

CCRPC Brownfields Advisory Committee
Regular Meeting Agenda
11:00 a.m. – 12 Noon., Monday, January 12, 2026
VIRTUAL FORMAT ONLY (join online, see link below)

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To access various documents related to the agenda below, please visit:

<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

- 1. Call to Order, Introductions and Review/Approval of the Agenda** *(Information, 5 min)*
- 2. Election of Chair** *(Action, 5 min)*
- 3. Public Comments on Items Not on the Agenda** *(Information, 3 min, longer if necessary)*
- 4. Review and Approval of Minutes of December 8, 2025** *(Action, 2 minutes)*
- 5. Action on Requests for Technical Services Received** *(Action, 20 minutes)*
 - a. BURLINGTON, 1 Lawson Lane, Current Owner: Stefan Bohdanowycz and Joseph Goldzal**
Request: \$28,354 for Supplemental Phase II ESA by VHB
Development: Conversion of office space on floors 2-4 to 33 net new residential units (34 total)
 - b. BURLINGTON, 103 St. Paul Street, Current Owner: Stefan Bohdanowycz and Joseph Goldzal**
Request: \$40,820 for Supplemental Phase II ESA by VHB
Development: Parking for 1 Lawson Lane commercial to residential conversion
 - c. BURLINGTON, 134 Archibald St, Current Owner: 21 Bright LLC**
Request: \$18,400 for mitigation testing, ECAA, and CAP by Weston & Sampson
Development: Conversion of commercial to 8 units of ADA-accessible affordable housing
 - d. WINOOSKI, 32 Malletts Bay Avenue (O'Brien Center), Current Owner: City of Winooski / CHT**
Request: Not to exceed \$15,000 for ECAA + CAP + CIP by KAS
Development: Expansion of health & community services & library & kitchen space
- 6. Updates by CCRPC staff and attendees** *(Information, 10 minutes)*
 - a. Brownfields RLF grant (staff)**
 - i. [Programmatic Qualified Environmental Professional Request for Proposals](#)
 - ii. Financial Services Request for Proposals
 - b. Assessment / Corrective Action Planning Project Updates (consultants)**

7. Adjourn

*In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext *21 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.*

CCRPC STANDARD GROUP AGREEMENTS

1. Be present and ready to actively participate.
2. Engage respectfully, accepting diversity in ability, culture, and perspective.
3. Listen generously and for understanding.
4. Use accessible language.
5. In cases of hurt and harm, attend to impact and assume best intent.
6. Take space, make space.
7. Focus on interests, not positions.
8. Expect and accept lack of closure.
9. Have fun and dare to dream!

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Brownfields Advisory Committee, REGULAR MEETING, Online only
December 8, 2025 **Scheduled Time: 11:00 a.m. – 12:00 p.m.**

DRAFT Meeting Summary

Held via Zoom: Various documents referenced below are available for download at:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/#advisory-committee>

In Attendance	
Committee Members	
Sam Andersen, GBIC	Will Clavelle, City of Burlington
Josh Slade, Evernorth	Melissa Needham, VT Dept of Health
Jazmine Hurley, City of Winooski	
CCRPC-retained Qualified Environmental Professionals	
Brian Burk, TRC	Miles Waite, Waite-Heindel
Jeremy Roberts, KAS	Joe Hayes, Atlas
CCRPC Staff	
Dan Albrecht, Natural Resources Program Manager	Darren Schibler, Senior Planner & Project Manager
DEC / EPA Staff	
Guests	

1. Call to Order, Introductions, Approval of Agenda

S. Andersen called the meeting to order at 11:06 a.m. and shared the agenda. There were no proposed changes to the agenda, so it was accepted

W. Clavelle made a motion, seconded by E. Garrett, to approve the agenda with the addition of an agenda item to elect a Vice Chair. The motion passed unanimously.

2. CCRPC Group Agreements

D. Albrecht introduced CCRPC's Group Agreements, a set of guidelines for conduct in CCRPC meetings that have been formally adopted by the Board. They will be shared at the start of meetings of all committees, including the BAC, with opportunities for questions and changes. There were no questions or concerns from the BAC

3. Public Comments on Items Not on the Agenda

There were no public comments.

4. Approval of Minutes of October 20, 2025

W. Clavelle made a motion, seconded by M. Needham, to approve the minutes of October 20, 2025. The motion passed 4-0-1 (Andersen abstained).

5. Action on Requests for Technical Services Received

a. 141 – 143 North Avenue (house & former auto service garage), Burlington, VT (Cobalt Shield, LLC)*

S. Andersen and M. Waite noted that this project has received prior funding from CCRPC for a Phase I, Phase II, and BRELLA application for approximately \$____. M. Waite noted that the project is stuck in BRELLA approval because this requires a legal description of the property, including a metes and bounds or identifying corner pins, which does not exist for this property (which is actually three lots combined). VT DEC staff noted that creation of a survey plat would allow the property to be enrolled in BRELLA. The applicant has received quotes for this and has selected Button Surveying; the applicant has requested CCRPC funding to cover the costs of the survey.

S. Andersen asked whether the applicant has formally acquired the property, and if a survey would be required in order to close on the purchase. M. Waite believed that this may sometimes be required, but not always. M. Waite noted that EPA staff have confirmed that a property survey is an eligible cost as part of assessment work.

M. Waite described the other element of the funding request. Initial Phase II investigation has not revealed any vapor intrusion issues, which is good news. Since the applicant will seek demolition and/or renovation of the existing buildings, they are additionally requesting a hazardous building materials survey. Under EPA requirements, this will also necessitate an update to the Site-Specific Quality Assurance Project Plan. The total request comes to \$13,905.

S. Andersen expressed disappointment that the current owner feels no financial responsibility to complete the survey as a requirement for closing, but would consider funding this project in the interest of promoting housing in the New North End.

D. Albrecht walked through the staff review of the request, which recommends providing \$9,734 (70%) of the total requested funding.

J. Slade made a motion, seconded by W. Clavelle, to accept the staff recommendation to fund a property survey, hazardous building materials survey, and SSQAPP update for the property at 141-143 North Avenue. The motion passed unanimously.

6. Updates by CCRPC staff and attendees

a. Staff updates

- i. D. Albrecht noted that staff member Sarah Muskin had given birth to her son Isaiah Bennet Biersteker, and will be out on parental leave until February.

b. Brownfields Revolving Loan Fund

- i. Staff are getting close to issuing an Request for Proposals (RFP) for a Programmatic Qualified Environmental Professional (QEP) to help manage the program. CCRPC staff are limited in how much time they can spend on grant administration, but can hire a contractor to help manage the program. The Programmatic QEP's main role will be to review loan and subgrant documents and ensure that documentation meets EPA requirements. The draft RFP has been reviewed by EPA staff and the University of Connecticut's Technical Assistance to Brownfields staff. The RFP will be released before the winter holidays and will be open for at least a month.

- ii. Staff are also preparing and RFP for a bank to help manage the financial aspects of the RLF. This RFP will incorporate several other financial services needs for CCRPC and is a little more complex and unique. Staff anticipates releasing the RFP sometime in January. S. Andersen asked if the RLF grant is available in annual installments; D. Albrecht clarified that it is a lump sum payment from EPA. At least \$500,000 must be issued in loans and about \$330,000 can be issued in grants to municipalities and nonprofits, all for actual cleanup costs. D. Albrecht noted that in addition to revenue from loans, CCRPC can seek supplemental grants from EPA to help cover staff costs. He noted that CCRPC has a lot of flexibility in structuring its loans. One uncertainty for CCRPC is understanding how prospective banks will seek compensation for managing the RLF, which may be fee-based or free if the bank sees a benefit to providing other paid services to CCRPC.

c. Assessment / Corrective Action Planning Project Updates

- i. M. Waite reported for the following Waite-Heindel projects:

- Midtown Motel: the redevelopment is still in the concept planning stage, so they are not ready to pursue the soil management characterization work with Waite-Heindel yet. They anticipate a request in the spring for additional soil testing.

- ii. L. Rosberg reported on the following Weston & Sampson projects:

- Intervale: Groundwater testing results should be available this week. Soil data analysis has determined that there is no on-site source of PFAS.
- 134 Archibald St: This proposed transitional housing project is enrolled in BRELLA and had a Certificate of Completion, but additional assessment is required because the contaminant thresholds are different since the property is changing from commercial to residential. Weston & Sampson collected soil gas samples last Friday to determine vapor intrusion risk and will receive lab results in a few weeks.

- iii. J. Roberts reported on the following KAS, Inc. projects:

- Potvin Automotive: J. Roberts shared that the soil gas report has been finalized and submitted to DEC.
- Bossi Cement: that Phase II testing is complete; soil and soil gas lab data are received and show a few exceedances for soils only, but they are still awaiting groundwater data.
- O'Brien Community Center: Supplemental Phase II testing is complete and data is coming in.
- Winooski Armory: Supplemental field work is complete and data analysis is in progress. This work was funded by Champlain Housing Trust but is necessary in order to complete the Phase II report funded by CCRPC, which can now be finalized.
- 168 Archibald St. (Synagogue): The Corrective Action Plan is complete and is awaiting DEC review.

- iv. B. Burk reported on the following TRC projects:

- 72 San Remo Drive: PC Construction is still awaiting to hear from their insurance provider about petroleum contamination coverage; if this does not fully cover the contamination liability, the project can seek funding from the Petroleum Cleanup Fund.

- v. Joe Hayes reported on the following Atlas projects:

- 662 S. Brownell Road: There is an approved CAP and cleanup funding. The client is planning to start design work this spring. Installation of the sub-slab depressurization system would take place in fall 2026, with operations & maintenance monitoring to follow.

- vi. D. Albrecht reported that CCRPC has closed out the 1336 Williston Road project in S. Burlington (Gracey property), which was subject to a deed restriction and has since been transferred to another owner (not the applicant who received CCRPC funding).

