



to info ▾

Good Afternoon,

I am on a community wastewater committee in the town of South Hero. We have been awarded 2 grants to be used for land acquisition and permitting of a community wastewater project. We signed a contract last week for the purchase of a large parcel located at 275 US Route 2 in South Hero. One of our initial buyer's due diligence hurdles is the completion of an environmental site assessment. I believe this would be a Phase 1 Environmental Site Assessment.

I would appreciate it if you would provide a proposal for your services. We are looking to see what your timing is to complete a Phase 1 ESA, as well as the cost. I am hoping to have proposals from at least 2 firms that I can share with the Selectboard for approval. Our timing is fairly short to complete this work. We have a 60-day Buyer's Due Diligence period that started at the date the contract was signed, 11/25 and runs through 1/24/25. We would hope to have the report well before 1/24/25 to allow time to review.

I am hoping you have capacity to complete this work. I am attaching the following documents for your review:

- Site plan (We are under contract to purchase lots 1, 5, 6, 7, and 8)
- Wastewater permit

Please feel free to call me with any questions. Please let me know if you have the capacity and intend to provide a proposal.

Thanks, Nate

Nate Hayward - cell: 802-578-3078

Hayward Design Build

38 Community Lane

South Hero, VT 05486

nate@haywarddesignbuild.com



Lavin Property Due-Diligence

Phase 1 Environmental Site Assessment request sent out to the following environmental firms:

		Notes	Price	Timing	
1	LE Environmental 21 North Main Street Waterbury, VT 05676 802-917-2001		\$2,725	4 weeks from engagement	
2	Weston & Sampson Engineers, Inc. 98 South Main Street Waterbury, VT 05676 802-244-5051 *Contact: Steven Larosa, LaRosaS@wseinc.com	<i>Lee Roseberg called he plans to submit a proposal by end of day 12/5/24</i>	\$3,500	Complete by Jan 10, 2025	
3	Clay Point Associates, Inc. 25 Bishop Ave. Williston, VT 05495 802-879-2600		\$2,575	Complete by Jan 15, 2025	
4	KAS Environmental Science and Engineering 589 Avenue D, Suite 10, P.O. Box 787 Williston, Vermont 05495 802-383-0486 *Contact: Aaron Roth, AaronR@kas-consulting.com		\$1,700	Complete within 30 days of engagement	Recommended based on cost and timing
5	Stone Environmental Inc. 535 Stone Cutters Way Montpelier, VT 05602 802-229-4541		-	-	
6	Wheeler Environmental Services, LLC P.O Box 13 Barre, Vermont 05641 802-479-4500		\$2,500	Mid-February	
7	Murray and Masterson Dagan Murray Principal Hydrogeologist VT Licensed Designer #152.0126193 VT Class 3 Water Operator #OP03585 p: 802-453-5100 c: 802-349-6956 e: dagan@murray-mastersonenv.com 88B North Street Bristol, Vermont 05433		\$3,000	Complete by 1/3/25	
8	Waite-Heindel Environmental Management waiteenv.com 231 South Union St., Ste 201, Burlington, VT 05401 · 13 mi (802) 860-9400		-	-	
9	Verterre Group www.verterre.com 77 Vermont Ave, Colchester, VT 05446 · 12 mi (802) 654-8663		\$4,000	3-4 weeks	



589 Avenue D, Suite 10
PO Box 787
Williston, VT 05495

www.kas-consulting.com

802.383.0486 p
802.383.0490 f

December 4, 2024

Mr. Nate Hayward
Hayward Design Build
38 Community Lane
South Hero, VT 05486

Submitted via email at nate@haywarddesignbuild.com

Re: Proposal for a Phase I Environmental Site Assessment, 275 US-2, South Hero, Vermont

Dear Mr. Hayward:

KAS, Inc. (KAS) is pleased to provide this proposal to conduct a Phase I Environmental Site Assessment (ESA) at the referenced location. It is understood that a Phase I ESA is needed for proper due diligence prior to acquisition of the property.

Work Scope

KAS will conduct a Phase I ESA pursuant to ASTM E 1527-21 requirements. The result will be a comprehensive environmental assessment report suitable for transaction purposes. The Phase I Site Assessment will include:

- A federal and state database review;
- Interviews with persons identified as being knowledgeable relative to the property (including the site owner, and past occupants if accessible);
- A detailed visual site inspection with photographic documentation;
- A visual review of surrounding properties for potential environmental impact;
- Review of identified area hazardous waste sites that may impact the site;
- Site history review;
- Local land records review including activity and use limitations and environmental liens; and,
- Preparation of a comprehensive report meeting ASTM criteria.

