

**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: Bolton Valley Resort and Bolton Valley Hotel

Site's Street Address/Town/Zip Code: 4302 Bolton Valley Access Road

Parcel Tax ID #: 16-050-000 and 16-000-000 Property Size (Acres): 704.7 and 0.48

Zoning District: Resort Village

Describe current use(s): Ski Resort

Describe former use(s): Ski Resort

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).

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: _____

Phase I Environmental Site Assessment, Bolton Valley Community Water and Sewer District and Bolton Valley Resort, Stone Environmental, Inc. July 12, 2019

Potential contaminants include: Petroleum Other contaminants - asbestos

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

- | | |
|--|--|
| Phase I Environmental Site Assessment | <input checked="" type="checkbox"/> Phase II Environmental Site Assessment |
| Soil Monitoring during Construction | Archeological Site Assessment / Recon |
| Historic Preservation issues | Cleanup / Corrective Action Planning |
| Other Air clearance monitoring during Asbestos Abatement | |

Property Owner Information:

Name: BVR, LLC Lindsay DesLauriers Signature: _____

Mailing Address: 3904 Bolton Valley Access Road

Phone: 802.434.6803 Email: lmdboltonvalley@gmail.com

Nomination Submitted By:

Name or Office: Mica Cassara Date Submitted: 12/9/2019

Mailing Address: 3045 Theodore Roosevelt Highway, Waterbury, VT 05676

Phone: 802 - 434 - 3064 Email: mcassara@gmavt.net

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*



December 13, 2019

Dan Albrecht, MA, MS
Senior Planner
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404
Electronic delivery: dalbrecht@ccrpcvt.org

Stone Project No. 19-032

Subject: Proposal for Phase II Environmental Site Assessment, Bolton Valley Resort, Bolton, Vermont

Dear Dan,

Stone Environmental, Inc. (Stone) is pleased to present our proposal to perform a Phase II Environmental Site Assessment (ESA) for Bolton Valley Resort, Bolton, Vermont (the Property). This Phase II ESA proposal was requested by Chittenden County Regional Planning Commission (CCRPC) in an email between you and Katrina Mattice of Stone on December 12, 2019.

The Site includes the Bolton Valley Hotel, a 0.48-acre parcel and the Bolton Valley Resort, a 704.7-acre parcel owned by BVR, LLC and located at 4302 Bolton Valley Access Road.

A Phase I Environmental Site Assessment (ESA), prepared by Stone and dated July 12, 2019, identified the following recognized environmental conditions (RECs):

- REC 1: The degree, nature and extent of the fuel oil release from a former underground storage tank containing fuel oil (UST1) was never fully assessed and is managed as an active hazardous waste site known as the Bolton Valley Holiday Resort (SMS #2000-2734).
- REC 2: The maintenance shop on the Bolton Valley Resort had two floor drains that discharged to ground surface and potentially released oil or hazardous materials to the environment.

1. Scope of Services

The proposed scope of work is designed determine whether the RECs identified during the Phase I ESA constitute an actual release of hazardous or petroleum materials to the environment.

1.1 Quality Assurance Project Plan Preparation and Site-Specific HASP and Dig Safe Mark-Out

Stone will prepare a Site-Specific Quality Assurance Project Plan (SSQAPP) for review by CCRPC, BVR, LLC, the VTDEC Site Manager, and the EPA Brownfield Project Officer and Quality Assurance Unit. The SSQAPP will detail the purpose, methodologies, quality control measures, and estimated cost of the Phase II ESA. After receiving approval of the Draft SSQAPP, a Final SSQAPP will be submitted for signatures.

As previously requested by the VT DEC, the SSQAPP will include all existing and former contaminant source areas on a site map, including underground storage tanks (USTs), aboveground storage tanks (ASTs),

stockpile locations, areas where stockpiles were spread, areas of potential contamination, and areas where known releases have occurred. The site map will also include labeling parcels with the property owner and adjoining property owners.

Stone will develop a site-specific health and safety plan (HASp) based on all available data from the Site.

Following SSQAPP approval and preceding Site work, Stone will complete a Dig Safe mark-out and coordinate with Bolton Valley Resort and the Town of Bolton to mitigate risk of damage to infrastructure from Site investigation activities.

