



September 3, 2019

Dan Albrecht, Senior Planner
CCRPC
110 West Canal St, Suite 202
Winooski, VT 05404
Sent via email: dalbrecht@ccrpcvt.org

Re: Chittenden County Brownfields Program: Updated Cost Estimate
New York Cleaners (SMS Site #2007-3717)
110 Heineberg Rd, Colchester, VT

Waite-Heindel Environmental Management (WHEM) has been working on the Additional Site Investigation at the New York Cleaners project (“Site”) at 110 Heineberg Road in Colchester. This work is being funded as per your authorization dated May 21, 2019 through CCRPC’s United States Environmental Protection Agency (EPA) Brownfields Assessment Cooperative Agreement (#BF00A00483). The authorization was for conducting the Additional Site Investigation and Corrective Action Plan for an estimated cost of \$28,084, of which 80%, or \$22,067, was to be covered by the CCRPC.

Since obtaining your approval, some unanticipated costs have developed. In summary, these costs are:

- The Quality Assurance Project Plan (QAPP) Addendum has taken more effort, including two revisions at the request of the EPA.
- The VT DEC required the drilling of an additional deep well on the property to evaluate deeper groundwater quality under the Site.
- Additional soil samples have been required during the drilling effort, in part because of the need for shallow and deep samples to be collected in the two borings at the property boundary with Seaway Car Wash at the request of the Seaway property consultant.
- The reporting requirements have increased, so that we now need to generate a summary report of the Additional Investigation separately from the Corrective Action Plan.
- The BRELLA application required more effort than planned including the need to place a legal advertisement in the Burlington Free Press.

An updated cost estimate is attached. Compared to the May 21 total estimated cost of \$28,084, we now estimate the cost at \$34,353. Assuming that the CCRPC would cover 80% of this (excluding the BRELLA application work), it would mean that the funding request would be \$26,539, or an **additional request of \$4,471**. We would like the CCRPC and the Brownfields Advisory Committee to consider this funding request at the next meeting. In addition, Mr. Chamberlain’s share has increased to \$7,815, or an additional share of \$1,798.

Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Miles E. Waite". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Miles E. Waite, PhD, PG
Senior Hydrogeologist

Attachments

Cc: Ted Chamberlain, Chamberlain Construction
Michael B. Smith, VT DEC



COST ESTIMATE: ADDITIONAL SITE INVESTIGATION & CORRECTIVE ACTION PLANNING

New York Cleaners
110 Heineberg Drive, Colchester, VT
May 21, 2019; Revised September 3, 2019