The goal of the Phase I ESA is to ascertain the presence or absence of recognized environmental conditions (RECs) and/or significant data gaps. The specific data collection requirements established under this practice will be met through use of standardized checklists and interview forms that KAS has developed and uses to assure all aspects of the ASTM requirements are addressed.

KAS will verify the site history through use of aerial photographs, historical mapping and street directories and municipal records. At properties with coverage, the Sanborn Insurance Map collection and the Manning Street



Mr. Nate Hayward
December 4, 2024
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Directories will be examined for evidence of other historic uses that may have caused contamination. If additional existing environmental documents are made available to KAS during the work they will be reviewed and incorporated into the report.

KAS will interview knowledgeable individuals regarding the sites use and history, including the current and former owners if possible. State and federal databases will be reviewed to ascertain whether other nearby property uses may cause environmental risk to the subject property. A search of municipal land records will also be made for chain of title and use purposes and to determine if there are environmental liens or other environmental information.

Following the collection of the Phase I Environmental Assessment, KAS will prepare a summary report encompassing the results of the work. An electronic copy in .pdf format will be supplied.

Pricing and Assumptions

KAS will perform the Phase I ESA described above on a fixed price basis for a total price of \$1,700. Free and easy access to the property is assumed.

Schedule

The work will be started upon receipt of notice to proceed and once engaged will take up to thirty (30) days to complete.

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

Sincerely,

A handwritten signature in black ink, appearing to read "J Roberts", written over a light blue horizontal line.

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

Work Authorized: _____ Date: _____
Name/ Title

Appraisal request



Nate Hayward <nate@haywarddesignbuild.com>
to Sue, Mike

Tue, Dec 3, 2:00 PM (6 days ago) ☆ ↩ ⋮

Good Afternoon Jason,

I just spoke with Mike Gammal and Mike suggested reaching out to you.

I am on a community wastewater committee in the town of South Hero. We have been awarded 2 grants to be used for land acquisition and permitting of a community wastewater project. We signed a contract last week for the purchase of a large parcel located at 275 US Route 2 in South Hero. One of our initial hurdles is receiving a commercial appraisal at or above our net land acquisition price of \$750,000.

I would appreciate it if you would provide a proposal for a short narrative commercial appraisal. We are looking to see what your timing is to complete the appraisal, as well as the cost. I am hoping to have proposals from at least 2 commercial appraisal firms that I can share with the Selectboard for approval. Our grant funding partners want the appraisal as early in our process as possible, since in the event it does not appraise at or above the net contract price we would need to figure out how to cover any deficiency, or abandon the project.

I am hoping you have capacity to complete this appraisal. I am attaching the following documents for your review:

- Purchased a sale contract
- Site plan
- Wastewater permit

Please feel free to call me with any questions. Please let me know if you have the capacity and intend to provide a proposal.

Thanks, Nate

Nate Hayward - cell: 802-578-3078
Hayward Design Build
38 Community Lane
South Hero, VT 05486
nate@haywarddesignbuild.com

3 Attachments • Scanned by Gmail ⓘ



Lavin Property Due-Diligence

Appraisal request sent out to the following 6 commercial appraisal firms:

			Notes	Price	Timing	
1	Lawrence K. Martin, MAI	Martin Appraisal Services, Inc. PO Box 791 Montpelier, VT 05601-0791 Phone: (802)229-4807 Email: Larry@mas-vt.com	<i>Larry forwarded the request to Luke Martin. They require a signed engagement letter, no deposit or prepayment.</i>	\$2,700	6 weeks from signed engagement letter	
2	Kurt J. Kaffenberger, MAI	O'Brien & Kaffenberger, Inc. 26 W. Allen St. Winooski, VT 05404 Phone: (802)658-1053 x 5 Email: kurt@vtappraisers.com		\$7,000 - \$10,000 range	Complete by end of February	
3	John B. Minor, MAI	Allen, Brooks and Minor, Inc. 1233 Shelburne Rd., Suite C4 South Burlington, VT 05403 Phone: (802)863-6693 x 107 Email: bminor@allenbrooks.com	<i>Declined to provide a proposal, focused in Chittenden County</i>	N/A	N/A	
4	Brian K. Silver, MAI, ASA	70 Longmeadow Village Road, Unit #3. Colchester, VT 05446 Phone: (802)598-9303 Email: brian30154@gmail.com		\$6,500	Complete by 1/21/25	
5	Gammal Real Estate (firm formerly owned by Mike Gammal), New owner is Jason Burds Email: office.gres@gmail.com		<i>Requires payment in advance</i>	\$2,950	19 business days from receipt of payment	<i>Recommended based on cost and timing</i>
6	Champlain Valley Appraisal Services, PLLC. Attn: Brett Schermerhorn Email: Vtappraiser1@gmail.com		<i>Requires check for 50% at time of inspection</i>	\$4,500	Complete by Jan 10th	