the QAPP as described below; it will be submitted electronically.

1) QAPP

Assuming CCRPC Brownfield grant funding will fund this assessment, VHB will prepare a QAPP that will describe the objectives, methodologies and quality control specifications of the proposed Phase II investigation. The QAPP will be developed in accordance with the I-Rule and in accordance with EPA 540-R-98-038, Quality Assurance Guidance for Conducting Brownfields Site Assessments. This QAPP will include

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detailed information pertaining to the sampling design and methods, including field and analytical procedures for the entire field investigation. The QAPP will be required to be submitted to EPA Region I for approval prior to conducting any subsurface investigation work. The Phase II will also require a VTDEC approved workplan. For cost saving purposes, we will request that the VTDEC and the EPA review the QAPP in lieu of a separate work plan. If it is determined Brownfield funding will not be used, VHB would develop a work plan for VTDEC review instead of a QAPP and no EPA review would be required.

2) Phase II ESA - Soil Sampling

In order to evaluate the nature and extent of potential impacts resulting from the RECs reported in the Phase I ESA report, VHB proposes a soil investigation at the Site. This investigation will include the advancement of a total of nine soil borings at the locations of the reported RECs, including three borings in the immediate vicinity of each REC. Borings will be advanced with a hand auger in 0.5-foot increments to refusal or 2 feet below ground surface (fbgs), whichever comes first. Should visual and/or photoionization detector (PID) screening values suggest impacts may extend to depths greater than 2 fbgs, the soil boring will be advanced to 4 fbgs. The hand auger will be decontaminated prior to each boring and between sample depth intervals. During advancement soils from the intervals to be sampled will be transferred into ziplock bags using dedicated nitrile gloves. In addition, soil characteristics (grain size, color, the presence of anthropogenic materials, odors, etc.) will be recorded on boring-specific log forms. Soil will be field screened with a calibrated photoionization detector (PID) for the presence of volatile organic compounds (VOCs) and screening results will be included on the boring-specific log forms.

Two soil samples will be collected from each of the hand auger borings; one sample will be collected from the 0 to 0.5 fbgs depth interval and one sample will be collected from the 0.5 to 2 fbgs depth interval. At each of the three RECs, one of the three samples collected from the 0 to 0.5 fbgs depth interval displaying the most evidence of impacts (e.g.: elevated PID screening values, odor, staining, etc.) will be immediately analyzed for the specific contaminants of potential concern (COPC) corresponding to each REC, as listed on Table 1, below. The remaining 2 out of 3 samples per REC collected from the 0 to 0.5 fbgs depth interval and the samples collected from the 0.5 to 2 fbgs depth interval will be placed "on-hold" at the laboratory for potential "contingency" analysis pending the preliminary results of the 3 surface soil samples (1 per REC) collected from the 0 to 0.5 fbgs depth interval.

Should no exceedances be reported in the initial shallow soil sample collected from the 0 to 0.5 fbgs depth interval, no underlying or adjacent soil samples will be taken "off-hold" for analysis. Should analytical results of these samples identify an exceedance of an applicable soil screening value (SSV), the 2 adjacent surface soil samples collected from the 0 to 0.5 fbgs depth interval and the soil sample collected from the 0.5 to 2 fbgs depth interval immediately below the sample that reported the exceedance will be taken off-hold and analyzed for the analyte(s) associated with an exceedance of the applicable SSV. This methodology is proposed to potentially reduce the number of samples analyzed, resulting in a cost savings. For costing purposes, it is assumed that two out of three RECs will require 3 "contingency" samples be taken off-hold for analysis. One duplicate sample and one equipment blank sample will be collected and analyzed for each of the analyses listed on Table 1. In summary, a total of 12 samples (9 surface soil samples, 9 deeper soil samples, 1 duplicate soil sample, and 1 equipment blank sample) will be submitted to the laboratory for analysis of COPC as enumerated on Table 1.

Based on the visual and olfactory observations during the initial evaluation of these RECs during the Phase I ESA, no evidence of gross impacts was identified and therefore it is unlikely that a significant release occurred that would have significantly impacted groundwater. As such, groundwater assessment is not



included in the investigation being proposed. However, should evidence of soil impacts be identified where contaminant concentrations are increasing with depth, supplemental assessment of groundwater quality would likely be recommended.

Table 1: Location Specific COPC and Corresponding Laboratory Analysis			
REC	Description	Laboratory Analysis Methods	Number of Samples for Immediate Analysis / Number of "On-hold" Samples)
REC #1	Potential release from 55-gallon drum	-VOCs (EPA Method 8260C) -Lead (EPA Method 6020)	1 / 5
REC #2	Potential release from AST	-VOCs (EPA Method 8260C)	1 / 5
REC #3	Potential impacts related to observed debris	-Lead	1 / 5
Duplicate Samples	QA/QC	-VOCs (EPA Method 8260C) -Lead (EPA Method 6020)	1
Equipment Blank	QA/QC	-VOCs (EPA Method 8260C) -Lead (EPA Method 6020)	1

3) Reporting

Following completion of field work and receipt of analytical results, an I-Rule compliant Site Investigation Report will be created. This report will include summaries of sample collection activities, results of field screening/field observations, result summary tables, laboratory analysis reports, Site and area maps, sample collection forms, and field notes. Data will be presented in tabular, graphical, and text forms as appropriate. The report will contain conclusions regarding the nature and extent of contamination at the Site, as well as recommendations in the context of the I-Rule. VHB's client will receive a first draft of this report for review. Comments and/or suggested changes will be addressed by VHB and a revised version of the report will be forwarded electronically for EPA and VTDEC review.

