

## Dan Albrecht

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**From:** mcajrl@aol.com  
**Sent:** Wednesday, March 30, 2022 10:40 AM  
**To:** Dan Albrecht; kmattice@stone-env.com  
**Cc:** Taylor Newton  
**Subject:** Re: proposal for Phase I/II ESA at 21-67 Commerce St, Williston

Dan,

The current plan for the building is to add research and development, packaging & shipping, office space for accounting sales and marketing.

As I see it now we will be adding 10-15 employees to the ice cream staff.

Please let me know if you need any additional information.

Regards,

R. J. Lake

-----Original Message-----

**From:** Dan Albrecht <dalbrecht@ccrpcvt.org>  
**To:** Katrina Mattice <kmattice@stone-env.com>  
**Cc:** Taylor Newton <TNewton@ccrpcvt.org>; mcajrl@aol.com <mcajrl@aol.com>  
**Sent:** Tue, Mar 29, 2022 2:03 pm  
**Subject:** RE: proposal for Phase I/II ESA at 21-67 Commerce St, Williston

Thanks, Katrina.

Has Kim looked this over? If not, can you send this to her?

Bob: can you send me a few sentences about the current and proposed use of the building?  
Will this generate new employees? Or does it mostly mean employees from other locations now working here?

Thx, Dan

**Dan Albrecht, Senior Planner**  
*Chittenden County Regional Planning Commission*  
**802-861-0133.**



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**From:** Katrina Mattice <kmattice@stone-env.com>  
**Sent:** Tuesday, March 29, 2022 1:57 PM  
**To:** Dan Albrecht <dalbrecht@ccrpcvt.org>  
**Cc:** Taylor Newton <TNewton@ccrpcvt.org>; mcajrl@aol.com  
**Subject:** RE: proposal for Phase I/II ESA at 21-67 Commerce St, Williston

Hi Dan,

Please find attached a proposal for 21-67 Commerce St, located in Williston, VT. We propose to perform the BRELLA application, a data gap analysis and Phase II Environmental Site Assessment to assist with redeveloping the property to use as a warehouse and office space for Island Ice Cream.

**Alling Building, 21 Commerce Street, Williston**

20211215

DETAILED FEE & SCOPE DETAILS

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details	
1	<b>Task 1 - BRELLA Application</b>						Prepare BRELLA application on behalf of Jared Enterprises LLC. Post for public notice with Seven Days Vermont.	
	<i>Professional Services</i>							
	Project Professional 3	KJM	\$ 128 / hour	2	\$256			
	<i>Professional Services Summary</i>					2		\$256
	<i>External Expenses</i>							
	Public Notice		\$85,000 / ea	1	\$94			
	BRELLA Application Fee		\$500,000 / ea	1	\$500			
	<i>Expense Summary</i>							\$594
	<b>TASK SUBTOTAL</b>							<b>\$850</b>
	2	<b>Task 2 - Data Gap Analysis</b>						Perform a Data Gap Analysis, prepare a Conceptual Site Model, Review existing SMS files for Site and adjacent properties (2 hours, PP3) Review Mannings City Directories (4 hours, SP1) Prepare letter report (4 hours PP3, 1 hr SP2 review)
<i>Professional Services</i>								
Senior Professional 2		DTV	\$ 150 / hour	1	\$150			
Project Professional 3		KJM	\$ 128 / hour	6	\$768			
Staff Professional 1		SLW	\$ 87 / hour	4	\$348			
<i>Professional Services Summary</i>					11	\$1,266		
<b>TASK SUBTOTAL</b>						<b>\$1,266</b>		
3	<b>Task 3 - Phase II ESA Work Plan and Project Coordination</b>						Prepare Phase II ESA Work Plan for VT DEC approval, HASP and perform project coordination.	
	<i>Professional Services</i>							
	Senior Professional 2	DTV	\$ 150 / hour	2	\$300			
	Project Professional 2	KJM	\$ 118 / hour	14	\$1,652			
	Staff Professional 1	SLW	\$ 87 / hour	6	\$522			
<i>Professional Services Summary</i>					22	\$2,474		
<b>TASK SUBTOTAL</b>						<b>\$2,474</b>		
4	<b>Task 4 - Phase II ESA PCBs Assessment</b>						Delineate PCBs in wood floor, and perform PCBs in building materials inventory.  Labor: Two staff scientist for 1.5 days onsite (12 hrs), 4 hrs RT, 2 hr prep time, and 1 hr sample management.  Laboratory: PCBS by soxhlet extraction: 64 + 6 FD + 1 EB	
	<i>Professional Services</i>							
	Staff Professional 3		\$ 102 / hour	19	\$1,938			
	Staff Professional 1		\$ 87 / hour	19	\$1,653			
	<i>Professional Services Summary</i>					38		\$3,591
	<i>Consultants*</i>							
	Phoenix PCBs in porous media		\$57 / sample	70	\$4,389			
	Phoenix Wipe		\$57 / sample	2	\$125			
	<i>Consultant Summary</i>							\$4,514
	<i>External Expenses</i>							
	Shipping/Freight		\$75,000 / ea	2	\$165			
	<i>Stone Equipment</i>							
	Nissan NV200 Mileage		\$0.58 / mile	160	\$92.80			
	EAR DeWalt Hammer Drill		\$35.00 / Daily	2	\$70.00			
EAR Cordless Milwaukee Hammer Drill		\$25.00 / Daily	2	\$50.00				
<i>Stone Consumables</i>								
PPE		\$19.50 / day/sta	4	\$78.00				
<i>Expense Summary</i>						\$456		
<b>TASK SUBTOTAL</b>						<b>\$8,561</b>		
5	<b>Task 5 - Corrective Action Plan and Self-Implementing Cleanup Plan</b>						CAP/SICP in accordance with the Irule & TSCA.	
	<i>Professional Services</i>							
	Senior Professional 2	DTV	\$ 150 / hour	4	\$600			
	Project Professional 2	KJM	\$ 118 / hour	24	\$2,832			
	Staff Professional 1	SLW	\$ 87 / hour	12	\$1,044			
<i>Professional Services Summary</i>					40	\$4,476		
<b>TASK SUBTOTAL</b>						<b>\$4,476</b>		
<b>PROJECT TOTAL</b>						<b>\$17,627</b>		

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