1.2 Phase II ESA Field Work

Stone will oversee the advancement of four to six soil borings to 10 feet below ground surface (ft bgs). Soil borings will be installed in one day with using a Geoprobe 7822DT or equivalent direct-push rig operated by Eastern Analytical of Concord, New Hampshire. Two to three borings will be advanced downgradient of UST1 and two to three borings will be advanced at the suspected location of the floor drain outfalls downgradient of the maintenance shop.

Soil samples will be logged by a Stone field geologist for texture, color, moisture content, and visible or olfactory evidence of contamination. Soil samples will be collected from every one-foot vertical interval for field screening of volatile organic compounds (VOCs) by handheld photoionization detector (PID).

During the soil boring program, one discrete soil sample will be collected from each boring location based on field screening results or visible evidence of contamination. Soil samples will be transported under chain of custody procedures in an ice filled cooler to a certified laboratory for analysis of VOCs by EPA Method 8260 and total petroleum hydrocarbons diesel range organic (TPH DRO) by EPA method 8015. To evaluate precision and accuracy of analytical results, one field duplicate will be collected from a single interval for TPH-DRO and VOC analyses; a trip blank will be prepared by the laboratory and accompany the samples for the duration of the field work. The trip blank will be analyzed for VOCs only.

1.3 Phase II ESA Report

Following receipt of all laboratory analytical data, Stone will prepare a Phase II ESA Report in accordance with the Investigation and Remediation of Contaminated Properties Rule (IRule). The report will document field activities, include a summary of all analytical results obtained, provide an evaluation of the data, present a conceptual site model and sensitive receptor survey, identify data gaps, and offer conclusions and recommendations. The report will include full laboratory reports, field notes, and appropriate tables and figures.

Stone will deliver a client draft Phase II ESA Report to CCRPC and BVR, LLC for review and comment. Stone will deliver a Phase II ESA Report to VTDEC and EPA after receiving approval of the client draft. A Final Phase II ESA Report will be provided to all stakeholders following comments from the regulators.

1.4 Project Management and Coordination

Stone will coordinate field activities with the Site Owner and will coordinate with subcontractors. Stone will provide frequent updates to CCRPC, BVR, LLC, and VTDEC, including project status calls following the implementation of the Phase II ESA field activities.

A Stone accountant will be responsible for preparing monthly invoices for project manager review and submittal to the CCRPC.

2. Project Resources

All aspects of this Phase II ESA will be completed by, or under the direct supervision of, a Stone AAI Environmental Professional. Table 1, below, lists the anticipated tasks associated with the project and the proposed staff.

Table 1: Proposed Project Staff

Task	Staff Type	Proposed Staff Member
Phase II ESA Field Work	Staff Scientist	Daniel Curran
Phase II ESA Report	Project Engineer	Katrina Mattice, P.E. (QEP)
	Staff Scientist/Drafter	Laura Rajnak
Senior Review	Senior Scientist	Daniel Voisin (QEP)

QEP: qualified environmental professional

3. Project Schedule

Stone is prepared to initiate project upon your acceptance of this proposal and authorization to proceed. Our proposed schedule (below) assumes a task order is executed on or about December 23, 2019 and that access to the Property is provided in a timely manner.

- December 23, 2019 – Work commences upon execution of a contract.
- January 13, 2020 – Draft Phase II ESA SSQAPP.
- February 13, 2020 – VT DEC and EPA Review of Phase II ESA SSQAPP (30 days).
- February 14, 2020 – Final Phase II ESA SSQAPP.

- Week of February 24, 2020 – Phase II ESA Field Work
- March 6, 2020 – Analytical Laboratory Report (5-day turnaround time)
- March 20, 2020 – Draft Phase II ESA Report
- April 20, 2020 – VT DEC and EPA Review of Phase II ESA Report (30 days)
- April 27, 2020 – Final Phase II ESA Report

4. Fee for Services

Stone proposes a budget of \$10,760 to complete the Phase II ESA and will be billed on a cost plus to a maximum (not to exceed) basis. The costs to complete the scope of work would be eligible for petroleum assessment funds. Table 2, below, provides a summary of the proposed costs.

