

From: LaRosa, Steven [LaRosaS@wseinc.com]
Sent: Monday, March 25, 2013 3:08 PM
To: Provencher, Lynda
Subject: Lyndonville Rail Yard
Attachments: Work Plan - Lyndonville Rail Yard.pdf

Lynda – Here is what I have worked up. I hope it gives them a good flavor. Please call with any questions.

Steven LaRosa
PROJECT MANAGER

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*planning, permitting,
 design, construction,
 operation, maintenance,
 design/build, & equipment*



March 25, 2013

Lynda Provencher
 Sites Management Section
 Waste Management Division
 1 National Life Drive - Davis 1
 Montpelier, VT 05620-3704

**Re: Estimated Scope of Services – Phase II Environmental Site Assessment
 Lyndonville Rail Yard
 Lyndonville, Vermont**

Dear Ms Provencher,

Weston & Sampson Engineers, Inc. (Weston & Sampson) is pleased to submit this Estimated Scope of Services for performing a Phase II Environmental Site Assessment (ESA) at the above-referenced location (Site). I have reviewed the ATC Phase I ESA you provided, the proposed redevelopment strategy for the Site and have had discussions with you and my colleagues regarding the suggested extent of the initial Phase II ESA. The Scope of Services was prepared in accordance with our recent discussions. Prior to performing any work on the Site a Site-Specific Work Plan must be generated for Vermont Department of Environmental Conservation (VTDEC) and EPA review and approval. The Scope of Services presented below reflects what Weston & Sampson believes would be required by the VTDEC and EPA to accomplish a reasonable Phase II ESA. It is very likely that additional investigative efforts would be necessary after reviewing the initial data collection and reporting effort.

CONTAMINANTS OF CONCERN

The past use of the Site as a rail yard, materials storage area (drums, soil stockpiles, telephone poles), and wood products manufacturing plant coupled with the presence of surrounding known hazardous waste sites results in the risk of the following contaminants being present:

- Volatile organic compounds (VOCs) – gasoline, fuel oil, diesel fuel, solvents
- Semivolatile organic compounds (SVOCs) – oils, creosote, coal ash, wood preservatives
- Metals – chromium, arsenic, lead, mercury
- Polychlorinated biphenyls (PCBs) – oils
- Herbicides – trackside maintenance
- Asbestos – from razed and buried buildings on site

The Phase II proposed focuses on investigation of the most likely contaminants released – VOCs, SVOCs, Metals and Asbestos. If substantial contamination is identified in “source” or “hot spot” areas additional analyses may be recommended.

SCOPE OF SERVICES

Task 1 – Kick off Meeting

Weston & Sampson will visit the site with the stakeholders and VTDEC to discuss the areas of potential contaminant presence, proposed redevelopment scheme(s) and “Go”/“No Go” project thresholds. The degree of investigation necessary will be highly varied depending upon the location and degree of contamination found. For instance, the Town may not be able to complete a large

Massachusetts	Connecticut	Rhode Island	New Hampshire	Maine	Vermont	New York	Florida
Five Centennial Drive (HQ) Peabody, MA 01960-7985	273 Dividend Road Rocky Hill, CT 06067	277B Tiogue Avenue Coventry, RI 02816	100 International Drive Suite 152 Portsmouth, NH 03801	PO Box 189 York, ME 03909	98 South Main Street Suite 2 Waterbury, VT 05676	301 Manchester Road Suite 201A Poughkeepsie, NY 12603	1990 Main Street Suite 750 Sarasota, FL 34236
100 Foxborough Blvd., Suite 250 Foxborough, MA 02035							
225 New Boston Street Woburn, MA 01801							

scale remediation of the Site and still remain within funding constraints for the project. Therefore, if the proposed test pits reveal a large pool of petroleum is present, a “No Go” condition would exist and the remaining portions of the Phase II ESA would not be performed. But if the initial test pitting indicates there is not a substantial amount overt contamination a “Go” condition would exist and we would proceed with the next proposed work task.

Task 2 – Work Plan, Site Specific Quality Assurance Project Plan (SSQAPP), Health and Safety Plan Generation

A work plan would be generated based on the results of the kick off meeting. Once approved by the Town, VTDEC and EPA a SSQAPP will be generated for review and approval. A health and safety plan would also be generated. All of these documents are prepared to assure definition of the work to be performed and assure appropriate quality data is obtained..

Task 3 – Subsurface Investigation

A proposed work plan for the Phase II ESA would include a stepped progression of investigation. This will allow use of the “Go/No Go” decision process and each step focuses the area of investigation necessary in the next step, reducing costs and maximizing the usefulness of the results to the proposed redevelopment. The investigation represents what we believe would be appropriate. The actual work plan will be a collaborative product with input from the Town, VTDEC and EPA.

1. Geophysical Survey and Test Pitting – Ground penetrating radar (GPR) and magnetometer units will be used in a grid to locate potential buried debris areas. Test pits will be excavated to determine if large amounts of wastes are buried in these area, and allow for assessment of gross levels of petroleum and solvent related contaminants. Shallow surface soil samples will be obtained to determine potential risk of contaminant contact by individuals walking, biking and recreating on the Site. “Go/No Go” discussion to occur upon completion.
2. Soil Boring Installations – One day of drill rig boring to include collection of deep soil samples, assessment of groundwater depth and placement of groundwater monitoring wells. “Go/No Go” discussion.
3. Groundwater Monitoring Well Installation and Sampling – Up to 4 groundwater monitoring wells to be installed at key locations to define potential off site contamination onto the properties, define impact of potential on-site release areas, and to define groundwater flow direction beneath the Site.

Task 4 - Reporting

Weston & Sampson will generate a comprehensive Phase II ESA report presenting all of the data collected and making conclusions and recommendations. The report will be very visual in nature presenting data in tabular and pictorial format. The aerial and vertical distribution of contaminants identified and the sources of contaminants will be presented if possible. Recommendations will also be made regarding the contaminant impact on potential redevelopment and the need for additional investigation as necessary. The report will meet the VTDEC and EPA requirements for a Phase II ESA.

COST ESTIMATE

The following costing range is based on the many assumptions regarding the location, degree, and extent of contaminants present and the likely final approved Phase II ESA work plan. It is our intent to utilize the Town, VTDEC and EPA input to craft a Phase II ESA that meets all stakeholders scientific

and financial constraints. The costs are presented as unique line items from which individually described tasks above can be added or subtracted. The actual costs for the Phase II ESA will solely dependent upon the work plan approved.

Kick Off Meeting, Work Plan, SSQAPP and HASP:	\$ 2,000 – 3,750
Geotechnical Survey:	\$ 4,000 – 5,500
Test Pits:	\$ 1,500 - 2,500
Shallow Soil Sampling:	\$ 1,500 – 5,000
Soil Borings and Sampling:	\$ 4,500 – 6,500
Groundwater Monitoring Well Installation and Sampling:	\$ 4,500 – 5,500
Reporting:	\$ 4,750 – 6,750

We appreciate this opportunity and look forward to working with you on this project. Please feel free to call with any questions or comments at (802) 244-5051 or email (larosas@wseinc.com).



Steven LaRosa
Project Manager

3/25/13

Date