- vii. D. Albrecht noted that VHB is currently working on a project for the University of Vermont's stormwater pond on Main St.

d. Program Outreach

- i. D. Albrecht noted that he and D. Schibler staffed a booth for the CCRPC Brownfields Program at the Vermont Development Conference in late October.
- ii. Staff will start doing more outreach on availability of RLF funds once the QEP and bank are in place.
- iii. Staff attended a meeting hosted by the City of South Burlington with property owners on and near San Remo Drive to share development opportunities and availability of CCRPC Brownfields funding. Nicole LaBrecque of PC Construction spoke highly of the program. Property owners were interested in opportunities but also concerned about issues such as parking, stormwater, and public safety. CCRPC anticipates issuing an RFP for an Area-Wide Plan for the neighborhood, pending input from property owners and the City.

7. Adjournment

S. Andersen noted that she is retiring and expressed her gratitude for her fellow committee members, CCRPC staff, and consultants. She noted that Emily Garrett will lead the committee as elected Vice Chair as of the next meeting, and GBIC staff Alex Demoly will be taking over Sam's seat on the committee. D. Albrecht, M. Waite, and J. Hayes thanked S. Andersen for her service on the committee and to the region at large.

S. Andersen adjourned the meeting at 12:03 pm.

Respectfully submitted by Darren Schibler

Chittenden County Brownfields Program Site Nomination / Assistance Request Form

*For information on types of assistance available and
CCRPC's policy for deciding whether and to what degree to provide assistance, see:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Former Wells Richardson Factory

Site Street Address/Town/Zip Code: 1 Lawson Lane, Burlington, VT 05401

Reviewed by: Darren Schibler Date of Review: 1/9/2026

Project Eligibility and Funding Criteria

Will the project use U.S EPA funds?	☒ Yes	☐ No	
For EPA-funded projects, does the project meet EPA eligibility criteria for hazardous sites?	☒ Yes	☐ No	☐ N/A
For EPA-funded projects involving petroleum, does the project meet VT DEC criteria for petroleum sites?	☐ Yes	☐ No	☒ N/A
Will the project use VT ACCD Brownfields Assessment funds?	☐ Yes	☒ No	
For ACCD-funded projects, has an application been submitted or approved to enroll the property in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)?	☒ Yes	☐ No	☐ N/A
What type of organization will manage the project and/or property?	☐ Non-profit	☐ Municipal	☒ Private for-profit

Site Selection Criteria

Does the site have access to existing infrastructure (water, sewer, roads, electricity, heating systems, etc.)?	☒ Yes	☐ No	☐ N/A
Is the redevelopment plan consistent with current municipal bylaws and ordinances, confirmed by municipal officials?	☒ Yes	☐ No	
Is the site located in an area planned for growth as indicated in the Chittenden County 2018 ECOS Regional Plan ?	☒ Yes	☐ No	
Is the project consistent with goals and actions in the municipal comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	☒ Yes	☐ No	
PlanBTV Action 2: Create new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the city's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. PlanBTV Action 8.1: Enable the development of additional housing at all income levels consistent with the regional Building Homes Together targets and the city's Housing Action Plan by reducing regulatory barriers and disincentives to development, and encouraging infill and redevelopment of underutilized sites.			

Is the project consistent with goals and actions in the regional comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	☒ Yes	☐ No	
ECOS Goal 14 (Housing): Increase the opportunities for safe, decent, energy efficient, affordable, accessible, and fair housing for all types of households in all neighborhoods. ECOS Strategy 2, Action 1(b): Target reuse, rehabilitation, redevelopment, infill, and brownfield investments to the non-rural planning areas.			

Project Design Criteria

How many (if any) new housing units will the project create?	33	☐ Unknown
How much (if any) new commercial floor area will the project create?	- 27,000	☐ Unknown
Will the project provide any of the following tangible public benefits? (Check all that apply)		
Publicly accessible civic space	☐	Use of Transportation Demand Management (TDM) practices ☐
Public health services	☐	Revitalization of vacant, abandoned, or unsafe structures ☐
Increased food security	☐	Public services or facilities that reduce public tax burden ☐
Affordable housing creation or preservation	☐	Other tangible public benefits ☒
Elaborate on any of the benefits indicated.		
See attached narrative "Anticipated Benefits of Redevelopment – 1 Lawson Lane, Burlington, VT"		

Recommended and Approved Funding

Summary of Review

The site is planned for the conversion of approximately 27,000 square feet of office condominiums on floors 2-4 of the building into 33 additional residential units (34 total).

Following a Phase 1 ESA (Dec. 2024) VHB conducted sub-slab vapor sampling in Aug. 2025 on behalf of the prospective purchaser (now owner). Results indicate the presence of volatile organic compounds (VOCs) consistent with the site's history of industrial uses and the historical presence nearby of numerous hazardous waste generators (dry cleaners, auto service center, and gasoline filling station). As a result of these findings, the project has been enrolled in BRELLA and has received a positive eligibility determination from EPA.

The property owner has also recently acquired the parcel at 103-107 St. Paul Street, which be used as parking for the 1 Lawson Lane building and is the subject of a separate Phase 2 investigation conducted by Waite-Heindel (not funded by CCRPC). The property owner has also requested funding for additional investigation on that site.

VHB recommends additional sub-slab vapor sampling for 1 Lawson Lane to identify the potential for indoor air contamination. The exact nature of further assessment and cleanup planning may be dependent on additional assessment of off-site impacts from the parking lot site (103-107 St. Paul St.).

The funding request meets threshold eligibility criteria for CCRPC funding. As a for-profit entity, the applicant is eligible for a minimum of 50% cost share by CCRPC. Though the project does not explicitly provide additional tangible public benefits listed in CCRPC's Brownfields Funding Policy, the applicant has provided a narrative of project benefits attached to this review. In consideration of these benefits, CCRPC staff recommend at least an additional 25% cost-share for a total of 75%, which is consistent with other previously funded for-profit projects.

Assistance Type	Full Cost	Recommended Funding	Approved Funding	BAC Meeting Date
Phase 1 Environmental Site Assessment	\$	\$	\$	
Phase 2 Environmental Site Assessment	\$28,354	\$21,266	\$	1/12/2026
Cleanup / Corrective Action Plan	\$	\$	\$	
Archaeological	\$	\$	\$	
Historic Preservation	\$	\$	\$	
Construction Soil Monitoring	\$	\$	\$	
Other: _____	\$	\$	\$	
Total Funding	\$28,354	\$21,266	\$	N/A

JMS Capital Group

Anticipated Benefits of Redevelopment – 1 Lawson Lane, Burlington, VT

Project Type: Residential – Change of Use

Project Description: Proposed conversion of office space to residential dwelling units, floors 2, 3, and 4 (total 34 units, net new 33)

Overview

The proposed project at **1 Lawson Lane in Burlington, Vermont** involves the adaptive reuse of an existing commercial building, converting currently vacant or underutilized office floors into **34 new residential dwelling units**. This redevelopment directly supports the City of Burlington's goals to expand downtown housing, promote sustainable redevelopment, and strengthen the vitality of the city's urban core. By transforming an underperforming property into new residential space, the project will create a vibrant mixed-use asset that aligns with the mission of the **Chittenden County Brownfields Program** — to revitalize potentially impacted sites while delivering tangible community, economic, and environmental benefits.

Housing and Community Benefits

- **Addresses Housing Demand:** Burlington continues to experience a significant need for additional housing units, particularly in the downtown area. The project's 34 new residential units (net new 33) will contribute to increasing housing availability and supporting workforce stability.
- **Efficient Urban Redevelopment:** The project takes advantage of existing infrastructure in a walkable, transit-served downtown location, aligning with Vermont's Smart Growth and sustainability principles.
- **Downtown Activation:** Introducing new residents to a traditionally commercial building will enhance street-level activity, improve safety through consistent occupancy, and contribute to a 24-hour downtown presence.
- **Preservation of Existing Character:** The project maintains the building's architectural integrity while integrating new housing opportunities that complement Burlington's established urban fabric.

Economic and Employment Benefits

- **Construction Job Creation:** The redevelopment will create short-term employment opportunities for local contractors, construction trades, and suppliers throughout the renovation process.
- **Ongoing Economic Impact:** New residents will increase spending at nearby restaurants, retail establishments, and local businesses, contributing to economic growth and downtown vibrancy.

- **Adaptive Market Use:** With declining demand for traditional office space, this conversion represents a strategic market adaptation — supporting the long-term resilience of Burlington’s downtown real estate market.
- **Increased Tax Revenue:** Redevelopment will enhance the taxable value of the property, contributing to the City’s fiscal base without requiring significant new infrastructure investment.

Environmental and Sustainability Benefits

- **Brownfield Revitalization:** If environmental conditions exist, the project’s participation in the Brownfields Program ensures assessment, mitigation, and safe reuse, improving both environmental health and community safety.
- **Sustainable Reuse of Existing Structures:** The project minimizes waste and resource consumption by reusing the existing building framework rather than constructing new facilities.
- **Reduced Vehicle Emissions:** Downtown housing promotes car-free and low-impact lifestyles, with residents having direct access to public transit, shops, and services.
- **Energy Efficiency Improvements:** Planned building upgrades include modern HVAC systems, insulation, and energy-efficient lighting, reducing overall energy consumption and carbon emissions.

Social and Community Impact

- **Supports a Mixed-Use Downtown:** By integrating residential use into an established commercial building, the project reinforces Burlington’s vision for a vibrant, inclusive downtown community.
- **Enhances Public Perception and Safety:** The redevelopment of an underutilized building improves aesthetics, visibility, and perceived safety within the surrounding area.
- **Aligns with Local Planning Goals:** The project is consistent with Burlington’s Comprehensive Development Plan, advancing the city’s commitment to compact, walkable, and sustainable development.

Conclusion

The redevelopment of **1 Lawson Lane** embodies the goals of the **Chittenden County Brownfields Program** — transforming an underutilized downtown property into productive use while fostering economic growth, environmental responsibility, and community benefit. By leveraging the Brownfields Program, this project will ensure the safe, sustainable reuse of the site, contribute valuable new housing units, and enhance the vitality of Burlington’s downtown district for years to come.

