

Dan Albrecht

From: Miles Waite <mwaite@waiteenv.com>
Sent: Thursday, February 13, 2020 2:51 PM
To: Dan Albrecht; Chris Page
Subject: RE: brownfields mtg, Feb. 18th
Attachments: Winooski Lot 8 Cost Estimate_Ph II_DRAFT3.pdf

Dan,

Here you go. I broke down the cost as such: Petrol covers 33% of labor (coord, sampling, reporting) and 50% of the EPA 8260C analysis (soil and groundwater). SO, the math actually comes out to 25% petrol and 75% haz. See bottom of cost estimate for breakout.

Miles

From: Dan Albrecht <dalbrecht@ccrpcvt.org>
Sent: Thursday, February 13, 2020 2:10 PM
To: Miles Waite <mwaite@waiteenv.com>; Chris Page <cpage@waiteenv.com>
Subject: RE: brownfields mtg, Feb. 18th

Thanks. Can you provide another page that breaks it out into Petro costs vs. Hazardous Substance cost?

Dan Albrecht, MA, MS
CCRPC Senior Planner
(802) 846-4490 ext. *29

From: Miles Waite <mwaite@waiteenv.com>
Sent: Thursday, February 13, 2020 1:43 PM
To: Dan Albrecht <dalbrecht@ccrpcvt.org>; Chris Page <cpage@waiteenv.com>
Subject: RE: brownfields mtg, Feb. 18th

Dan,

Updated Cost Estimate (same cost, but now shows description of Scope of Work) for Tuesday's meeting. Soil Boring Plan also attached.

Miles

Miles E. Waite, PhD, PG
Senior Hydrogeologist



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**COST ESTIMATE: PHASE II ESA
LOT #8, WINOOSKI FALLS WAY
WINOOSKI, VT
February 13, 2020**

WHEM will conduct a Phase II ESA at the Site in accordance with the recommendations of the Phase I ESA. This work will involve preparing a Work Plan and Site Specific QAPP Addendum for VT DEC and EPA approval prior to the start of field work. Field testing will involve the drilling of five (5) soil borings on the Site in a grid-like pattern, with two of the borings to be completed as groundwater monitoring wells. Drilling will utilize combination of direct push and hollow-stem auger in order to allow soil sampling and geotechnical evaluation. Discrete (shallow/deep) soil samples will be collected for analysis of VOCs, PAHs, Metals, and PCBs. A single representative soil sample will be collected for analysis of PFAS and landfill disposal parameters. Monitoring wells (1" PVC) will be developed after installation, and at least one week after will be sampled via low-flow sampling for analysis of VOC, Metals, PCBs, and PFAS. QA/QC procedures will include the collection of a soil duplicate (VOC only), groundwater duplicate (all methods), and water trip blank (VOC only). Upon receipt of the lab data, a full report will be prepared to include a detailed description of the work and any deviations from the work plan, updated conceptual site model, conclusions and recommendations, with appendices for tabulated data, figures/maps showing contaminant distribution, and laboratory reports. The report will be prepared as draft for Client review prior to distribution.

