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October 26, 2022

Ms. Kirsten Merriman Shapiro
Real Estate Project Developer
Champlain Housing Trust
88 King Street
Burlington, VT 05401

RE: Work Scope and Cost Proposal, Evaluation of Corrective Action Alternatives (ECAA) and Corrective Action Plan (CAP), VFW Post No. 782, 176 South Winooski Avenue, Burlington, Vermont, SMS #2021-5019

Dear Ms. Merriman Shapiro:

Per your request, KAS, Inc. (KAS) has provided the following work scope and cost proposal to prepare an Evaluation of Corrective Action Alternatives (ECAA) and Corrective Action Plan (CAP) at the VFW Post No. 782 property located at 176 South Winooski Avenue, Burlington, Vermont (the "Site" or "property"). The work scope has been developed based on KAS' knowledge of the Site and the findings of a Phase II ESA completed in October 2022. Due to our past experience working on this project, we understand the Site's environmental concerns and will efficiently implement this work scope in conjunction with the project team.

KAS will perform the following work:

Work Plan Preparation

KAS will prepare a work plan for an ECAA and CAP for review and approval by CHT and the Vermont Department of Environmental Conservation (VT DEC). The work plan will be prepared to meet the requirements of an ECAA and CAP as outlined in the VT DEC Investigation and Remediation of Contaminated Properties Rule (I-Rule) dated July 6, 2019. Following submittal of the work plan, KAS will respond to comments and make revisions as deemed necessary to obtain final approval.

Evaluation of Corrective Action Alternatives (ECAA)

An ECAA, to address the soil and soil vapor impacts noted beneath the property must be submitted and approved by the VT DEC prior to submittal of a CAP. KAS will prepare an ECAA report that includes an executive summary, the results of the Phase II ESA, a detailed evaluation of each remedial alternative considered for the Site, and a detailed justification for the selected remedial approach. The following three remedial alternatives to address the soil vapor impacts will be considered for the Site:

1. No action;
2. Design and installation of a soil vapor extraction (SVE) system in conjunction with the new construction; and,



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3. Design and installation of a sub-slab depressurization system (SSDS) in conjunction with the new construction.

In addition, the following three remedial alternatives to address the soil impacts beneath the Site will be considered:

1. No action;
2. Excavation and disposal of all impacted soils; and,
3. Excavation and disposal of disturbed soils in conjunction with the installation of a clean soil cap or hardscape cover over any remaining impacted soils following redevelopment.

The objective of remedial action at this Site is to mitigate human health risks for future occupants of the building and property by reducing the overall impacts to indoor air quality and to prevent direct contact to soils.

Each remedial alternative will be evaluated for the following criteria:

- Compliance with legal regulations
- Overall protection of human health and the environment
- Long-term effectiveness and permanence
- Reduction in toxicity, mobility, or volume through treatment
- Short-term effectiveness
- Feasibility
- Costs
- Environmental impact and sustainability
- Community acceptance

Once each remedial alternative has been evaluated, KAS will provide a recommendation for corrective action to be implemented at the Site.

Corrective Action Plan (CAP)

Following approval of the remedial alternatives outlined in the ECAA, a CAP will be needed to address potential risks to human health as a result of the documented subsurface impacts at the property. KAS understands plans for the property include construction of a new building for residential housing with mixed commercial use. No other use of the property is planned at this time. KAS will prepare a CAP, which will detail the recommended and approved corrective action alternatives to address the soil vapor and soil impacts. KAS will work with the project stakeholders to prepare a CAP based on the redevelopment conceptual materials provided to KAS. KAS will prepare the CAP according to VT DEC requirements as outlined in the July 6, 2019 Investigation and Remediation of Contaminated Properties Rule (I-Rule). KAS will develop the CAP in digital draft for submittal to CHT and the VT DEC, and will respond to comments and questions.



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Once the VT DEC deems the draft CAP complete, a 30-day public comment period will follow and comments (if any) will be addressed before the final CAP approval is issued by the VT DEC.

Project Schedule

KAS is prepared to perform this work in a timely manner and we are currently adequately staffed to dedicate the necessary time and resources to this project. The schedule below provides an estimate of KAS' implementation time requirements. KAS will work closely with all parties to make sure the work is completed in as short a time frame as possible.

- ECAA Submittal: by December 26, 2022
- ECAA Review and Approval by VT DEC: January 26, 2023
- Draft CAP Submittal: by March 3, 2023
- Draft CAP review and approval by VT DEC: April 3, 2023
- 30-Day Public Comment Period for Draft CAP
- Final Approval of CAP by VT DEC: May 3, 2023

Cost Proposal

The estimated cost to perform the work described in this proposal is as follows:

Task	Price
ECAA / CAP Work Plan	\$ 650
ECAA Preparation	\$ 2,700
CAP Preparation	\$ 6,850
Total estimated pricing	\$ 10,200

Project MBR.WBE Fair Share Information

All of the work will be performed by KAS, who is a certified WBE (Vermont Agency of Transportation) and a registered WBE (Vermont Department of Environmental Conservation).

KAS appreciates the opportunity to present this proposal and would like to conduct this work. To engage this work, please sign below and return a copy of this page to KAS via e-mail to JeremyR@kas-consulting.com. Please call if you have questions, 802-383-0486.

Sincerely,

Jeremy Roberts, P.G.
Principal / Environmental Program Manager

Enc/ cc: KAS #504220668

Work Authorized: _____ **Date:** _____
Name/ Title