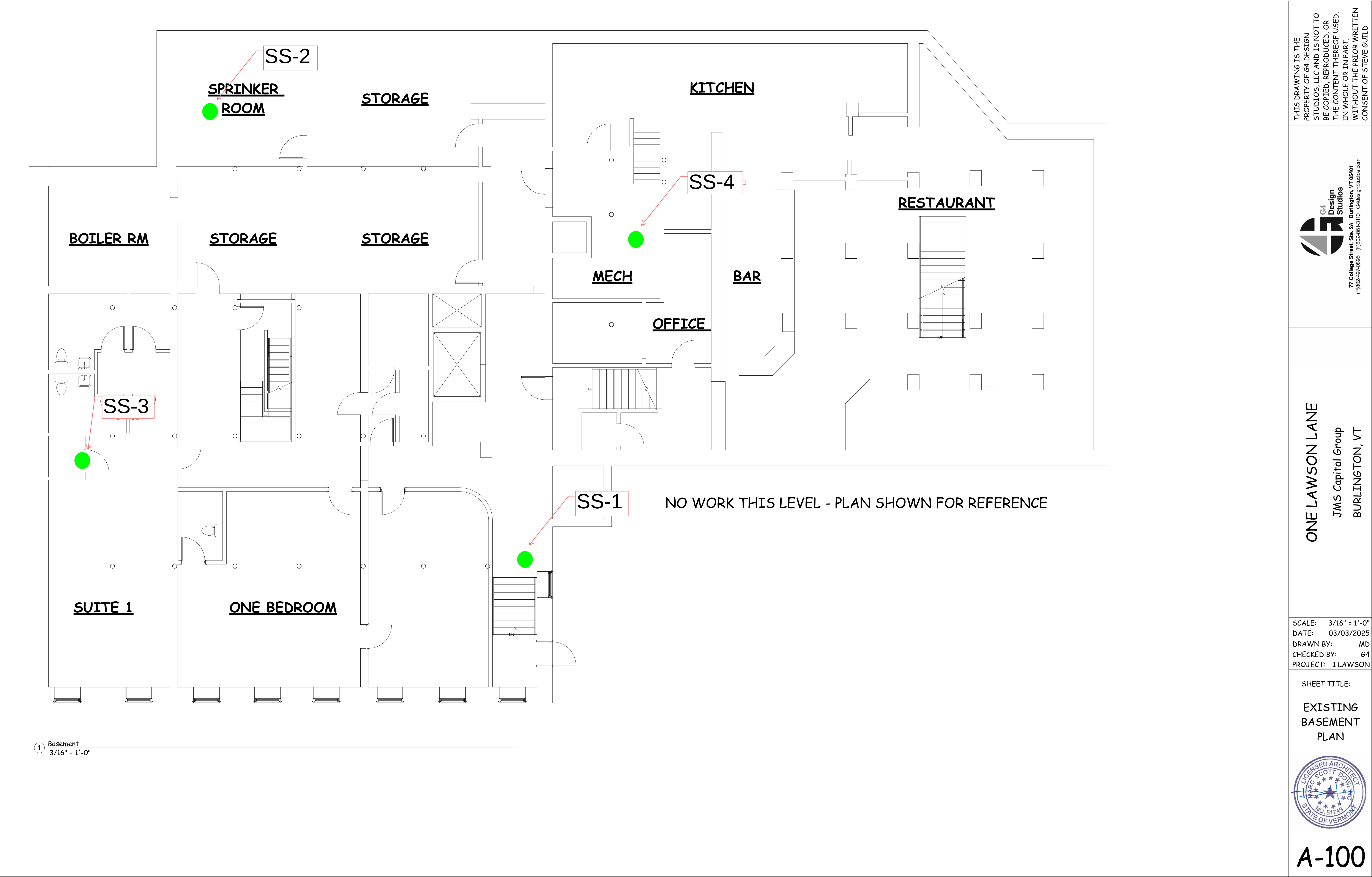
JMS Capital Group

961 Broadway, Suite 118

Woodmere, NY 11598

Figure 1: Sub-Slab Soil Vapor Sampling Locations

1 Lawson Lane | Burlington, Vermont





January 8, 2026

Ref: 059064.002

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

Re: Proposal for Supplemental Site Investigation at 1 Lawson Lane, Burlington, Vermont

Dear Dan:

Vanasse Hangen Brustlin, Inc. ("VHB") is pleased to present the Chittenden County Regional Planning Commission ("CCRPC" or "Client") with the following proposal to complete a Supplemental Site Investigation ("SSI") for the property located at 1 Lawson Lane, Burlington, Vermont ("Site"). VHB understands that the Vermont Department of Environmental Conservation ("DEC") has requested additional investigation to further define the degree and extent of soil vapor impacts at and in the vicinity of the Site in accordance with the DEC's Investigation and Remediation of Contaminated Properties Rule, dated February 23, 2024 ("IRule").

Background

In December 2024, VHB completed a Phase I Environmental Site Assessment ("ESA") at the Site that identified the following four recognized environmental conditions ("RECs"):

- REC #1 - Nearby Fuel Oil Underground Storage Tank ("UST");
- REC #2 - [Off-Site] Historical Dry Cleaners;
- REC #3 - Historical Commercial/Industrial Uses; and,
- REC #4 - Potential Release(s) in Basement

The VHB Phase I ESA also identified a potential vapor encroachment condition, which suggests the potential presence of volatile subsurface contaminants may exist, and if so, have the potential to present a risk of vapor intrusion into the building.

In September 2025, VHB completed a limited sub-slab soil vapor sampling event at the Site. The event consisted of sampling soil vapor from four points installed through the Site building basement slab. The soil vapor samples were analyzed for volatile organic compounds ("VOCs"). In three of the four samples collected, at least one VOC exceeded a Residential Vapor Intrusion Standard ("VIS"). Trichloroethene ("TCE"), and tetrachloroethene ("PCE") were the compounds detected above the Residential VIS, suggesting a petroleum and/or chlorinated VOC release has impacted sub-slab soil vapor on Site.



Proposed Scope of Work

The proposed Scope of Work presented below includes: 1) preparation of a Site-Specific Quality Assurance Project Plan ("SSQAPP"); 2) the implementation of the SSI (coordination, fieldwork, equipment, and laboratory analysis); 3) the preparation of an IRule-compliant investigation report; and, 4) anticipated project management and consulting support.

SSQAPP Preparation

VHB will prepare a SSQAPP that is IRule-compliant and describes the objectives, methodologies and quality control specifications of the proposed investigation. The SSQAPP will include a conceptual site model ("CSM") and detailed information pertaining to the soil vapor sampling design and methods, including field and analytical procedures.

Supplemental Site Investigation

The objective of this investigation is to gather additional data to characterize the degree and extent of VOC impacts to soil vapor at and in the vicinity of the Site. The installation of off-Site soil vapor point locations will require coordination of signed property access agreements by VHB.

This Task will include the following fieldwork mobilizations:

- › DigSafe® Premark: VHB to premark proposed exterior soil vapor point locations and submit DigSafe® ticket at least 72 business hours prior to drilling event. A private utility locator subcontracted by VHB will use ground penetrating radar ("GPR") to clear proposed soil vapor point locations of underground utilities.
- › Exterior Soil Vapor Point Installation: Six (6) exterior soil vapor point locations will be installed at approximately 5 feet below grade (fbg) by a qualified driller subcontracted by VHB utilizing a Geoprobe direct push rig.
- › Soil Vapor Sampling: VHB will sample soil vapor for a period of two hours from the six (6) new exterior soil vapor points and four (4) existing sub-slab soil vapor points. VHB will also collect one (1) duplicate soil vapor sample. All soil vapor samples to be submitted for analysis of VOCs via EPA MTO-15 to a qualified laboratory subcontracted by VHB.

Reporting

Following completion of on-Site investigation work and receipt of all analytical results, VHB will prepare a detailed IRule-compliant Investigation Report. This report will include summaries of sample collection activities, results of field screening/field observations, a conceptual site model, analytical summary tables, laboratory analytical reports, Project area maps, sample collection forms, and field notes. Data will be presented in tabular, graphical, and text format as appropriate. The report will contain conclusions regarding the degree and extent of contamination at the Site and what data gaps may exist within the context of the IRule. VHB will submit the report concurrently to CCRPC, the Site owner, DEC, and EPA for review.



Consulting Support

VHB will, as necessary, correspond and meet with the property owner and DEC to review results, implications, and next steps to satisfy IRule requirements.

Schedule

The proposed activities will be conducted according to the schedule below. Although we will endeavor to adhere to this timeline, delays may be beyond our control due to weather, regulatory review, etc.

- Draft SSQAPP submittal to CCRPC, DEC, EPA45 days after notice to proceed ("NTP")
- DEC and EPA comments on SSQAPP received.....30 days after SSQAPP submittal
- VHB addresses DEC and EPA comments on SSQAPP5 days after receipt of comments
- Commencement of fieldwork.....30 days after final SSQAPP approval
- Receipt of analytical data.....30 days after commencement of fieldwork
- Report submittal to CCRPC, Site owner, DEC, and EPA.....60 days after receipt of analytical data

Estimated Probable Cost

VHB estimates the cost to perform the complete Supplemental Site Investigation to be approximately **\$28,354**. These costs assume that the time and degree of effort allocated to each task will be sufficient to implement the work and that no additional tasks are added to VHB's scope. This cost assumes electronic delivery of documents to stakeholders; however, hard copies of documents can be produced upon request at additional cost. Should additional time and/or expenses be required to complete this Project, a detailed description of the circumstances leading to any needed additional effort, along with a proposed revised budget, will be prepared and submitted to CCRPC for review and approval prior to proceeding with any additional work.

We appreciate the opportunity to provide this proposal to CCRPC. If you have any questions regarding this proposal or require additional information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Muller", with a long horizontal flourish extending to the right.

