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September 20, 2024

Ms. Sandy Gregg, Selectboard Chair
Town of South Hero
333 US-2
P.O. Box 175
South Hero, VT 05486

RE: Work Scope and Cost Proposal, Site Investigation, Old White Meeting House, 320 US-2, South Hero, Vermont

Dear Ms. Gregg:

Per request from the Town of South Hero ("the Town"), KAS, Inc. (KAS) has provided the following work scope and cost proposal to conduct a site investigation at the Old White Meeting House property located at 320 US-2, South Hero, Vermont. The assessment work scope has been developed based on the findings from the Phase II Environmental Site Assessment completed by KAS in the August 2024 and anticipated requests the Vermont Department of Environmental Conservation (VT DEC). KAS has a good understanding of the intended property reuse and the desired outcome from this assessment.

KAS will perform the following work as part of the subsurface investigation.

Work Plan and Site-Specific Quality Assurance Project Plan (SSQAPP) Preparation
KAS will prepare a work plan for review and approval by the Town and the VT DEC. Depending on the funding source(s), KAS will also prepare a SSQAPP addendum for approval by the Town, Northwest Regional Planning Commission (NRPC), VT DEC, and the US EPA as necessary. The work plan will be prepared to meet the requirements of a site investigation as outlined in the VT DEC Investigation and Remediation of Contaminated Properties Rule (I-Rule) dated February 23, 2024. Following submittal of the work plan and SSQAPP addendum, KAS will respond to comments and make revisions as deemed necessary to obtain final approvals.

Digsafe Approval and Project Coordination
Prior to subsurface work, KAS will work to locate existing subsurface utilities so they can be avoided. KAS will contact Dig-safe at least 48 hours in advance of subsurface work so that member utility mark outs can be made. KAS will also coordinate with the Town to locate service utility lines and other lines that may exist on the property, and which may not be marked by Dig-safe.

Health and Safety Plan (HASP) Preparation
The site-specific HASP will be updated and implemented to govern the safety aspects of the job in accordance with the Vermont Occupational Safety and Health Administration (VOSHA) requirements.

Shallow Soil Boring Advancement and Soil Sampling
KAS will conduct an environmental assessment of shallow soils at eight (8) locations across the property to further evaluate the extent of lead impacts. A Geoprobe drill

rig will be used to collect shallow soil samples for laboratory testing. The soil borings will be advanced to a maximum depth of 18" below grade (bg). At each of these soil borings a discrete sample will be collected for analysis of total lead from 0-3" bg and 12-18" bg for a total of sixteen (16) samples. The soil samples will be logged for lithological characterization and field screened for the presence of volatile organic compounds (VOCs) using a photoionization detector (PID). The location of each boring will be logged in the field using a GPS.

At each boring location, KAS will also collect one discrete laboratory analytical sample for laboratory analysis of arsenic and polycyclic aromatic hydrocarbons (PAHs) which are all common contaminants in historical fill (urban fill). Where a noticeable distinction between a fill and native layer is identified, those distinct layers will be chosen for the sampling and analysis. If historical fill is encountered and is noted to range in depth, various sampling depth intervals will be chosen to evaluate the horizontal and vertical distribution of contaminants.

The samples will be transported under chain of custody procedures to Eastern Analytical, Inc. The samples will be submitted for analysis of total arsenic and lead via EPA Method 6020B and PAHs via EPA Method 8270E, as described above. The samples obtained from 0-3" bg along the south, east and west sides of the building will also be analyzed using the synthetic precipitation leaching procedure (SPLP) for arsenic and lead to determine the potential for metals to leach into the groundwater. These samples will be collected from the 0-3" depth to match the sample depth previously obtained from SB24-01, SB24-03 and SB24-04. At four of the soil samples which are reported to exceed 20x the regulatory level for arsenic or lead, the laboratory will be instructed to analyze those samples for toxicity characteristic using the toxicity characteristic leaching procedure (TCLP) analysis. The chosen locations will be from a range of concentrations including the highest results, middle range results and low results to assess the overall likelihood of the soils being considered hazardous for disposal purposes.