SMS #2007-37

WORK ELEMENT / TASK	UNITS	CATEGORY	QTY	RATE/	ELEMENT	TASK	
WORKPLAN, QAPP ADDENDUM, COORDINATION, MEETINGS							
PHASE I ESA FOLLOW-UP	HR	WHEM - PROJECT SCIENTIST	4.0	\$80.00	\$320.00		
REDEVELOPMENT PLAN DRAFTING	HR	WHEM - DRAFTSMAN	8.0	\$70.00	\$560.00		
WELL LOCATING & DIGSAFE MARKING	HR	WHEM - SENIOR FIELD TECH	4.0	\$80.00	\$320.00		
STATE CORRESPONDENCE	HR	WHEM - SENIOR HYDROGEOLOGIST	2.0	\$120.00	\$240.00		
CLIENT CORRESPONDENCE, MEETINGS	HR	WHEM - SENIOR HYDROGEOLOGIST	6.0	\$120.00	\$720.00		
QAPP, WORKPLAN, COORDINATION	HR	WHEM - PROJECT SCIENTIST	14.0	\$80.00	\$1,120.00		
QAPP, WORKPLAN, COORDINATION	HR	WHEM - STAFF GEOLOGIST	18.0	\$70.00	\$1,260.00		
MILEAGE	MI	WHEM - EXPENSE	25.0	\$0.58	\$14.50	\$4,555	
						80% CCRPC	\$3,644
CCRPC COORDINATION							
CCRPC MEETINGS, REQUESTS	HR	WHEM-SENIOR HYDROGEOLOGIST	8.0	\$120.00	\$960.00	\$960	
						80% CCRPC	\$768
BRELLA APPLICATION FEE							
BRELLA APPLICATION	HR	WHEM-SENIOR HYDROGEOLOGIST	4.0	\$120.00	\$480.00		
CLASSIFIED AD FEE	LUMP	BURLINGTON FREE PRESS	1.0	\$200.00	\$200.00		
BRELLA APPLICATION FEE	LUMP	VT DEC	1.0	\$500.00	\$500.00	\$1,180	
INTERIOR WORK: SOIL BORING, SUB-SLAB SOIL VAPOR POINT INSTALLATION AND CONCRETE SAMPLING							
SOIL BORING & VAPOR POINT INSTALLATION	HR	WHEM - STAFF GEOLOGIST	10.0	\$70.00	\$700.00		
SOIL BORING & VAPOR POINT INSTALLATION	HR	WHEM - STAFF SCIENTIST	10.0	\$70.00	\$700.00		
EQUIPMENT - HAND AUGER	DAY	WHEM - EQUIPMENT	1.0	\$35.00	\$35.00		
EQUIPMENT - PID	DAY	WHEM - EQUIPMENT	1.0	\$90.00	\$90.00		
EQUIPMENT - CONCRETE CORE DRILL	DAY	WHEM - EQUIPMENT	1.0	\$80.00	\$80.00		
EQUIPMENT - HAMMER DRILL	DAY	WHEM - EQUIPMENT	1.0	\$80.00	\$80.00		
EQUIPMENT - HELIUM DETECTOR	DAY	GEOTECH - RENTAL	1.0	\$90.00	\$90.00		
EQUIPMENT - HELIUM SOURCE AND SHROUD	DAY	WHEM - EQUIPMENT	1.0	\$35.00	\$35.00		
EQUIPMENT - MICROMANOMETER	DAY	WHEM - EQUIPMENT	1.0	\$90.00	\$90.00		
EQUIPMENT - VAPOR PROBE MATERIALS	EA	WHEM - EQUIPMENT	1.0	\$80.00	\$80.00		
EQUIPMENT - DECON MATERIALS	DAY	WHEM - EQUIPMENT	1.0	\$15.00	\$15.00		
EQUIPMENT - SOIL SAMPLING CHARGE	EA	WHEM - EQUIPMENT	3.0	\$5.00	\$15.00		
LAB - VOCS BY 8260 (SOIL)	EA	ENDYNE LABRATORY	3.0	\$154.00	\$462.00		
LAB - VOCS BY 8260 (CONCRETE)	EA	ENDYNE LABRATORY	3.0	\$154.00	\$462.00		
MILEAGE	MI	WHEM - EQUIPMENT	40.0	\$0.58	\$23.20	\$2,957	
						80% CCRPC	\$2,366
EXTERIOR WORK: DRILLING - 4 MONITORING WELLS & 1 VAPOR POINT							
DRILLING OVERSIGHT	HR	WHEM - PROJECT SCIENTIST	10.0	\$80.00	\$800.00		
DRILLING OVERSIGHT, VAPOR POINT	HR	WHEM - STAFF SCIENTIST	10.0	\$70.00	\$700.00		
DRILLING OVERSIGHT, VAPOR POINT	HR	WHEM - SENIOR FIELD TECH	3.0	\$80.00	\$240.00		
MOB / DEMOB - GEOPROBE	LUMP	CASCADE	1.0	\$341.00	\$341.00		