<u>WORK ELEMENT / TASK</u>	<u>UNITS</u>	<u>CATEGORY</u>	<u>QTY</u>	<u>RATE</u>	<u>COST</u>	<u>SUBTOTAL</u>
PROJECT COORDINATION, MEETINGS						
MEETINGS, CCRPC COORDINATION	HR	SENIOR HYDROGEOLOGIST	6.5	\$120.00	\$780.00	
MEETINGS, CCRPC COORDINATION	HR	PROJECT SCIENTIST	5.0	\$75.00	\$375.00	
PLAN DRAFTING	HR	DRAFTSMAN	3.0	\$70.00	\$210.00	
PRE-MARK, DIGSAFE	HR	PROJECT SCIENTIST	1.0	\$75.00	\$75.00	
ADMIN	HR	ADMINISTRATOR	2.0	\$55.00	\$110.00	\$1,550
WORK PLAN & QAPP ADDENDUM						
WORK PLAN/QAPP ADDENDUM, VT DEC/EPA APPROVAL	HR	SENIOR HYDROGEOLOGIST	8.0	\$120.00	\$960.00	
WORKPLAN/QAPP ADDENDUM	HR	PROJECT SCIENTIST	16.0	\$75.00	\$1,200.00	
REDEVELOPMENT CONCEPT PLAN	HR	DRAFTSMAN	3.0	\$70.00	\$210.00	\$2,370
DRILLING - 4 BORINGS, 2 MONITORING WELLS, GEOPHYSICAL						
DRILLING OVERSIGHT, SOIL SAMPLING	HR	PROJECT SCIENTIST	10.0	\$75.00	\$750.00	
SOIL SAMPLING, WELL DEVELOPMENT	HR	FIELD TECH	10.0	\$65.00	\$650.00	
MOB / DEMOB - GEOPROBE	LUMP	TBD	1.0	\$583.00	\$583.00	
DRILL RIG - DAY RATE	DAY	TBD	1.0	\$2,255.00	\$2,255.00	
DRILLING MATERIALS (acetate sleeves)	FT	TBD	60.0	\$1.65	\$99.00	
WELL MATERIALS (1" PVC)	FT	TBD	30.0	\$11.00	\$330.00	
WELL MATERIALS (WELL BOXES)	EA	TBD	2.0	\$141.90	\$283.80	
EQUIPMENT - PID	DAY	EQUIPMENT	1.0	\$90.00	\$90.00	
EQUIPMENT - PERISTALTIC PUMP	DAY	EQUIPMENT	1.0	\$50.00	\$50.00	
TUBING, DECON MATERIALS	DAY	WHEM	1.0	\$20.00	\$20.00	
WASTE DISPOSAL - 1 DRUM	DRUM	EP&S	1.0	\$350.00	\$350.00	
MILEAGE	MI	WHEM	10	\$0.58	\$5.80	\$5,467
SOIL TESTING - 4 BORINGS, 1 COMPOSITE, QA/QC						
LAB TESTING - VOCS BY 8260B	EA	ENDYNE	7.0	\$154.00	\$1,078.00	
LAB TESTING - PRIORITY POLLUTANT METALS	EA	ENDYNE	5.0	\$220.00	\$1,100.00	
LAB TESTING - PAH ONLY BY 8270D	EA	ENDYNE	5.0	\$137.50	\$687.50	
LAB TESTING - PCBs BY 8082	EA	ENDYNE	5.0	\$137.50	\$687.50	
LAB TESTING - FULL SVOC BY 8270D	EA	ENDYNE	1.0	\$385.00	\$385.00	
LAB TESTING - PFAS BY 537 MOD	EA	ENDYNE	1.0	\$275.00	\$275.00	
LAB TESTING - IGNITABILITY	EA	ENDYNE	1.0	\$49.50	\$49.50	
LAB TESTING -pH	EA	ENDYNE	1.0	\$31.90	\$31.90	
LAB TESTING -TPH-DRO	EA	ENDYNE	1.0	\$99.00	\$99.00	
LAB TESTING -% SOLIDS	EA	ENDYNE	1.0	\$16.50	\$16.50	
LAB TESTING -REACTIVITY	EA	ENDYNE	1.0	\$110.00	\$110.00	
LAB TESTING - TCLP METALS	EA	ENDYNE	1.0	\$288.20	\$288.20	\$4,808