Schedule and Timeline

The proposed site investigation activities will be conducted according to the schedule below. Although we will endeavor to adhere to this timeline, delays may be beyond our control due to weather, regulator review, etc.

- Digsafe premark & notification 10 business days after notice to proceed
- Field sampling complete 7 days following dig-safe premark
- Lab results received 5 business days from sample collection
- DRAFT Site Investigation Report issued for review 3 weeks from receipt of analytical

Estimated Probable Cost

VHB estimates that the cost to prepare a Site-Specific QAPP for the Phase II Environmental Site Assessment, conduct the Phase II ESA soil investigation, and prepare a Site Investigation Report to be approximately \$12,722. This cost assumes that the time and degree of effort allocated to each task will be sufficient to

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implement the work and that no additional tasks are added to VHB's scope. A detailed cost estimate with breakdown of cost per Task for this work is attached. This cost assumes electronic delivery of documents to stakeholders; however, hard copies of documents can be produced upon request at additional cost. Should additional time and/or expenses be required to complete this project, a detailed description of the circumstances leading to any needed additional effort, along with a proposed revised budget, will be prepared and submitted to CCRPC for review and approval prior to proceeding with any additional work.

We appreciate the opportunity to provide this proposal to you to conduct a Phase II ESA soil investigation at 214-218 Route 7, Milton, Vermont Site in support of the Hourglass Project. If you have any questions regarding this proposal or require additional information, please contact me.

Sincerely,



Kurt Muller, P.E.
Senior Environmental Engineer

Cost Estimate
Phase II Environmental Site Assessment
214-218 Route 7 (Western Parcel), Milton, Vermont
Milton Hourglass Project

Description	Billing Rate/Unit	# Units	Units	Est. Cost	Notes
1) Preparatory Tasks and QAPP					
<i>VHB Labor</i>					
Principal	\$195 hr.		1 hrs.	\$195	Principal-in-Charge Review
Project Manager	\$128 hr.		6 hrs.	\$768	Project Management / Coordination / Client Correspondence / Meeting
	\$128 hr.		4 hrs.	\$512	Document review, editing, and revision
Project Scientist III	\$85 hr.		20 hrs.	\$1,700	Preparation of QAPP
	\$85 hr.		6 hrs.	\$510	Fieldwork Planning/DigSafe
	\$85 hr.		2 hrs.	\$170	Preparation of Health and Safety Plan
<i>Communications fee</i>	each		1 each	\$55	1.5% of VHB labor
<i>Mileage</i>	\$0.58 mile		36 miles	\$21	DigSafe Premark (1 round trip from S.Burlington office)
Subtotal for Preparatory Tasks				\$3,931	
2) Fieldwork					
<i>Assumptions:</i>					
1) 2 out of 3 REC's will require 3 contingency analyses per REC					
<i>VHB Labor</i>					
Project Manager	\$128 hr.		2 hrs.	\$256	Project Management & Stakeholder Discussion
Project Scientist III	\$85 hr.		2 hrs.	\$170	Fieldwork Prep, Subcontractor Scheduling
	\$85 hr.		14 hrs.	\$1,190	Fieldwork, Demob, & Sample Management
	\$85 hr.		2 hrs.	\$170	Sample Organization & Shipping
<i>Communications fee</i>	each		1 each	\$27	1.5% of VHB labor
<i>Mileage</i>	\$0.58 mile		36 miles	\$21	1 day fieldwork (1 round trip from S.Burlington office)
<i>Field Supplies & Equipment</i>					
Misc. Equipment/ Tools/PPE/Decon	\$40 event		1 event	\$40	Hand auger, gloves, consumables, etc.
Photoionization Detector	\$90 day		1 day	\$90	To screen soil core for volatiles
Mobile Collector Tablet	\$150 day		1 day	\$150	To record soil boring locations
<i>Subcontractor (Eastern Analytical, Inc.)</i>					
<u>Immediate Laboratory Analysis:</u>					
REC 1: Potential release from 55-gallon drum					
VOC via 8260C	\$108 sample		1 samples	\$108	1 soil sample
Lead	\$62 sample		1 samples	\$62	
REC 2: Potential release from AST					
VOC via 8260C	\$108 sample		1 samples	\$108	1 soil sample
REC 3: Potential impacts related to observed debris					
Lead	\$62 sample		1 samples	\$300	1 soil sample
Quality Assurance / Quality Control					
VOC via 8260C	\$108 sample		2 samples	\$216	1 duplicate + 1 equipment blank
Lead	\$62 sample		2 samples	\$124	
<u>Contingency Laboratory Analysis:</u>					
VOC via 8260C	\$108 sample		6 samples	\$648	6 soil samples (2 out of 3 REC's will require 3 contingency analyses per REC)
				<i>VHB Subcontractor Mark-up 10%</i>	\$140
Subtotal for Fieldwork				\$3,819	
3) Reporting					
<i>Assumptions:</i>					
1) Report will be I-Rule compliant Site Investigation Report including all applicable figures.					
<i>VHB Labor</i>					
Principal	\$195		2 hr.	\$390	Principal In Charge review
Project Manager	\$128		6 hrs.	\$768	Report Review and finalization
Project Scientist III	\$85		36 hrs.	\$3,060	Report Preparation
	\$85		8 hrs.	\$680	Figure Preparation
<i>Communications fee</i>	each		1 each	\$73	1.5% of VHB labor
Subtotal for Reporting				\$4,971	
TOTAL FOR ASSESSMENT:				\$12,722	