Kurt Muller, P.E., Director – Vermont Site Investigation & Remediation



Description	Billing Rate/Unit	# Units	Units	Est. Cost
Task 1: SSQAPP Preparation				
Assumptions: 1) VHB will prepare a Site-Specific Quality Assurance Project Plan ("SSQAPP") that is compliant with VT DEC's IRule, to be submitted to CCRPC, EPA, and DEC for approval prior to commencing investigation activities.				
VHB Labor				
T/P 18	\$220 hr.	2	hrs.	\$440 Senior review and finalization
T/P 10	\$140 hr.	6	hrs.	\$840 SSQAPP review, Project management
T/P 08	\$120 hr.	20	hrs.	\$2,400 SSQAPP preparation
T/P 09	\$130 hr.	4	hrs.	\$520 Figure preparation
Subtotal for SSQAPP Preparation				\$4,200
Task 2: Site Investigation				
Assumptions: 1) VHB to coordinate access agreement(s) for installation of soil vapor points on off-Site property or properties. 2) VHB to premark proposed soil vapor point installation locations and submit Digsafe ticket. Private utility locator to GPR and mark utilities not marked by Digsafe. 3) Six new exterior soil vapor points to be installed with Geoprobe direct push drill rig at approximately 5 feet below grade ("fbg"). 4) VHB to sample soil vapor from six new exterior points and four existing sub-slab points for VOC analysis.				
VHB Labor - Property Access Coordination				
T/P 10	\$140 hr.	10	hrs.	\$1,400 Project coordination, Project management
T/P 08	\$120 hr.	10	hrs.	\$1,200 Project coordination
VHB Labor - DigSafe Premark				
T/P 10	\$140 hr.	1	hrs.	\$140 Project coordination, Project management
T/P 08	\$120 hr.	5	hrs.	\$600 1 staff for 1 day: Proposed boring locating and markout, submit DigSafe ticket, Project coordination
Mileage	\$0.725 mile	5	miles	\$3.63 1 round trip from Winooski office
VHB Labor - Drilling, Soil Vapor Point Installation (One Day, One Staff)				
T/P 21	\$250 hr.	0.5	hrs.	\$125 Principal Subcontractor agreement review
T/P 10	\$140 hr.	2	hrs.	\$280 Project coordination, kickoff
T/P 08	\$120 hr.	4	hrs.	\$480 Preparation for field work, subcontractor scheduling, kickoff
T/P 08	\$120 hr.	10	hrs.	\$1,200 1 staff for 1 days: Mobilization, Fieldwork, Demobilization
Mileage	\$0.725 mile	5	miles	\$3.63 1 round trip from Winooski office
VHB Labor - Soil Vapor Sampling (One Day, Two Staff)				
T/P 21	\$250 hr.	0.5	hrs.	\$125 Principal Subcontractor agreement review
T/P 10	\$140 hr.	2	hrs.	\$280 Project coordination, kickoff
T/P 08	\$120 hr.	4	hrs.	\$480 Preparation for field work, kickoff
T/P 08	\$120 hr.	12	hrs.	\$1,440 Equipment and Lab Preparation, Mobilization, Fieldwork, Demobilization, & Sample Management
T/P 07	\$110 hr.	12	hrs.	\$1,320 Equipment and Lab Preparation, Mobilization, Fieldwork, Demobilization, & Sample Management
Mileage	\$0.725 mile	5	miles	\$3.63 1 round trip from Winooski office
Field Supplies & Equipment				
Equipment/Tools/PPE/Decon	\$150 event	1	event	\$150 Consumables for soil vapor sampling event
Mobile Collector Tablet & GPS	\$100 day	2	days	\$200 To record and revisit investigation point locations (installation and sampling)
Peristaltic Pump and Batteries	\$35 day	2	days	\$70 Soil vapor sample train leak testing and purging soil vapor points
Helium Detector	\$140 day	1	days	\$140 Leak testing of new exterior soil vapor points
Subcontracted Services				
Private Utility Locating	\$2,000 event	1	event	\$2,000 1 day of private utility locating at proposed exterior soil vapor points
Drilling	\$3,500 event	1	event	\$3,500 1 day of drilling; installation of six exterior soil vapor points
Analytical				
VOCs via EPA MTO-15	\$250 sample	11	samples	\$2,750 10 soil vapor samples, 1 duplicate
Environmental Impact Fee	\$35 invoice	1	invoice	\$35
VHB Subcontractor Mark-up 10%				\$829
Subtotal for Site Investigation				\$18,754
Task 3: Reporting				
Assumptions: 1) VHB to prepare IRule compliant Site Investigation report.				
VHB Labor				
T/P 18	\$220 hr.	2	hrs.	\$440 Senior Review and Finalization
T/P 10	\$140 hr.	6	hrs.	\$840 Project Manager Review
T/P 08	\$120 hr.	24	hrs.	\$2,880 Data Tabulation, Report Preparation
T/P 09	\$130 hr.	4	hrs.	\$520 Figure Preparation
Subtotal for Reporting				\$4,680
Task 4: Consulting Support				
Assumptions: 1) Conditional correspondence to transition project to next steps.				
VHB Labor				
T/P 18	\$220 hr.	2	hrs.	\$440 Meeting and correspondence with stakeholders and regulators to discuss implications of
T/P 10	\$140 hr.	2	hrs.	\$280 results and next steps
Subtotal for Consulting Support				\$720
Proposal TOTAL				\$28,354

Chittenden County Brownfields Program Site Nomination / Assistance Request Form

*For information on types of assistance available and
CCRPC's policy for deciding whether and to what degree to provide assistance, see:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: 103-107 St, Paul Street

Site Street Address/Town/Zip Code: 103-107 St, Paul Street, Burlington, VT 05401

Reviewed by: Darren Schibler Date of Review: 1/9/2026

Project Eligibility and Funding Criteria

Will the project use U.S EPA funds?	☒ Yes	☐ No	
For EPA-funded projects, does the project meet EPA eligibility criteria for hazardous sites?	☒ Yes	☐ No	☐ N/A
For EPA-funded projects involving petroleum, does the project meet VT DEC criteria for petroleum sites?	☐ Yes	☐ No	☒ N/A
Will the project use VT ACCD Brownfields Assessment funds?	☐ Yes	☒ No	
For ACCD-funded projects, has an application been submitted or approved to enroll the property in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)?	☒ Yes	☐ No	☐ N/A
What type of organization will manage the project and/or property?	☐ Non-profit	☐ Municipal	☒ Private for-profit

Site Selection Criteria

Does the site have access to existing infrastructure (water, sewer, roads, electricity, heating systems, etc.)?	☒ Yes	☐ No	☐ N/A
Is the redevelopment plan consistent with current municipal bylaws and ordinances, confirmed by municipal officials?	☒ Yes	☐ No	
Is the site located in an area planned for growth as indicated in the Chittenden County 2018 ECOS Regional Plan ?	☒ Yes	☐ No	
Is the project consistent with goals and actions in the municipal comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	☒ Yes	☐ No	
PlanBTV Action 2: Create new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the city's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. PlanBTV Action 8.1: Enable the development of additional housing at all income levels consistent with the regional Building Homes Together targets and the city's Housing Action Plan by reducing regulatory barriers and disincentives to development, and encouraging infill and redevelopment of underutilized sites.			

Is the project consistent with goals and actions in the regional comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	☒ Yes	☐ No	
ECOS Goal 14 (Housing): Increase the opportunities for safe, decent, energy efficient, affordable, accessible, and fair housing for all types of households in all neighborhoods. ECOS Strategy 2, Action 1(b): Target reuse, rehabilitation, redevelopment, infill, and brownfield investments to the non-rural planning areas.			

Project Design Criteria

How many (if any) new housing units will the project create?	33	☐ Unknown
How much (if any) new commercial floor area will the project create?	- 27,000	☐ Unknown
Will the project provide any of the following tangible public benefits? (Check all that apply)		
Publicly accessible civic space	☐	Use of Transportation Demand Management (TDM) practices ☐
Public health services	☐	Revitalization of vacant, abandoned, or unsafe structures ☐
Increased food security	☐	Public services or facilities that reduce public tax burden ☐
Affordable housing creation or preservation	☐	Other tangible public benefits ☒
Elaborate on any of the benefits indicated.		
See attached narrative "Anticipated Benefits of Redevelopment – 1 Lawson Lane, Burlington, VT"		

Recommended and Approved Funding

Summary of Review

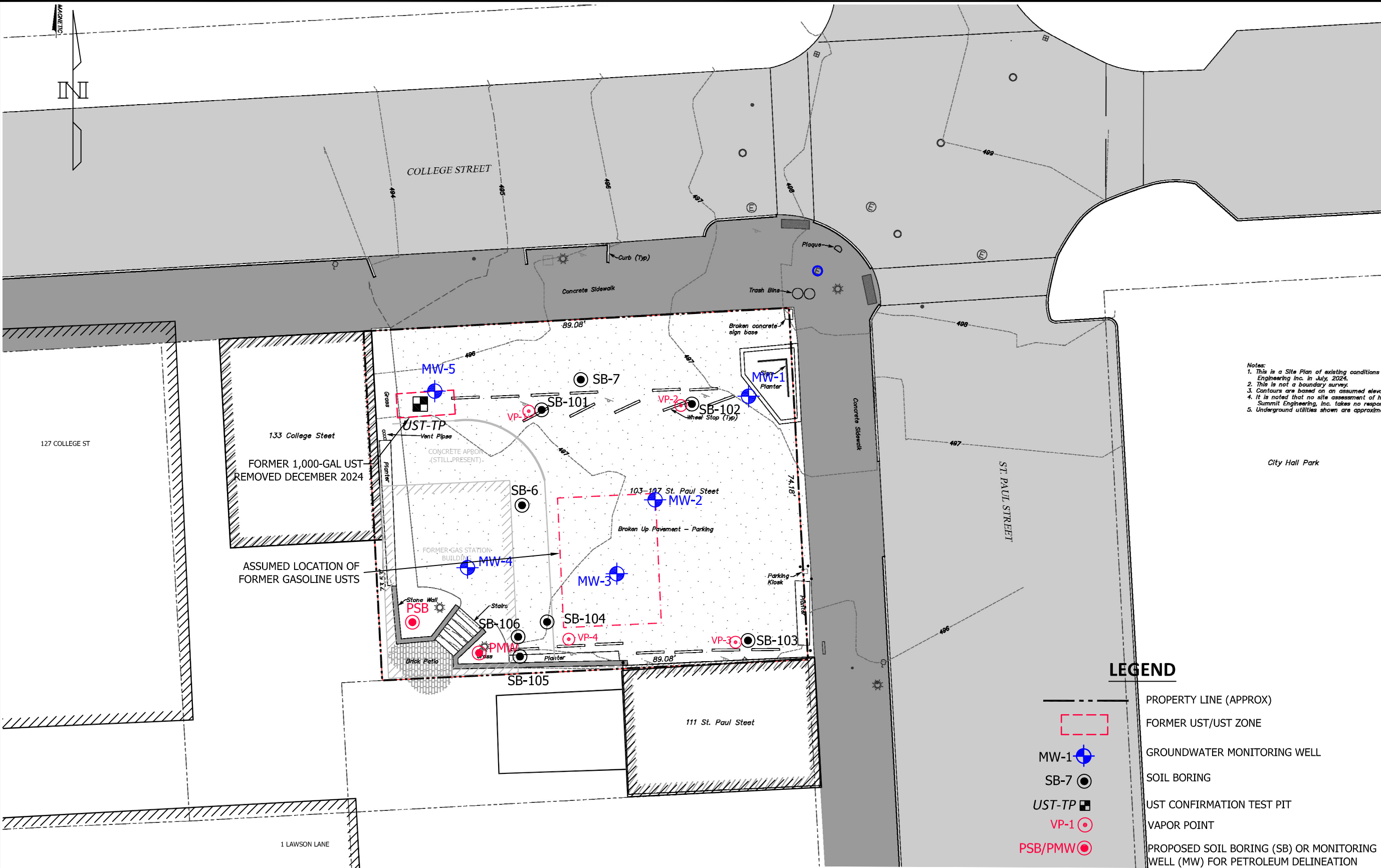
The site is planned to serve as parking for 1 Lawson Lane, which is proposed for conversion of approximately 27,000 square feet of office condominiums on floors 2-4 of the building into 33 additional residential units (34 total).