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February 13, 2020

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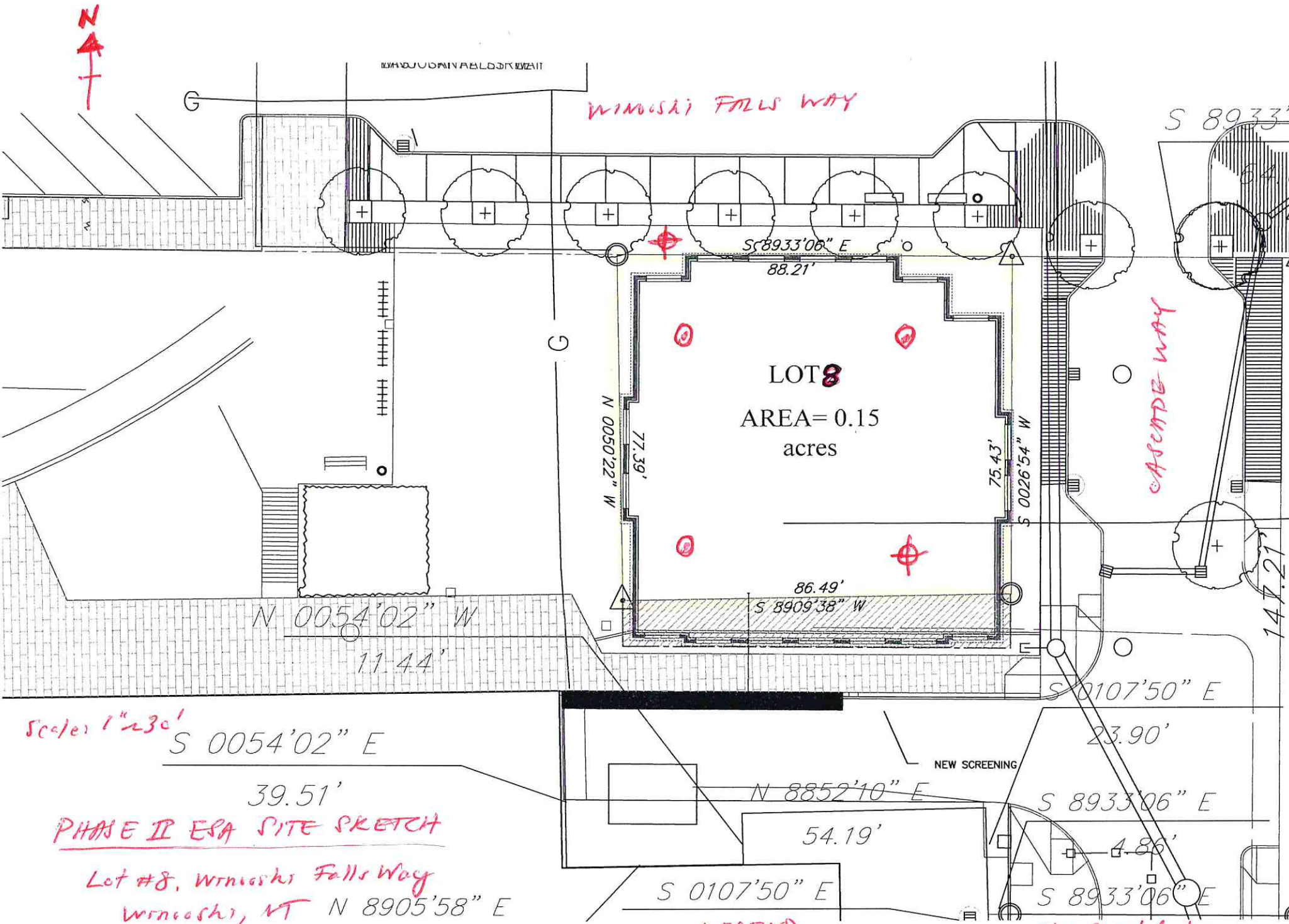
WORK ELEMENT / TASK	UNITS	CATEGORY	QTY	RATE	COST	SUBTOTAL
GROUNDWATER SAMPLING AND TESTING - 2 WELLS, QA/QC						
GROUNDWATER SAMPLING	HR	STAFF SCIENTIST	6.0	\$70.00	\$420.00	
EQUIPMENT - WATER LEVEL PROBE	DAY	EQUIPMENT	1.0	\$30.00	\$30.00	
EQUIPMENT - LOW FLOW SAMPLING SETUP	DAY	EQUIPMENT	1.0	\$150.00	\$150.00	
EQUIPMENT - DECON	DAY	EQUIPMENT	1.0	\$20.00	\$20.00	
MILEAGE	MI	WHEM	10	\$0.58	\$5.80	
LAB TESTING - VOCS BY 8260B	EA	ENDYNE	4.0	\$154.00	\$616.00	
LAB TESTING - PRIORITY POLLUTANT METALS	EA	ENDYNE	3.0	\$220.00	\$660.00	
LAB TESTING - PCBs BY 8082	EA	ENDYNE	3.0	\$159.50	\$478.50	
LAB TESTING - PFAS BY 537 MOD	EA	ENDYNE	3.0	\$275.00	\$825.00	\$3,205
REPORT PREPARATION						
DATA MANAGEMENT	HR	STAFF SCIENTIST	6.0	\$70.00	\$420.00	
WELL LOGS	HR	STAFF SCIENTIST	1.0	\$70.00	\$70.00	
CONTOUR MAP DRAFTING	HR	DRAFTSMAN	8.0	\$70.00	\$560.00	
REPORT PREPARATION (IRULE COMPLIANT)	HR	PROJECT SCIENTIST	14.0	\$75.00	\$1,050.00	
REPORT REVIEW	HR	SENIOR HYDROGEOLOGIST	2.0	\$120.00	\$240.00	
ADMINISTRATIVE	HR	ADMINISTRATOR	3.0	\$55.00	\$165.00	\$2,505
					TOTAL	\$19,905
					HAZ-RELATED (75%)	\$14,999
					PETROL-RELATED (25%)	\$4,906

TERMS AND CONDITIONS

1. 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.
2. This estimate is based on standard field conditions. Extreme weather, difficult work conditions, or access limitations may result in increased costs.
3. Work outside the scope of services described above will be billed on a time-and-materials basis.
4. 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.
5. Rates valid for 2020.
6. A retainer of _____ dollars (\$) or NO retainer is due with this signed estimate.
7. All documents produced by WHEM under this Agreement shall remain property of WHEM and may not be used by the Client for any other endeavor without written consent of WHEM.
8. Client and WHEM shall each indemnify, defend, and hold harmless the other from and against those claims, demands, judgments, losses, damages, costs and expenses, including reasonable attorney's fees, arising out of or in any way connected with the performance of services under this Agreement, excepting only those damages, liabilities, or costs attributable to the sole negligence of willful misconduct of WHEM.
9. Any claims or disputes made during course of work between Client and WHEM shall be submitted to non-binding mediation.
10. There are recognized risks and benefits associated with this project to both the Client and to 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

 Date
 CLIENT/AUTHORIZED SIGNATURE



Scale: 1" = 230'

PHASE II ESA SITE SKETCH

Lot #8, Winouski Falls Way
 Winouski, VT N 8905'58" E

1/23/2020

MM

LEGEND

- ⊕ Proposed Monitoring Well
- ⊙ Proposed Soil Boring

Plot provided by
 Winouski Hotel Group,
 12/9/19