For quality assurance / quality control (QAQC) purposes, one duplicate sample will be collected for every ten samples (two total). Soil boring cuttings will be placed back in the boring upon completion of sampling.

Laboratory Data Validation

Following receipt of laboratory analytical data and laboratory quality assurance information, KAS' quality assurance officer (QAO) will perform data verification / validation if the project is funded using EPA Brownfields assessment grant money. If applicable, KAS' QAO will prepare a data verification report that notes whether data quality objectives (DQOs) are met and will provide a statement as to whether the data generated during the investigation is usable for the intended purposes.

Summary Report Preparation

KAS will prepare a report for review and approval by the Town, NRPC, VT DEC, and EPA, as appropriate. The report will be prepared and reviewed by environmental professionals and will satisfy the requirements outlined in the I-Rule.

Project Schedule

The schedule below provides an estimate of KAS' implementation time

requirements. The Site Investigation will take approximately 60 – 75 days once authorized. Work plan and SSQAPP approvals may take up to 30 days depending on the VT DEC and EPA's workload. The schedule depicts a 3-week time period during which the field work is anticipated to be completed. KAS will work closely with all parties to make sure the work is completed in as short a time frame as possible. If a SSQAPP is not needed for the project, the implementation schedule will be able to be accelerated.

Work Plan / SSQAPP Review / Approval: By October 30, 2024
Drilling / Soil Assessment: By November 22, 2024
Laboratory Analysis: By December 6, 2024
Data Validation / Reporting: By December 31, 2024

Project Organization and Staffing

The project will be managed and overseen by Jeremy Roberts, P.G. Mr. Roberts will be responsible for project management, communications, document preparation, scheduling and implementation of fieldwork, and report writing. Mr. Roberts will be assisted by KAS' staff of environmental professionals and field technicians, primarily in the performance of fieldwork.

Cost Proposal

Task	Estimated Price
Work plan, SSQAPP Addendum, Coordination	$ 1,460
Premark	$ 270
Shallow Soil Borings / Soil Sampling & Analysis	$ 11,410
Data Validation and Reporting	$ 4,010
Total estimated pricing	$ 17,150

All pricing is presented subject to the following assumptions:

- Free and easy access to the site.
- Laboratory samples will be submitted on a standard turnaround time basis.
- Costs do not include site investigations or remediation beyond those presented in the work plan document.

A detailed cost breakdown is attached. Thank you for this opportunity to provide this work scope and cost proposal. Please call me should you have any questions.

Sincerely,

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

Enc/ cc: KAS #510210643

SITE INVESTIGATION @ OLD WHITE MEETING HOUSE, SO HERO, VERMONT
9/20/2024 BY KAS, INC.

WORK SCOPE ASSUMPTIONS

1. Upon approval to proceed, a I-Rule compliant work plan and SSQAPP will be prepared for review and approval by the Town of So Hero, NRPC, the EPA and the VT DEC.
2. Prior to subsurface investigation, KAS will premark the Site for Digsafe notification.
3. Subsurface investigation to consist of one day of shallow soil borings.
4. A KAS scientist will log soils and field screen for VOCs using a Photoionization Detector (PID).
5. Eight shallow soil borings will be advanced across the property. The soil samples will be submitted for laboratory analysis of PAHs and total arsenic and total lead.
6. Soil samples will be collected from each boring from 0-3" and 12-18" bg.
7. At SB24-01, SB24-03, and SB24-04, a sample will be collected from 0-3" bg for SPLP analysis of Pb and As. At four locations with elevated metals, TCLP will be analyzed.
8. Preparation of a report to include: site location map, site vicinity map, updated site map, individual contaminant maps (as appropriate), updated conceptual site model with sensitive receptor survey, and conclusions/recommendations.
9. Free/easy site access.
10. No conditions which would render required work unreasonably difficult exist.
11. Update existing Health and Safety Plan (HASP).