Prior site investigation of the parking lot site conducted by Waite-Heindel in 2025 for the prior property owner (Thomas Norcross) indicated potential for petroleum contamination due to former underground storage tanks, as well as other contamination commonly associated with old urban / industrial sites. However, data gaps remain regarding the exact source and extent of petroleum contamination and the potential threat to soil vapor on the site and nearby buildings, and additional investigation was recommended.

In late 2025, the current property owner purchased the site and enrolled the property in BRELLA. They have engaged VHB to conduct the recommended additional soil, groundwater, and soil vapor sampling to help address the site's data gaps.

The funding request meets threshold eligibility criteria for CCRPC funding. As a for-profit entity, the applicant is eligible for a minimum of 50% cost share by CCRPC. Though the project does not explicitly provide additional tangible public benefits listed in CCRPC's Brownfields Funding Policy, the applicant has provided a narrative of benefits associated with the 1 Lawson Lane project (attached to this review) which is dependent upon use of the 103-107 St. Paul Street site. Furthermore, identifying the extent of contamination at this site will also protect the health and safety of other nearby sites. In consideration of these benefits, CCRPC staff recommend at least an additional 25% cost-share for a total of 75%, which is consistent with other previously funded for-profit projects.

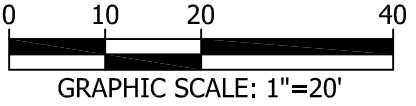
Assistance Type	Full Cost	Recommended Funding	Approved Funding	BAC Meeting Date
Phase 1 Environmental Site Assessment	\$	\$	\$	
Phase 2 Environmental Site Assessment	\$40,820	\$30,615	\$	1/12/2026
Cleanup / Corrective Action Plan	\$	\$	\$	
Archaeological	\$	\$	\$	
Historic Preservation	\$	\$	\$	
Construction Soil Monitoring	\$	\$	\$	
Other: _____	\$	\$	\$	
Total Funding	\$40,820	\$30,615	\$	N/A



Notes:
1. This is a Site Plan of existing conditions
Engineering Inc. in July, 2024.
2. This is not a boundary survey.
3. Contours are based on an assumed elev
4. It is noted that no site assessment of h
Summit Engineering, Inc. takes no respo
5. Underground utilities shown are approxi

LEGEND

- PROPERTY LINE (APPROX)
- FORMER UST/UST ZONE
- GROUNDWATER MONITORING WELL
- SOIL BORING
- UST CONFIRMATION TEST PIT
- VAPOR POINT
- PROPOSED SOIL BORING (SB) OR MONITORING WELL (MW) FOR PETROLEUM DELINEATION



Waite - Heindel
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DATE: 9/26/25

PROJECT NO. 2024-52

DRAWN BY: MW

PROJ. MGR: MW

APPROVED: MW

☒ DRAFT ☐ FINAL

NORCROSS PROPERTY
103-107 ST PAUL ST, BURLINGTON, VT
UST FACILITY ID#5559394

SITE PLAN

FILE: Norcross 103 St Paul_WHEM



January 8, 2026

Ref: R059064.003

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

Re: Proposal for Site Investigation at 103 St Paul Street, Burlington, Vermont

Dear Dan:

Vanasse Hangen Brustlin, Inc. ("VHB") is pleased to present the Chittenden County Regional Planning Commission ("CCRPC" or "Client") with the following proposal to complete a Site Investigation for the property located at 103 Saint Paul Street, Burlington, Vermont ("Site"). VHB understands that the Vermont Department of Environmental Conservation ("DEC") has requested additional investigation to define the nature, degree, and extent of soil, groundwater, and soil vapor impacts that may be present at and in the vicinity of the Site in accordance with the DEC's Investigation and Remediation of Contaminated Properties Rule, dated February 23, 2024 ("IRule").

Background

Waite-Heindel Environmental Management ("WHEM") prepared a Work Plan for Additional Site Investigation dated July 16, 2025, which proposed additional soil, groundwater, and soil vapor sampling. WHEM then completed a Site Investigation at the Site as detailed in a technical memorandum dated October 2, 2025. The WHEM Site Investigation did not involve the full scope of work detailed in their July 16, 2025 Work Plan. The investigation included screening soils with a photoionization detector ("PID") as well as the collection of soil samples for volatile organic compound ("VOC"), polycyclic aromatic hydrocarbon ("PAH"), arsenic, and lead analyses. One soil sample from a depth of 5 to 10 feet below grade ("fbg") contained concentrations of naphthalene and a calculated benzo(a)pyrene toxicity equivalence quotient ("B[a]p-TEQ") exceeding the Non-Resident Vermont Soil Standards ("VSS"), and lead exceeding the Urban Background standard. Another soil sample collected from 5 to 10 fbgs contained a concentration of arsenic greater than the VSS. The Site Investigation included the installation of soil vapor points and groundwater monitoring wells, but no samples of either media were collected for laboratory analysis.

Proposed Scope of Work

The proposed Scope of Work presented below includes: 1) preparation of a Site-Specific Quality Assurance Project Plan ("SSQAPP"); 2) the implementation of the Supplemental Site Investigation ("SSI") (coordination, fieldwork, equipment, and laboratory analysis); 3) the preparation of an IRule-compliant investigation report; and, 4) anticipated project management and consulting support.



SSQAPP Preparation

VHB will prepare a SSQAPP that is IRule-compliant and describes the objectives, methodologies and quality control specifications of the proposed investigation. The SSQAPP will include a conceptual site model ("CSM") and detailed information pertaining to the environmental media sampling design and methods, including field and analytical procedures.

Site Investigation

The objective of this investigation is to gather additional data to characterize the nature, degree, and extent of impacts to soil, groundwater, and soil vapor that may exist at and in the vicinity of the Site.

This Task will include the following fieldwork mobilizations:

- › DigSafe® Premark: VHB will pre-mark proposed soil boring and soil vapor point locations and submit DigSafe® ticket at least 72 business hours prior to drilling event. VHB will subcontract a private utility locator who will use ground penetrating radar ("GPR") to clear investigation locations of underground utilities.
- › Drilling: VHB will subcontract a driller who will utilize a Geoprobe direct push rig to install four (4) exterior soil vapor points at approximately 5 fbg. The drilling Subcontractor will also advance an additional eight (8) borings to a maximum depth of 30 fbg for soil screening and sampling. VHB will screen all soils with a PID. VHB will collect a maximum of eight (8) soil samples and one (1) duplicate sample from the soil borings for analysis of VOCs, semi-VOCs, and RCRA 8 Metals. The analysis of samples will be completed by a qualified laboratory subcontracted by VHB. The drilling Subcontractor will install three (3), 2-inch diameter groundwater monitoring wells in three of the eight borings for groundwater sampling.
- › Groundwater Sampling: VHB will collect three (3) groundwater samples and one (1) duplicate groundwater sample from the new groundwater monitoring wells for analysis of VOCs, semi-VOCs, and RCRA 8 Metals by the same subcontracted laboratory described above.
- › Soil Vapor Sampling VHB will sample soil vapor for a period of two hours from each of the four (4) new exterior soil vapor points and one (1) duplicate soil vapor sample for analysis of VOCs via EPA Method TO-15 by the same subcontracted laboratory described above.

Reporting

Following completion of on-Site investigation work and receipt of all analytical results, VHB will prepare a detailed IRule-compliant Investigation Report. This report will include summaries of sample collection activities, results of field screening/field observations, a conceptual site model, analytical summary tables, laboratory analytical reports, Project area maps, sample collection forms, and field notes. Data will be presented in tabular, graphical, and text format as appropriate. The report will contain conclusions regarding the degree and extent of contamination at the Site and what data gaps may exist within the context of the IRule. VHB will submit the report concurrently to CCRPC, the Site owner, DEC, and EPA for review.



Consulting Support

VHB will, as necessary, correspond and attend meetings with the property owner and DEC to review results, implications, and next steps to satisfy IRule requirements.

Schedule

The proposed activities will be conducted according to the schedule below. Although we will endeavor to adhere to this timeline, delays may be beyond our control due to weather, regulatory review, etc.

- Draft SSQAPP submittal to CCRPC, DEC, EPA45 days after notice to proceed ("NTP")
- DEC and EPA comments on SSQAPP received.....30 days after SSQAPP submittal
- VHB addresses DEC and EPA comments on SSQAPP10 days after receipt of comments
- Commencement of fieldwork.....30 days after final SSQAPP approval
- Receipt of analytical data.....30 days after commencement of fieldwork
- Report submittal to CCRPC, Site owner, DEC, and EPA.....90 days after receipt of analytical data

Estimated Probable Cost

VHB estimates the cost to perform the complete Site Investigation to be approximately **\$40,820**. These costs assume that the time and degree of effort allocated to each task will be sufficient to implement the work and that no additional tasks are added to VHB's scope. This cost assumes electronic delivery of documents to stakeholders; however, hard copies of documents can be produced upon request at additional cost. Should additional time and/or expenses be required to complete this Project, a detailed description of the circumstances leading to any needed additional effort, along with a proposed revised budget, will be prepared and submitted to CCRPC for review and approval prior to proceeding with any additional work.

