

February 8, 2010

Mr. Daniel Wolfram
Brownfields Redevelopment Agency
Town of East Hampton
20 High Hill Road
East Hampton, CT 06424

Re: Interim Remedial Measure/Stabilization Action
13 Watrous Street, East Hampton, CT

Dear Mr. Wolfram:

At the request of the Town of East Hampton, Connecticut (the "Town"), AECOM Environment (AECOM) is providing this Conceptual Plan for an Interim Remedial Measure (IRM) for work to be conducted at 13 Watrous Street located in East Hampton, CT. Based on our recent conversations, the following provides a summary of the Conceptual IRM plan and a planning level cost estimate. The primary tasks to be provided include:

1. Securing the site by installing a fence around the southern perimeter of the site;
2. Completing a shallow soil excavation in an area identified with PCBs greater than 50 mg/kg;
3. Placing fabric liner at the extents of the excavation and covering with crushed stone; and
4. Completing an IRM report to document these activities.

This work will be performed using the United States Environmental Protection Agency (EPA) Brownfields Cleanup Grant for this site. Based on recent correspondence, we understand the remaining funds are \$164,000. Approximately 375 linear feet of fencing is needed to secure the site and not significantly hinder future Town access within the site (i.e., ability to freely move equipment around the site if desired). A sketch showing a proposed fencing plan is attached. The remaining funds are planned to be used for planning, preparation and execution of soil excavation and backfilling.

The soil remediation objectives are to stabilize the site to the extent practical with the remaining available EPA Brownfields Cleanup Grant funding for the site.

Interim Soil Remediation – PCBs

The soil excavation approach for PCB soil remediation is based on investigation results obtained to date. This includes the results of a Pre-Remedial Investigation (PRI) completed during the Fall of 2009. The PRI scope, approved by the EPA, focused

exclusively on areas of the site that exhibited PCB concentrations in soil that exceeded 50 mg/kg. Findings from the PRI will be incorporated with previous investigation results in order to develop an Interim Remedial Action Plan (IRAP).

Interim soil remediation for PCB impacted soil includes excavation and disposal of soil at an approved off-site facility. Based on a compilation of previous investigation results, including the Pre-Remedial Investigation (PRI) completed in 2009, an area of approximately 4,400 SF was delineated with PCB concentrations in soil exceeding 50 mg/kg. The highest reported PCB concentrations were typically identified in the 0 – 3 inch sample interval for each boring location. However, at limited locations within this area, PCB concentrations in soil were reported above 50 mg/kg at depths of up to four feet below grade. Additionally, a few sample locations immediately adjacent to the 4,400 SF area were identified with PCB concentrations in soil above 10 mg/kg.

This conceptual IRM Plan and cost estimate includes excavating the top six inches of soil in areas identified with PCB concentrations exceeding 50 mg/kg. Following this excavation work, fabric will be placed in the excavation to mark the extent of the excavation and six inches of crushed stone will be placed on top of the fabric. Soil beneath the fabric will contain PCB concentrations that, in some areas, still exceed Remediation Standard Regulation (RSR) criteria for industrial and commercial direct exposure criteria (I/C DEC) of 10 mg/kg and the Toxic Substance Control Act (TSCA) criteria of 50 mg/kg.

General Conditions/Assumptions/Alternatives

This estimate includes post excavation sampling on a 10 foot grid for bottom samples only. As this is an interim remediation measure and continued remediation in this area will be necessary to comply with regulatory criteria, AECOM will request to the EPA that no post excavation sampling is conducted as part of this interim measure. Should EPA approve no post excavation sampling for this interim measure, the approximate \$12,000 budgeted for laboratory analyses could be used for additional soil excavation and off-site disposal.

Cost Estimate

The attached Table 1 is a summary of the estimated costs. The primary environmental tasks include remediation design, soil remediation by excavation and off-site disposal, post excavation sampling, installation of a fence in the southern portion of the site and remedial action reporting. Tables 2 through 4 provide greater detail regarding the summary of costs. This estimate represents an interim remedial measure and is not intended to obtain closure of environmental issues for the site; however, this measure will

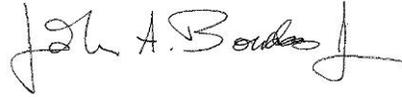
help stabilize the site using the available funding until additional funding for complete remediation becomes available.

