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April 7, 2022

Dan Albrecht
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, Vermont 05404

RE: Price Proposal for Gasoline UST Removal and Soil Sampling;
Pigeon Property, 1705 Route 128, Westford, Vermont

Dear Dan,

LEE is pleased to present this price proposal for removal of a gasoline underground storage tank (UST) and soil sampling at 1705 Route 128 in Westford, Vermont. The proposed work scope is presented below.

SSQAPP Addendum

LEE will prepare a SSQAPP addendum for approval by the DEC and USEPA Region 1. The SSQAPP addendum will compliment LEE's approved generic QAPP document (RFA 19093). The SSQAPP addendum will be submitted to USEPA and DEC and LEE will respond to any comments made during review.

Pre-Excavation Activities

Prior to the initiation of subsurface activities, LEE will pre-mark the proposed excavation area and obtain a Dig-Safe number. The existing site-specific Health and Safety Plan will be reviewed by field staff prior to exploratory work. The Town of Westford will be contacted to discuss the work scope and any potential utility conflicts.

Traffic control plans and VTRANS permitting will be required prior to starting excavation work. Shoring will also be required to protect the adjoining roadway. US Ecology and ECI of Williston, Vermont will complete this work as subcontractor to LEE. Additionally, Green Mountain Power will be contacted to remove the power line connected to the garage on-site. The power line will be replaced once work is complete.

Abandoned UST Removal

A previously unidentified steel UST was found south of the garage during petroleum-contaminated soil removal. The UST is estimated to be an approximately 1,000-gallon



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capacity gasoline UST. The UST is within the right-of-way for Route 128 and extends into the historically archaeologically sensitive area of the property.

An environmental assessment of sub-surface conditions in the vicinity of (above, beside and below) the UST will be performed. This will require that the UST be removed, properly cleaned, and disposed of.

Soil samples will be collected above, below, and on the sides of the UST for screening of Volatile Organic Contaminants (VOCs) with a photoionization detector (PID) in accordance with the Vermont Department of Environmental Conservation (DEC) UST Section Closure Guidelines. A qualified excavating subcontractor will uncover, clean, and dispose of the existing UST.

One soil sample and one duplicate sample will be collected beneath the presumed gasoline UST and it will be submitted for laboratory analysis of the following constituents:

- VOCs via EPA Method 8260c;
- Polycyclic aromatic hydrocarbons (PAHs) via EPA Method 8270d; and,
- RCRA 8 Metals via EPA Method 6020.

Samples will be submitted to Eastern Analytical Laboratories of Concord, New Hampshire (EAI) for analysis.

Data Validation and Reporting

Following receipt of analytical data, LEE’s quality assurance officer will validate the data according to the site-specific QAPP and LEE’s generic QAPP procedures. A Brownfields UST Removal and Soil Sampling Report and a UST Removal Report will be prepared for review and approval. A description of the methodologies and results will be included. Comparison with appropriate environmental and materials quality standards will be made. The report will also contain: a site map, sampling locations map, conceptual site model, laboratory analytical data, recommendations for additional work if necessary, conclusions, and other recommendations, as applicable.

Pricing

LEE will perform the Brownfields UST Removal and Soil Sampling on a time and materials basis, which includes all labor, equipment, and expenses for \$34,250. A task breakdown is included below:

Task	Cost
QAPP Preparation and Project Coordination	\$ 945
LEE Oversight and Soil Sampling	\$ 1,930
UST Removal, Permitting, Traffic Control, Shoring, Powerline Work	\$ 30,225
Report Preparation	\$ 1,150



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This pricing is provided subject to the following assumptions:

1. US Ecology and ECI quotes are valid for 30 days. LEE will confirm the rates still apply prior to mobilizing to the Site.
2. The cost of shoring and traffic control will be shared 50% with Co-Operative Insurance Companies.
3. EPA/DEC approves the work as written.
4. Field work occurs during non-frozen ground conditions.
5. The final report is issued electronically in PDF format. Hard copies can be provided for an additional fee to cover the printing.

Please call with any questions. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Angela Emerson". The signature is written in a cursive, flowing style.

Angela Emerson, PG, EP
Senior Geologist

LEE # 19-138