DRILL RIG - DAY RATE	DAY	CASCADE	1.0	\$2,354.00	\$2,354.00		
DRILLING MATERIALS (acetate sleeves)	FT	CASCADE	20.0	\$7.70	\$154.00		
WELL MATERIALS (1" PVC)	FT	CASCADE	100.0	\$11.33	\$1,133.00		
WELL MATERIALS (WELL BOXES/CORE DRILL)	EA	CASCADE	1.0	\$277.20	\$277.20		
EQUIPMENT - VAPOR PROBE MATERIALS	EA	WHEM - EQUIPMENT	1.0	\$80.00	\$80.00		
EQUIPMENT - PID	DAY	WHEM - EQUIPMENT	1.0	\$90.00	\$90.00		
EQUIPMENT - HELIUM DETECTOR	DAY	GEOTECH RENTAL	0.5	\$90.00	\$45.00		
EQUIPMENT - MICROMANOMETER	DAY	WHEM - EQUIPMENT	0.5	\$90.00	\$45.00		
EQUIPMENT - HELIUM SOURCE AND SHROUD	DAY	WHEM - EQUIPMENT	0.5	\$35.00	\$17.50		
EQUIPMENT - SOIL SAMPLING CHARGE	EA	WHEM - EQUIPMENT	5.0	\$5.00	\$25.00		
LAB -VOCS BY 8260	EA	ENDYNE LABRATORY	5.0	\$140.00	\$700.00		
MILEAGE	EA	WHEM - EXPENSE	25.0	\$0.58	\$14.50	\$7,016	
						80% CCRPC	\$5,613
SUB-SLAB, SOIL VAPOR AND AMBIENT OUTDOOR SAMPLING							
SOIL VAPOR SAMPLING	HR	WHEM - STAFF SCIENTIST	6.0	\$70.00	\$420.00		
EQUIPMENT - MICROMANOMETER	DAY	WHEM - EQUIPMENT	1.0	\$90.00	\$90.00		
LAB -VOCS BY TO-15	EA	TESTAMERICA LABORATORY	4.0	\$192.50	\$770.00		
LAB - BATCH CERTIFICATION	EA	TESTAMERICA LABORATORY	4.0	\$50.00	\$200.00		
LAB -FLOW CONTROLLER RENTAL	EA	TESTAMERICA LABORATORY	4.0	\$25.00	\$100.00		
TRAVEL MILEAGE	MI	WHEM - EXPENSE	25.0	\$0.58	\$14.50	\$1,595	
						80% CCRPC	\$1,276
TOP OF CASING AND SITE SURVEY/MW DEVELOPMENT/MW REPAIR							
SURVEY CREW, MW REPAIR/DEVELOP	HR	WHEM - SURVEY CREW	6.0	\$165.00	\$990.00		
WELL REPAIR SUPPLIES	LUMP	WHEM - EQUIPMENT	1.0	\$150.00	\$150.00		
SURVEY REDUCTION	HR	WHEM - DRAFTSMAN	2.0	\$75.00	\$150.00		
EQUIPMENT: TOTAL STATION SURVEY	EA	WHEM - EQUIPMENT	1.0	\$85.00	\$85.00		
EQUIPMENT - PERISTALTIC PUMP	DAY	WHEM - EQUIPMENT	1.0	\$50.00	\$50.00		
EQUIPMENT - WATER LEVEL PROBE	DAY	WHEM - EQUIPMENT	2.0	\$30.00	\$60.00	\$1,485	
						80% CCRPC	\$1,188
GROUNDWATER SAMPLING (14 MONITORING WELLS)							
GROUNDWATER SAMPLING	HR	WHEM - STAFF SCIENTIST	12.0	\$80.00	\$960.00		
GROUNDWATER SAMPLING	HR	WHEM - STAFF SCIENTIST	12.0	\$80.00	\$960.00		
EQUIPMENT - WATER LEVEL PROBE	DAY	WHEM - EQUIPMENT	2.0	\$30.00	\$60.00		
EQUIPMENT - LOW FLOW SETUP	DAY	WHEM - EQUIPMENT	2.0	\$170.00	\$340.00		
EQUIPMENT - TURBIDITY METER	DAY	WHEM - EQUIPMENT	2.0	\$30.00	\$60.00		
EQUIPMENT - SILICON TUBING	FT	WHEM - EQUIPMENT	7.0	\$2.50	\$17.50		
EQUIPMENT - POLYPROBE TUBING	FT	WHEM - EQUIPMENT	280.0	\$0.30	\$84.00		
EQUIPMENT - WELL SAMPLING CHARGE	EA	WHEM - EQUIPMENT	16.0	\$10.00	\$160.00		
LAB - VOCS BY 8260C (MW'S)	SAMPLE	ENDYNE LABRATORY	16.0	\$154.00	\$2,464.00		
LAB - VOCS BY 8260C (QA/QC)	SAMPLE	ENDYNE LABRATORY	2.0	\$154.00	\$308.00		
MILEAGE	MI	WHEM - EXPENSE	25.0	\$0.58	\$14.50	\$5,428	