We appreciate the opportunity to provide this proposal to CCRPC. If you have any questions regarding this proposal or require additional information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Muller", with a long horizontal flourish extending to the right.

Kurt Muller, P.E., Director – Vermont Site Investigation & Remediation



Description	Billing Rate/Unit	# Units	Units	Est. Cost
Task 1: SSQAPP Preparation				
Assumptions: 1) VHB will prepare a Site-Specific Quality Assurance Project Plan ("SSQAPP") that is compliant with VT DEC's IRule, to be submitted to CCRPC, EPA, and DEC for approval prior to commencing investigation activities.				
VHB Labor				
T/P 18	\$220 hr.	2 hrs.		\$440 Senior review and finalization
T/P 10	\$140 hr.	8 hrs.		\$1,120 SSQAPP review, Project management
T/P 08	\$120 hr.	24 hrs.		\$2,880 SSQAPP preparation
T/P 09	\$130 hr.	6 hrs.		\$780 Figure preparation
Subtotal for SSQAPP Preparation				\$5,220
Task 2: Site Investigation				
Assumptions: 1) VHB to coordinate access agreement(s) for advancement of soil borings on off-Site property or properties, if necessary. 2) VHB to premark proposed soil boring advancement locations and submit Digsafe ticket. Private utility locator to GPR and mark utilities not marked by Digsafe. 3) Four new exterior soil vapor points to be installed with Geoprobe direct push drill rig at approximately 5 feet below grade ("fbg"). 4) Geoprobe drill rig to advance eight additional borings to up to 30 fbg. Three, 2-inch diameter monitoring wells to be installed in three of the eight borings. 5) VHB to collect eight soil samples from the soil borings for analysis of VOCs, SVOCs, and RCRA 8 Metals. 6) VHB to sample soil vapor from four new exterior points for VOC analysis and sample groundwater from three new monitoring wells for analysis of VOCs, SVOCs, and RCRA 8 Metals.				
VHB Labor - DigSafe Premark				
T/P 10	\$140 hr.	2 hrs.		\$280 Project coordination, Project management
T/P 08	\$120 hr.	5 hrs.		\$600 1 staff for 1 day: Proposed boring locating and markout, submit DigSafe ticket, Project coordination
Mileage	\$0.725 mile	5 miles		\$3.63 1 round trip from Winooski office
VHB Labor - Drilling (Two Days, One Staff)				
T/P 21	\$250 hr.	0.5 hrs.		\$125 Principal Subcontractor agreement review
T/P 10	\$140 hr.	2 hrs.		\$280 Project coordination, kickoff
T/P 08	\$120 hr.	4 hrs.		\$480 Preparation for field work, subcontractor scheduling, kickoff
T/P 08	\$120 hr.	22 hrs.		\$2,640 1 staff for 2 days: Mobilization, Fieldwork, Demobilization
Mileage	\$0.725 mile	10 miles		\$7.25 2 round trip from Winooski office
VHB Labor - Groundwater and Soil Vapor Sampling (One Day, Two Staff)				
T/P 21	\$250 hr.	0.5 hrs.		\$125 Principal Subcontractor agreement review
T/P 10	\$140 hr.	2 hrs.		\$280 Project coordination, kickoff
T/P 08	\$120 hr.	4 hrs.		\$480 Preparation for field work, kickoff
T/P 08	\$120 hr.	10 hrs.		\$1,200 Equipment and Lab Preparation, Mobilization, Fieldwork, Demobilization, & Sample Management
T/P 07	\$110 hr.	10 hrs.		\$1,100 Equipment and Lab Preparation, Mobilization, Fieldwork, Demobilization, & Sample Management
Mileage	\$0.725 mile	5 miles		\$3.63 1 round trip from Winooski office
Field Supplies & Equipment				
Equipment/Tools/PPE/Decon	\$100 event	2 event		\$200 Consumables for drilling and groundwater/soil vapor sampling events
Mobile Collector Tablet & GPS	\$100 day	4 days		\$400 To record and revisit investigation point locations
Photoionization Detector	\$100 day	2 days		\$200 To screen soils during drilling event
Peristaltic Pump and Batteries	\$35 day	1 days		\$35 Soil vapor sample train leak testing and purging soil vapor points
Helium Detector	\$140 day	1 days		\$140 Leak testing of new exterior soil vapor points
Peristaltic pump	\$50 day	2 days		\$100 To develop new wells and sample groundwater
Water Level Meter	\$35 day	2 days		\$70 To develop new wells and sample groundwater
YSI	\$160 day	1 day		\$160 GW Sampling
Turbidimeter	\$30 day	1 day		\$30 GW Sampling
Subcontracted Services				
Private Utility Locating	\$2,500 event	1 event		\$2,500 1 day of private utility locating at proposed subsurface investigation locations
Drilling	\$7,400 event	1 event		\$7,400 2 days of drilling; installation of four exterior soil vapor points, eight soil borings, three groundwater monitoring wells
Analytical				
Soil				
VOCs M8260D	\$129 sample	10 samples		\$1,290
SVOCs full list 8270E	\$273 sample	10 samples		\$2,730 8 soil samples, 1 duplicate, 1 EB
RCRA 8 Metals 6020	\$96 sample	10 samples		\$960
Groundwater				
VOCs M8260D	\$129 sample	5 samples		\$645
SVOCs full list 8270E	\$273 sample	5 samples		\$1,365 3 groundwater samples, 1 duplicate, 1 EB
RCRA 8 Metals 6020	\$96 sample	5 samples		\$480
Soil Vapor				
VOCs MTO-15	\$250 sample	5 samples		\$1,250 4 soil vapor samples, 1 duplicate
Environmental Impact Fee	\$35 invoice	1 invoice		\$35
VHB Subcontractor Mark-up 10%				\$1,866
Subtotal for Site Investigation				\$29,460
Task 3: Reporting				
Assumptions: 1) VHB to prepare IRule compliant Site Investigation report.				
VHB Labor				
T/P 18	\$220 hr.	2 hrs.		\$440 Senior Review and Finalization
T/P 10	\$140 hr.	6 hrs.		\$840 Project Manager Review
T/P 08	\$120 hr.	28 hrs.		\$3,360 Data Tabulation, Report Preparation
T/P 09	\$130 hr.	6 hrs.		\$780 Figure Preparation
Subtotal for Reporting				\$5,420
Task 4: Consulting Support				
Assumptions: 1) Conditional correspondence to transition project to next steps.				
VHB Labor				
T/P 18	\$220 hr.	2 hrs.		\$440 Meeting and correspondence with stakeholders and regulators to discuss implications
T/P 10	\$140 hr.	2 hrs.		\$280 of results and next steps
Subtotal for Consulting Support				\$720
Proposal TOTAL				\$40,820

Chittenden County Brownfields Program Site Nomination / Assistance Request Form

*For information on types of assistance available and
CCRPC's policy for deciding whether and to what degree to provide assistance, see:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Bannister Custom Exteriors
 Site Street Address/Town/Zip Code: 134 Archibald Street, Burlington, VT 05401
 Reviewed by: Darren Schibler Date of Review: 01/07/2026

Project Eligibility and Funding Criteria

Will the project use U.S EPA funds?	☒ Yes	☐ No	
For EPA-funded projects, does the project meet EPA eligibility criteria for hazardous sites?	☒ Yes	☐ No	☐ N/A
For EPA-funded projects involving petroleum, does the project meet VT DEC criteria for petroleum sites?	☐ Yes	☐ No	☒ N/A
Will the project use VT ACCD Brownfields Assessment funds?	☐ Yes	☒ No	
For ACCD-funded projects, has an application been submitted or approved to enroll the property in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)?	☒ Yes	☐ No	☐ N/A
What type of organization will manage the project and/or property?	☐ Non-profit	☐ Municipal	☒ Private for-profit

Site Selection Criteria

Does the site have access to existing infrastructure (water, sewer, roads, electricity, heating systems, etc.)?	☒ Yes	☐ No	☐ N/A
Is the redevelopment plan consistent with current municipal bylaws and ordinances, confirmed by municipal officials?	☒ Yes	☐ No	
Is the site located in an area planned for growth as indicated in the Chittenden County 2018 ECOS Regional Plan ?	☒ Yes	☐ No	
Is the project consistent with goals and actions in the municipal comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	☒ Yes	☐ No	
PlanBTV Action 2: Create new opportunities for mixed-use infill and redevelopment in the most densely developed areas consistent with the city's scale and urban form, while conserving and strengthening adjacent residential neighborhoods. PlanBTV Action 8.1: Enable the development of additional housing at all income levels consistent with the regional Building Homes Together targets and the city's Housing Action Plan by reducing regulatory barriers and disincentives to development, and encouraging infill and redevelopment of underutilized sites.			

[PlanBTV](#) Action 8.8: Cleanup and redevelop brownfield sites, particularly in the South End, to improve the environment, create and retain job opportunities, expand the tax base, and curb sprawl.

Is the project consistent with goals and actions in the **regional** comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:

☒ Yes

☐ No

ECOS Goal 14 (Housing): Increase the opportunities for safe, decent, energy efficient, affordable, accessible, and fair housing for all types of households in all neighborhoods.

ECOS Strategy 2, Action 1(b): Target reuse, rehabilitation, redevelopment, infill, and brownfield investments to the non-rural planning areas.

Project Design Criteria

How many (if any) new housing units will the project create?

8

☒ Unknown

How much (if any) new commercial floor area will the project create?

0

☐ Unknown

Will the project provide any of the following tangible public benefits? (Check all that apply)

Publicly accessible civic space

☐

Use of Transportation Demand Management (TDM) practices

☐

Public health services

☐

Revitalization of vacant, abandoned, or unsafe structures

☐

Increased food security

☐

Public services or facilities that reduce public tax burden

☐

Affordable housing creation or preservation

☒

Other tangible public benefits

☐

Elaborate on any of the benefits indicated.

The proposal includes redevelopment of the existing commercial structure into 8 units of ADA-compliant affordable housing.