Table 2: Estimated Costs

Task	Professional Services	Consultant	Expenses	Total
1 Task 1 - Phase II ESA Work Plan	\$2,946	\$0	\$28	\$2,974
2 Task 2 - Phase II ESA Field Work	\$910	\$3,245	\$315	\$4,470
3 Task 3 - Phase II ESA Report	\$2,138	\$0	\$0	\$2,138
4 Task 4 - Project Coordination	\$1,178	\$0	\$0	\$1,178
TOTAL	\$7,172	\$3,245	\$343	\$10,760

5. General Terms and Conditions

Our proposed Scope of Services will be performed pursuant to the Brownfields general services contract between CCRPC and Stone.

Thank you for the opportunity to work with you on this project. Please feel free to contact me using the information provided below with any questions or comments.

Sincerely,

Katrina Mattice
 Project Engineer
 Direct Phone / 802.229.6434
 Mobile / 518.366.5034
 E-Mail / kmattice@stone-env.com

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Bolton Valley Resort Phase II ESA

19-032

DETAILED FEE & SCOPE DETAILS

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details	
1	Task 1 - Phase II ESA Work Plan						Prepare a Phase II ESA SSQAPP in accordance with the Irule and EPA Generic QAPP. Perform a digsafe markout prior to site work.	
	<i>Professional Services</i>							
		Senior Professional 1	\$ 133 / hour	2	\$266			
		Senior Professional 2	\$ 145 / hour	4	\$580			
		Project Professional 2	\$ 114 / hour	14	\$1,596			
		Staff Professional 1	\$ 84 / hour	6	\$504			
		<i>Professional Services Summary</i>			26	\$2,946		
	<i>Stone Equipment</i>							
		Tacoma Mileage	\$0.58 / mile	48	\$27.84			
		TASK SUBTOTAL						\$2,974
2	Task 2 - Phase II ESA Field Work						Phase II ESA Field Work Soil Boring Program Assumptions: Labor: One stone staff scientist to oversee one day of direct push drilling at 6 to 8 boring locations. Laboratory: Phoenix Environmental Laboratories VOCs- 8 + 1 (FD) + 1 (TB) TPH DRO- 8 + 1(FD)	
	<i>Professional Services</i>							
		Staff Professional 2	\$ 91 / hour	10	\$910			
		<i>Professional Services Summary</i>			10	\$910		
	<i>Consultants*</i>							
		Phoenix VOCs	\$70 / sample	10	\$770			
		Phoenix TPH DRO	\$50 / sample	9	\$495			
		Eastern Analytical Geoprobe	\$1,300 / day	1	\$1,430			
		Eastern Analytical Mob/Demob	\$400 / ls	1	\$440			
		Eastern Analytical Consumables	\$100 / ls	1	\$110			
		<i>Consultant Summary</i>				\$3,245		
	<i>External Expenses</i>							
		Shipping/Freight	\$75,000 / ea	1	\$83			
	<i>Stone Equipment</i>							
		Tacoma Mileage	\$0.58 / mile	48	\$27.84			
		EAR PID	\$90.00 / day	1	\$90.00			
		EAR Geoprobe Soil Coring System	\$100.00 / day	1	\$100.00			
	<i>Stone Consumables</i>							
	EAR PPE	\$15.00 / day/sta	1	\$15.00				
	<i>Expense Summary</i>				\$315			
	TASK SUBTOTAL					\$4,470		
3	Task 3 - Phase II ESA Report						Prepare a Phase II ESA report in accordance with the IRule.	
	<i>Professional Services</i>							
		Senior Professional 1	\$ 133 / hour	2	\$266			
		Project Professional 2	\$ 114 / hour	12	\$1,368			
		Staff Professional 1	\$ 84 / hour	6	\$504			
	TASK SUBTOTAL					\$2,138		
4	Task 4 - Project Coordination						Stone will coordiante with the Site owner, subcontractors and host a stakeholder meeting.	
	<i>Professional Services</i>							
		Senior Professional 1	\$ 133 / hour	2	\$266			
		Project Professional 2	\$ 114 / hour	8	\$912			
		<i>Professional Services Summary</i>			10	\$1,178		
	TASK SUBTOTAL					\$1,178		
	PROJECT TOTAL					\$10,760		

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