COST ESTIMATE: ADDITIONAL SITE INVESTIGATION & CORRECTIVE ACTION PLANNING

New York Cleaners
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May 21, 2019; Revised September 3, 2019

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WORK ELEMENT / TASK	UNITS	CATEGORY	QTY	RATE/	ELEMENT	TASK
80% CCRPC						\$4,342
WASTEWATER SYSTEM RE-SAMPLE (PUMP STATION & 3000-G SEPTIC TANK)						
WASTEWATER SYSTE SAMPLING	HR	WHEM - STAFF SCIENTIST	2.0	\$80.00	\$160.00	
EQUIPMENT - SAMPLING CHARGE	EA	WHEM - EQUIPMENT	2.0	\$10.00	\$20.00	
LAB - VOCs BY 8260C (MW'S)	SAMPLE	ENDYNE LABRATORY	2.0	\$154.00	\$308.00	\$488
80% CCRPC						\$390
REPORT PREPARATION						
DATA MANAGEMENT	HR	WHEM - STAFF SCIENTIST	8.0	\$70.00	\$560.00	
REPORT PREPARATION	HR	WHEM - PROJECT SCIENTIST	14.0	\$80.00	\$1,120.00	
REPORT REVIEW	HR	SENIOR HYDROGEOLOGIST	3.0	\$120.00	\$360.00	
PLAN DRAFTING	HR	DRAFTSMAN	7.0	\$70.00	\$490.00	\$2,530
80% CCRPC						\$2,024
CORRECTIVE ACTION PLAN (CAP)						
DATA MANAGEMENT	HR	WHEM - STAFF SCIENTIST	6.0	\$70.00	\$420.00	
CAP PREPARATION	HR	WHEM - PROJECT SCIENTIST	32.0	\$80.00	\$2,560.00	
CAP REPARATION/REVIEW	HR	SENIOR HYDROGEOLOGIST	8.0	\$120.00	\$960.00	
PLAN DRAFTING	HR	DRAFTSMAN	8.0	\$70.00	\$560.00	
P.E. REWVIEW OF CAP	LUMP	DUBOIS & KING ENV. ENG	1.0	\$1,000.00	\$1,000.00	
ADMINISTRATIVE	HR	ADMINISTRATOR	12.0	\$55.00	\$660.00	\$6,160
80% CCRPC						\$4,928
TOTAL						\$34,353
ELIGIBLE FOR CCRPC BROWNFIELD FUNDING (80%)						\$26,539
TO BE COVERED BY CLIENT (20%)						\$7,815

TERMS AND CONDITIONS

- This is not a fixed cost estimate. Costs may be slightly lower or higher than estimated above. Costs will not exceed the total specified above by more than 10% without prior authorization of the client.
- This estimate is based on standard field conditions. Extreme weather or difficult drilling/excavating conditions may result in increased costs.
- Work outside the scope of services (hearings, meetings, revisions, etc.) will be billed on a time-and-materials basis.
- Terms of Payment: Net 30 days, regardless of the outcome, results, or permit approval/denial. Interest of 2.0% per month may be charged on balances more than 30 days overdue.
- Rates valid for 2019
- A retainer of _____dollars (\$) or _____ retainer is due with this signed estimate.
- There are recognized risks and benefits associated with this project to both the Client and to Waite-Heindel Environmental Management (WHEM). The Client agrees that in consideration of WHEM accepting the obligations imposed on it by this Agreement, the Client shall claim no liability on the part of WHEM or any sub-consultants, construction contractors, and subcontractors involved with this project that exceeds the total fee charged by WHEM for services rendered, and hereby releases WHEM from any and all liability in excess of that total fee. This limitation of liability and release applies to all claims, including without limitation those arising from allegations of professional errors or omissions, strict liability, breach of contract or warranty.

Miles E. Waite _____ Date
Owner, Senior Hydrogeologist

Dan albrecht _____ Date
Client/Authorized Signature