Recommended and Approved Funding

Summary of Review

Prior site investigation revealed presence of volatile and semi-volatile organic compounds (VOCs) as well as polychlorinated biphenyls (PCBs). The site was issued a Certificate of Completion by VT DEC for non-residential use in 2019, but the current owner intends to redevelop the property with multi-family housing, which would require mitigation of the identified contaminants.

Investigation conducted by Weston & Sampson in 2025 indicated soil VOCs, PCBs, and heavy metals are present in excess of the Vermont Soil Standards for residential uses. In addition, perchloroethylene (PCE) is present in the subslab soil gas at concentrations that will require vapor intrusion mitigation. This will require additional testing for effectiveness of mitigation options, which will be presented in an Evaluation of Corrective Action Alternatives (ECAA) and a Corrective Action Plan (CAP).

Under CCRPC's Brownfields Funding Policy, this for-profit project which meets all eligibility and site selection criteria; therefore, the project qualifies for base funding of 50%. Since the project will provide affordable housing, staff recommend providing an additional 25% for a total of 75% CCRPC funding for the additional testing, ECAA, and CAP, which is consistent with BAC funding approvals for the prior project phase. This would bring the site's total CCRPC funding to \$25,969.

Assistance Type	Total Cost	Recommended Funding	Approved Funding	BAC Meeting Date
Phase 1 Environmental Site Assessment	\$	\$	\$	
Phase 2 Environmental Site Assessment	\$	\$	\$	
Cleanup / Corrective Action Plan	\$18,400	\$13,800	\$	1/12/2026
Archaeological	\$	\$	\$	
Historic Preservation	\$	\$	\$	
Construction Soil Monitoring	\$	\$	\$	
Other: <u>Updated Soil Gas Sampling</u>	\$16,225	\$9,735	\$12,169	9/8/2025
Total CCRPC Brownfields Funding:	\$34,625	\$23,535	\$12,169	N/A



1: 1,626

September 5, 2025



LEGEND

- ◆ Hazardous Site
- Parcels (standardized)
- Roads**
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

83.0 0 42.00 83.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 136 Ft. 1cm = 16 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

TASK ORDER REQUEST FORM

PROJECT NAME:	134 Archibald Street				
LOCATION:	134 Archibald Street, Burlington, Vermont				
TASK DESCRIPTION: (check one)	☐	Phase I ESA	☐	Additional SI	☐
	☒	ECAA	☒	CAP	☐
					Groundwater Monitoring
					Other
TO:	Darren Schibler, Chittenden County Regional Planning Commission				
FROM:	Lee Rosberg, Weston & Sampson				
CC:	James Dufour				
DATE:	01/05/2026				

Weston & Sampson Engineers, Inc. (Weston & Sampson), on behalf of 21Bright LLC, is proposing to complete an Evaluation of Corrective Action Alternatives (ECAA) and Corrective Action Plan (CAP) for the 134 Archibald Street parcel (the Site; SMS #2008-3807) in Burlington, Vermont. The Site was issued a Certificate of Completion (COC) for non-residential use in 2019, however, the owner, 21Bright LLC, intends to redevelop the property as a multi-family residential building.

A Phase I ESA (2007) and a Phase II ESA (2008) were completed. The findings include:

- **Soil:** Shallow soil contained semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals above Vermont Soil Standards (VSS) for residential use.
- **Soil Gas:** Volatile organic compounds (VOCs), including tetrachloroethene, 1,1,2,2-tetrachloroethane, and 1,2-dibromomethane, were detected above the residential Vapor Intrusion Standards for Subslab Soil Gas (VIS-SSG).

In March 2018, 21Bright LLC enrolled in the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program as an innocent current owner. The COC was issued in 2019. Recent subslab soil gas identified tetrachloroethene exceeding VIS-SSG. To support residential redevelopment, a new ECAA and CAP will be required.

Scope of Services:

Task 1 -- Project Management: This task includes coordination with stakeholders and regulatory agencies.

Task 2 -- Field Activities: We will perform a permeability test to assess the potential effectiveness of a subslab depressurization system (SSDS) or a soil vapor extraction (SVE) system at mitigating vapor intrusion. Permeability testing will be completed at up to two extraction wells.

Task 3 -- ECAA Report: We will prepare an ECAA to evaluate and select appropriate corrective actions in accordance with the Investigation and Remediation of Contaminated Properties Rule (I-Rule). Technologies found to be effective, implementable, proven, accepted in the industry, cost effective, and protective of human health, safety, public welfare, and the environment will be evaluated. We will provide a draft ECAA report to CCRPC and 21Bright LLC for review prior to submittal to the VTDEC.

Task 1 -- Corrective Action Plan: A CAP report will be prepared to present the design for the cleanup alternative(s) selected in the ECAA. We presume that the selected cleanup alternatives will include installation of a SSDS to mitigate vapor intrusion at the Site and a soil management plan to address soil contaminants either through off-Site disposal or construction of engineered barriers.

We will provide a draft CAP report to CCRPC and 21Bright LLC for review prior to submittal to the VTDEC. After the draft CAP is completed, it will be presented to the public for a mandatory 30-day public comment period. After the public comment period has ended, we will address comments or changes proposed by the VTDEC or the public, as necessary.

Cost Estimate: The estimated cost for these tasks is **\$18,400**. Our Level of Effort and Cost Table (**Table 1**) is attached. If the scope and costs are acceptable, work will proceed in accordance with our general services contract following receipt of a task order authorization.

Schedule: The proposed timeline for this project is detailed in the table below, shaded cells indicate weeks of expected work following execution of a task order.

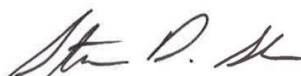
Task No.	Task Description	Weeks from Approval to Proceed																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1	Project Management																			
2	Field Activities																			
3	Draft ECAA Report																			
	VTDEC Review																			
	Stakeholder Meeting																			
	Final ECAA Report																			
4	Draft CAP																			
	VTDEC Review																			
	30-Day Public Comment Period																			
	Final CAP																			

Please don't hesitate to contact me at Rosberg.lee@wseinc.com with any additional comments or questions.

Sincerely,



Lee Rosberg, P.G.
Team Leader



Steven D. Shaw, P.G.
Regional Manager

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Level of Effort and Cost Table

Weston & Sampson

CCRPC/134 Archibald Street ECAA/CAP

1/5/2026

TASK NO.	TASK DESCRIPTION	Person-Hours									Billing Costs		
		SDS PIC	SJL STL	LJR TL	TDS PSI	DPS SSI	MEY SSI	JRP ADM	PL PE	TOTAL HOURS	EXPENSES	SUB-CONSULT.	TOTAL COST
1	Project Management	1		2	12			1		16			\$2,393.36
2	Field Activities												
	On-Site Data Collection					10	10			20	\$332.11		\$2,282.11
	Permeability Test Data Reduction			1	3	6				10			\$1,225.93
3	ECAA Report												
	Draft ECAA		2	4	18					24			\$3,755.58
	Final ECAA			2						2			\$392.54
4	Corrective Action Plan												
	Design Drawings					12				12			\$1,200.00
	Draft CAP		4	2	24				6	36			\$5,792.52
	Final CAP		2		4				2	8			\$1,357.96
TOTALS		1	8	11	61	28	10	1	8	128	\$332.11		\$18,400.00
LABOR BILLINGS PER STAFF MEMBER		\$212	\$1,570	\$2,159	\$8,736	\$2,800	\$950	\$70	\$1,570				

Chittenden County Brownfields Program Project Review Sheet (Version adopted Fall 2023)

*For information on types of assistance available and
CCRPC's policy for deciding whether and to what degree to provide assistance, see:
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: O'Brien Community Center
 Site Street Address/Town/Zip Code: 32 Malletts Bay Avenue, Winooski, VT 05404
 Reviewed by: Darren Schibler Date of Review: 1/9/2026

Project Eligibility and Funding Criteria

Will the project use U.S EPA funds?	☒ Yes	☐ No	
For EPA-funded projects, does the project meet EPA eligibility criteria for hazardous sites?	☒ Yes	☐ No	☐ N/A
For EPA-funded projects involving petroleum, does the project meet VT DEC criteria for petroleum sites?	☐ Yes	☐ No	☒ N/A
Will the project use VT ACCD Brownfields Assessment funds?	☐ Yes	☒ No	
For ACCD-funded projects, has an application been submitted or approved to enroll the property in the Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)?	☒ Yes	☐ No	☐ N/A
What type of organization will manage the project and/or property?	☒ Non-profit	☒ Municipal	☐ Private for-profit

Site Selection Criteria

Does the site have access to existing infrastructure (water, sewer, roads, electricity, heating systems, etc.)?	☒ Yes	☐ No	☐ N/A
Is the redevelopment plan consistent with current municipal bylaws and ordinances, confirmed by municipal officials?	☒ Yes	☐ No	
Is the site located in an area planned for growth as indicated in the Chittenden County 2018 ECOS Regional Plan ?	☒ Yes	☐ No	
Is the project consistent with goals and actions in the municipal comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:	☒ Yes	☐ No	

Chittenden County Brownfields Program Project Review Sheet (Version adopted Fall 2023)

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Safe, Healthy, Connected People, Strategy 1. – Finalize and execute plan for future management and improvements to the O'Brien Community Center, including improvements to the Winooski Memorial Library

Is the project consistent with goals and actions in the **regional** comprehensive plan related to housing, economic development, and open space / recreation? Cite specific language below:

☒ Yes

☐ No

ECOS Action 5.1: Strive for 90% of new development in areas planned for growth, which amounts to 15% of County land area.

ECOS Action 9.1: Invest in living conditions > Plan to provide the basic needs of all people through access to healthy food, safe shelter, education, jobs, affordable housing, livable communities, and public transportation. Ensure that resources such as healthcare and affordable food exist in places that are easily accessible for everyone. Focus investment in communities that have been historically excluded from community power and resources.

Project Design Criteria

How many (if any) new housing units will the project create?	0	☐ Unknown
How much (if any) new commercial floor area will the project create?	38,048	☐ Unknown
Will the project provide any of the following tangible public benefits? (Check all that apply)		
Publicly accessible civic space	☒	Use of Transportation Demand Management (TDM) practices ☐
Public health services	☒	Revitalization of vacant, abandoned, or unsafe structures ☐
Increased food security	☒	Public services or facilities that reduce public tax burden ☒
Affordable housing creation or preservation	☐	Other tangible public benefits ☒
Elaborate on any of the benefits indicated.		

