

November 19, 2019

Emily Nosse-Leirer
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, Vermont 05404

Re: Work Scope and Price Proposal for ECAA/CAP Preparation
405 Pine Street, Burlington, Vermont

Dear Emily,

LE Environmental LLC (LEE) is pleased to provide the following technical work scope and price proposal to complete an Evaluation of Corrective Action Alternatives (ECAA) and corrective action plan (CAP) for the referenced property. The Phase II Environmental Site Assessment results indicated that contaminated soil in front of and behind the building will be addressed during the corrective action planning, to isolate these soils from potential human exposure. However, no corrective action involving the groundwater or the soil gas/indoor air appears necessary.

Work Scope

LEE will prepare an ECAA and a CAP in accordance with the Subchapter 5 of the DEC I-Rule. The work scope includes:

1. Development of the ECAA document: The ECAA will include a summary of investigative work performed, evaluation of alternative remediation strategies for the contaminated soil, and a recommendation for corrective action. The ECAA will include a list of abutting property owners and contact information for notification purposes. The ECAA will be submitted to the DEC for approval and public notification. LEE will respond to DEC comments on the ECAA if there are any.
2. Development of the CAP Document: Once the ECAA is approved, LEE will prepare the CAP based on the approved remedial action recommendation in the ECAA. The CAP document will include an engineering plan for the corrective action to be performed, description of an institutional control for the property addressing soil, a schedule, and a cost estimate for the work. A Vermont-licensed Professional Engineer (PE) will review and stamp the CAP document. The CAP will be submitted to DEC for review/approval and public notice. LEE will respond to DEC comments on the CAP if there are any.

3. A public information meeting may be held following DEC approval of either / both the ECAA and the CAP if a meeting is requested by any interested person (state or town official, abutting property owners).
4. Following the meeting, any public input will be considered and appropriately responded to. Any necessary changes to the ECAA or the CAP will be made and the final version submitted to stakeholders and regulators.

Project Team

LEE will prepare the ECAA and the CAP. Angela Emerson and Alan Liptak of LEE completed approximately 15 CAPs for Vermont Brownfields redevelopment projects, all of which have included evaluation of corrective action alternatives. LEE will work with Green Mountain Engineering Inc. to complete the work scope. Alan Huizenga PE, owner of Green Mountain Engineering, has over 30 years experience managing engineering on hazardous and other properties and has provided engineering services for LEE's corrective action plans.

Fees and Assumptions

The ECAA/CAP can be completed on a time and materials price basis for an estimated total of \$12,000 including all labor and expenses and the public meeting(s).

This pricing is subject to the following assumptions:

1. The landscape architect has provided concept drawings to LEE and it is assumed that the redevelopment will be based on these drawings with no substantial changes that could cause changes to the cleanup design.
2. The Phase II ESA is currently under review and it is assumed that the corrective action strategy in this work scope is approved (addressing soil but not soil gas or groundwater).
3. The corrective action design may result in stormwater permitting requirements at the city or state level and no stormwater permitting is included in this proposal. This can be added for additional cost.
4. No environmental testing is included in this proposal.
5. If a public meeting is required by DEC, the cost and coordination of meeting space and required public warning (usually a legal notice in the newspaper and web site postings) are assumed to be the responsibility of the owner.
6. All documents will be submitted electronically in PDF format. Hard copies of the ECAA and CAP are not included in the fee but these can be arranged if needed for an additional fee of \$50 per copy.

Schedule

The ECAA can be completed within six weeks of notice to proceed. The required DEC review and public notice period will follow. Once the ECAA is approved, the CAP can be completed within six weeks for submittal, review and approval.

To engage the work, please issue a task order per the Master Services Agreement and we will get started as soon as possible. Please let us know if there are any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "AL Liptak". The signature is fluid and cursive.

Alan Liptak, PG, EP
Senior Geologist