WORK ELEMENT	UNITS	CATEGORY	QTY	RATE/	ELEMENT	MARKUP	ADJ	SUBTOTAL
WORKPLAN / SSQAPP PREPARATION / COORDINATION								
PROJECT MANAGEMENT	HR	PROJECT SCIENTIST	1.0	$115.00	$115.00		$115.00	
KAS LABOR WP / SSQAPP PREP	HR	PROJECT SCIENTIST	10.0	$115.00	$1,150.00		$1,150.00	
KAS LABOR HASP PREP	HR	PROJECT SCIENTIST	0.5	$115.00	$57.50		$57.50	
KAS LABOR REVIEW	HR	SENIOR SCIENTIST	1.0	$135.00	$135.00		$135.00	**$1,457.50**
PREMARK								
KAS LABOR TASK COORD	HR	PROJECT SCIENTIST	0.5	$115.00	$57.50		$57.50	
PREMARK TRAVEL / ONSITE	HR	STAFF SCIENTIST	2.0	$95.00	$190.00		$190.00	
PREMARK MILEAGE	EA	EXPENSE	40.0	$0.670	$26.80		$26.80	**$274.30**
SHALLOW SOILS ASSESSMENT								
KAS LABOR TASK COORD	HR	PROJECT SCIENTIST	2.0	$115.00	$230.00		$230.00	
SHALLOW SOIL SAMPLING TRAVEL / PREP	HR	PROJECT SCIENTIST	8.0	$115.00	$920.00		$920.00	
MILEAGE	EA	EXPENSE	40.0	$0.670	$26.80		$26.80	
PID	DAY	EXPENSE	1.0	$90.00	$90.00		$90.00	
GEOPROBE	DAY	EXPENSE	1.0	$2,990.00	$2,990.00		$2,990.00	
SAMPLE KITS, SOIL	EA	EXPENSE	25.0	$15.00	$375.00		$375.00	**$4,631.80**
SOILS LABORATORY (16 locations + 2 dup)								
EAI-PAH M8270E	EA	LABORATORY	18.0	$123.75	$2,227.50	$334.13	$2,561.63	
EAI-ARSENIC M6020B	EA	LABORATORY	18.0	$22.50	$405.00	$60.75	$465.75	
EAI-LEAD M6020B	EA	LABORATORY	18.0	$22.50	$405.00	$60.75	$465.75	
EAI-SPLP LEAD	EA	LABORATORY	4.0	$180.00	$720.00	$108.00	$828.00	
EAI-SPLP ARSENIC	EA	LABORATORY	4.0	$180.00	$720.00	$108.00	$828.00	
EAI-TCLP LEAD / ARSENIC	EA	LABORATORY	5.0	$180.00	$900.00	$135.00	$1,035.00	
EAI-Metals Preparation	EA	LABORATORY	23.0	$22.50	$517.50	$77.63	$595.13	**$6,779.25**
DATA VALIDATION								
DATA VALIDATION / VERIFICATION	HR	QAO	11.0	$115.00	$1,265.00		$1,265.00	
REVIEW	HR	SENIOR SCIENTIST	1.0	$135.00	$135.00		$135.00	**$1,400.00**
SUMMARY REPORT								
DATA ENTRY	HR	PROJECT SCIENTIST	2.5	$115.00	$287.50		$287.50	
REPORT PREPARATION	HR	PROJECT SCIENTIST	14.0	$115.00	$1,610.00		$1,610.00	
REVIEW	HR	SENIOR SCIENTIST	1.0	$135.00	$135.00		$135.00	
DRAFTING	HR	DRAFTSMAN II	6.0	$85.00	$510.00		$510.00	
ADMINISTRATION	HR	ADM	1.0	$65.00	$65.00		$65.00	**$2,607.50**
JOB COST								**$17,150.35**