Chittenden County Brownfields Program Project Review Sheet (Version adopted Fall 2023)

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As noted in the project description, the redevelopment will allow the Community Health Center and Vermont Dental Center to expand from marginal clinic space into dedicated rooms to better serve the community. These organizations, along with the UVM Medical Center's Aquatic Rehabilitation facility and Vermont Works for Women, will be stable anchor tenants for the Center. A new addition will be built on the north end over the footprint of the existing library for expanded municipal and community uses. The City Library will be transformed from an inadequate corner of the old grocery store into a modern community library with all of the resources available in neighboring communities including an expanded collection, technology and community rooms. Winooski is the most diverse community in Vermont making a modern library critical infrastructure to assure information and technology services are available to the many New American families in the community. The Winooski Community Services Department will have expanded program space to provide after-school and summer programming. One or more New American community-driven organizations will be able to provide programming in a Winooski location, such as the Family Room, Winooski Parents and Students Project, and the US Committee for Refugees and Immigrants. The Howard Center and the Winooski Partnership for Prevention will have better space from which to support families in the community. And additionally, the project will include a community kitchen that, with CHT management, will be available not only for events hosted at the community spaces, but also for food business start-ups - a need that has been identified especially in our New American population.

Recommended and Approved Funding

Summary of Review

This project received prior EPA assessment funding from CCRPC in June 2024 for KAS to conduct supplemental investigation of soils, groundwater, soil gas, and indoor air quality following a limited Phase II ESA completed by the applicant in May 2024. The supplemental investigation determined that contamination is more significant and widespread than expected; therefore, additional soil gas, groundwater, and soil sampling was funded by CCRPC to determine the extent of contamination and completed in late 2025.

KAS has also prepared a preliminary cost estimate for site cleanup, which may total approximately \$919,599. Given this substantial cleanup cost, the redeveloper, Champlain Housing Trust (CHT), plans to apply directly to EPA for a 2026 Cleanup Grant. To be eligible for the grant, CHT / KAS must complete an Evaluation of Corrective Action Alternatives (ECAA) and Community Involvement Plan (CIP), including hosting a community meeting to allow comment on the ECAA and to notify them of CHT's intent to apply for the Cleanup Grant.

CHT has requested further CCRPC funding for the ECAA + CIP, as well as for a Corrective Action Plan that will be needed regardless of whether they receive the cleanup grant (but may be covered by the grant). If they do not receive the grant, the applicant may request cleanup funding through CCRPC's Revolving Loan Fund.

The project continues to meet threshold eligibility requirements for CCRPC brownfields assessment projects because it "supports economic development" and "provides tangible public benefits or amenities." Because the current owner is a municipality and the developer / prospective owner is a non-profit, the project is eligible for a minimum of 80% cost share under the CCRPC Brownfields Funding

Chittenden County Brownfields Program
Project Review Sheet (Version adopted Fall 2023)

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Policy adopted in March 2025. Prior funding has already exceeded the Policy's per-project cap of \$40,000. However, in consideration of the tangible public benefits provided by the project and the likelihood of CHT receiving non-CCRPC funding for future site needs, staff recommend fully funding the ABCA costs as shown below, pursuant to the Funding Policy's provision allowing the BAC to approve funding that exceeds the per-project combined limits.

Assistance Type	Full Cost	Recommended Funding	Approved Funding	BAC Meeting Date
Phase 1 Environmental Site Assessment	\$	\$	\$	
Phase 2 Environmental Site Assessment	\$	\$	\$	
Cleanup / Corrective Action Plan	Not to exceed \$15,000	Not to exceed \$15,000	\$	1/12/2026
Archaeological	\$	\$	\$	
Historic Preservation	\$	\$	\$	
Construction Soil Monitoring	\$	\$	\$	
<u>Supplemental Phase II ESA Phase B</u>	\$38,857	\$38,857	\$38,857	6/10/2024
<u>Supplemental Phase II ESA Phase C</u>	\$33,755	\$33,755	\$33,755	5/12/2025
Total Funding	\$87,612	\$87,612	\$72,612	N/A



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January 9, 2026

Ms. Amy Demetrowitz, Chief Operating Officer
Champlain Housing Trust
88 King Street
Burlington, VT 05401

Re: Work Scope and Cost Proposal, Analysis of Brownfields Cleanup Alternatives (ABCA), EPA Cleanup Grant Application Assistance, Evaluation of Corrective Action Alternatives (ECAA), Corrective Action Plan (CAP), Community Involvement Plan (CIP), O'Brien Community Center, Winooski, Vermont (SMS # 2024-5436)

Dear Ms. Demetrowitz:

KAS, Inc. (KAS) is pleased to present the following work scope and cost proposal to prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) to facilitate submittal of an EPA cleanup grant application, Evaluation of Corrective Action Alternatives (ECAA) to satisfy Vermont Department of Environmental Conservation (VT DEC) requirements, Corrective Action Plan (CAP), and Community Involvement Plan (CIP) for the O'Brien Community Center property in Winooski, Vermont (the "Site" or "property"). The work scope has been developed based on KAS' knowledge of the Site and the findings of the Site Investigation (SI) and Supplemental Phase II Environmental Site Assessment (ESA). In order to get the property through the corrective action planning phase and be eligible for various cleanup funding, an ABCA, CAP, and a CIP will be required for the U.S Environmental Protection Agency (EPA). It is also anticipated that the VT DEC will request completion of an Evaluation of Corrective Action Alternatives (ECAA) following review of the supplemental Phase II ESA report and prior to redevelopment and corrective action implementation. Typically, the ECAA would be prepared and used for the purposes of an ABCA; however, since a draft ABCA is needed in order to submit an EPA cleanup grant application prior to the completion of an ECAA, it is assumed a formal ECAA will be needed for review by the VT DEC before the CAP can be prepared. KAS understands the property's environmental cleanup needs and will implement this work scope efficiently.

KAS will perform the following work:

ABCA Report Preparation

KAS will prepare a draft ABCA report that includes an executive summary, the results of the SI, Phase I ESA and Phase II ESA, a detailed evaluation of each remedial alternative considered for the Site, and a detailed justification for the selected remedial approach. The EPA requires a draft ABCA to be completed and submitted as a part of the Site cleanup grant application, which is due by January 28, 2026.

The following three remedial alternatives will be evaluated to address the urban fill / development soils and soil impacted with tetrachloroethylene (PCE) at the Site:

1. No action;
2. Excavation and disposal of all impacted soils; and,



Ms. Amy Demetrowitz
January 9, 2026
Page 2

3. Excavation and disposal of disturbed soils in conjunction with the installation of engineered barriers 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 property by preventing direct contact to soils and to properly manage impacted soil during the proposed property redevelopment.

Each remedial alternative will be evaluated for the following criteria: 1) Compliance with legal regulations, 2) Overall protection of human health and the environment, 3) Long-term effectiveness and permanence, 4) Reduction in toxicity, mobility, or volume through treatment, 5) Short-term effectiveness, 6) Feasibility, 7) Costs, 8) Environmental impact and sustainability and, 9) Community acceptance.

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

EPA Grant Application Assistance

KAS will provide technical expertise in Champlain Housing Trust's (CHT's), the City of Winooski and CCRPC's EPA cleanup grant funding application. KAS will assist in project and application coordination, host a public meeting to discuss the EPA grant and clean-up plan, along with attending online meetings with the EPA and project stakeholders.

ECAA Report Preparation

As required by the VT DEC, KAS will prepare an ECAA report that includes an executive summary, the results of the SI, Phase I ESA and Phase II ESA, a detailed evaluation of each remedial alternative considered for the Site, and a detailed justification for the selected remedial approach. Prior to the preparation of the ECAA, KAS will prepare and submit a formal work plan to the VT DEC. The ABCA report will be used as a base for the ECAA report, which will be further expanded to fulfill the additional requirements of the VT DEC.

During the course of the ECAA preparation, KAS will re-visit the alternatives outlined in the draft ABCA and fine-tune the proposed corrective action and costs.

Corrective Action Plan

A CAP will be required to meet funding requirements to address potential risks to human health as a result of the documented impacts to soil at the property. KAS understands the intent is to redevelop the property for continued community use. After a remedial option has been decided upon, KAS will prepare a CAP according to the VT DEC requirements as outlined in the Investigation and Remediation of Contaminated Properties Rule (I-Rule) dated February 23, 2024. After completion, KAS will submit the CAP to CHT, CCRPC, the VT DEC, and the EPA, and will respond to comments and questions.

Community Involvement Plan

To satisfy the requirements of the EPA cleanup grant funding for the project, KAS will prepare a CIP for EPA approval. The CIP will provide a history of the property, a summary of the environmental conditions and findings to date, a summary of the



Ms. Amy Demetrowitz
January 9, 2026
Page 3

proposed corrective action activities and a schedule of the work. The CIP will be submitted to the EPA and VT DEC for review and comment.

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 of a time frame as possible.

ABCA / Cleanup Grant Application Submittal to the EPA by: January 28, 2026
ECAA Work Plan Submittal: by March 13, 2026
ECAA Work Plan Review and Approval by VT DEC: by April 17, 2026
ECAA Report Submittal: by May 15, 2026
ECAA Report Review and Approval: by VT DEC: June 15, 2026
CAP Submittal: by August 15, 2026

Project Organization and Staffing

The project will be managed by Aske Doerge. Project engineering will be provided by Stephen Diglio, PE. The work will be overseen and reviewed by Jeremy Roberts, PG.

Project Cost Estimate

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

Tasks	Price
Draft ABCA Report Preparation	\$ 2,535
EPA Grant Application Assistance/ Public Meeting	\$ 1,160
ECAA Report	\$ 2,950
CAP Preparation	\$ 6,290
CIP Preparation / Public Meeting	\$ 1,080
Total Estimated Pricing	\$14,015

KAS would like to continue this work for CHT and CCRPC. KAS appreciates the opportunity to present this proposal. Please call if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aske Doerge', written over a light blue horizontal line.

Aske Doerge
Senior Project Manager

Enc/ cc: KAS #504240727
Darren Schibler, CCRPC