Please contact us if you require additional information.

Sincerely,
AECOM



John L. Albrecht, L.E.P.
Associate Vice President



John A. Bondos, Jr., L.E.P.
Project Manager

cc: Scott Bristol, Town of East Hampton, B.R.A.

Attachments:
Cost Estimate Tables; Tables 1 – 4
Site Plan
Fencing Sketch
Schedule

TABLE 1
AECOM INTERIM REMEDIAL MEASURES/STABILIZATION PROJECT
SUMMARY OF COSTS

13 Watrous Street
East Hampton, CT
February 8, 2010

Task 1	Permitting and Public Meetings -Community Outreach -Building Department -Town of East Hampton, CT Planning and Zoning	\$ 6,000
Task 2	Remediation Design and Project Planning/Preparation -Voluntary Remediation Program Reporting (Remedial Action Plan) -Specifications, Planning, Meetings, Project Work Plan, QAPP -Subcontracting, Bid Selection Process	\$ 20,500
Task 3	Remediation² -Mobilization (site clearing, erosion and sedimentation controls) -PCB soil excavation and disposal (greater than 50ppm PCBs); 4,400 SF, 6 inches deep -Waste characterization and confirmation soil sampling -Site backfilling and grading (fabric and crushed stone - Fence Installation (375 linear feet, 6' high, chain link) -Demobilization -Engineering oversight (AECOM)	\$ 129,000
Task 4	Remedial Action Reporting -Remedial Action Report	\$ 8,500
PROJECT TOTAL COSTS		\$164,000

NOTES:

1. Interim Remedial Measure/Stabilization Action
2. Does not include obtaining site closure for environmental issues

**TABLE 2
AECOM INTERIM REMEDIAL MEASURE/STABILIZATION ACTION**

13 Watrous Street
East Hampton, CT
February 8, 2010

TASK	Project Director	Project Manager	Environmental Engineer	Environmental Scientist	Technician/Drafter	Admin	TOTAL LABOR HOURS	TOTAL LABOR COST (Dollars)	EXPENSE ALLOWANCE	TOTAL COST
	\$160	\$135	\$85	\$75	\$65	\$63				
TASK 1 Permitting and Public Meetings	3	20	20	8	4	2	57	\$ 5,866	\$ -	\$ 5,866
Community Outreach (1 meeting)	3	8	8	4	2	1	26			
Planning & Zoning (1 meeting)		8	8	4	2	1	23			
Building Department		4	4							
TASK 2 Remediation Design/Project Planning/Preparation	8	33	92	46	29	10	218	\$ 19,520	\$ 600	\$ 20,120
HASP	1	2	12	2	2	1	20		copies and misc \$ 100	
Public notice	2	4	4	2	2	2	16		public notice \$ 500	
ABCA	1	3	12	2	1	1	20			
QAPP	1	6	24	16	8	2	57			
RAP	2	12	32	16	12	2	76			
Subcontractor Procurement/Bid Assistance	1	6	8	8	4	2	29			
TASK 3 Implementation of Proposed Remedial Actions	2	8	90	50	5	5	160	\$ 13,440	\$ 13,400	\$ 26,840
AECOM oversight - (1 week/50 hrs/week, 2weeks/20 hrs/week)	2	8	90	50	5	5	160		Air monitoring (\$100/day) \$ 500	
									AECOM ODCs (\$100/day) \$ 900	
									post ex sampling - lab \$ 12,000	
									T-2 Survey	
TASK 4 Remedial Action Reporting	4	16	32	16	16	4	88	\$ 8,012	\$ 250	\$ 8,262
RAR	4	16	32	16	16	4	88		Copies and Misc \$ 250	
TOTAL HOURS	17	77	234	120	54	21	523	\$ 46,838	Total Expense Allowance \$14,250	\$61,088
AECOM COSTS	\$ 2,720	\$ 10,395	\$ 19,890	\$ 9,000	\$ 3,510	\$ 1,323				

**TABLE 3
AECOM INTERIM REMEDIAL MEASURE/STABILIZATION ACTION
CONTRACTOR COSTS**

*13 Watrous Street
East Hampton, Connecticut
February 8, 2010*

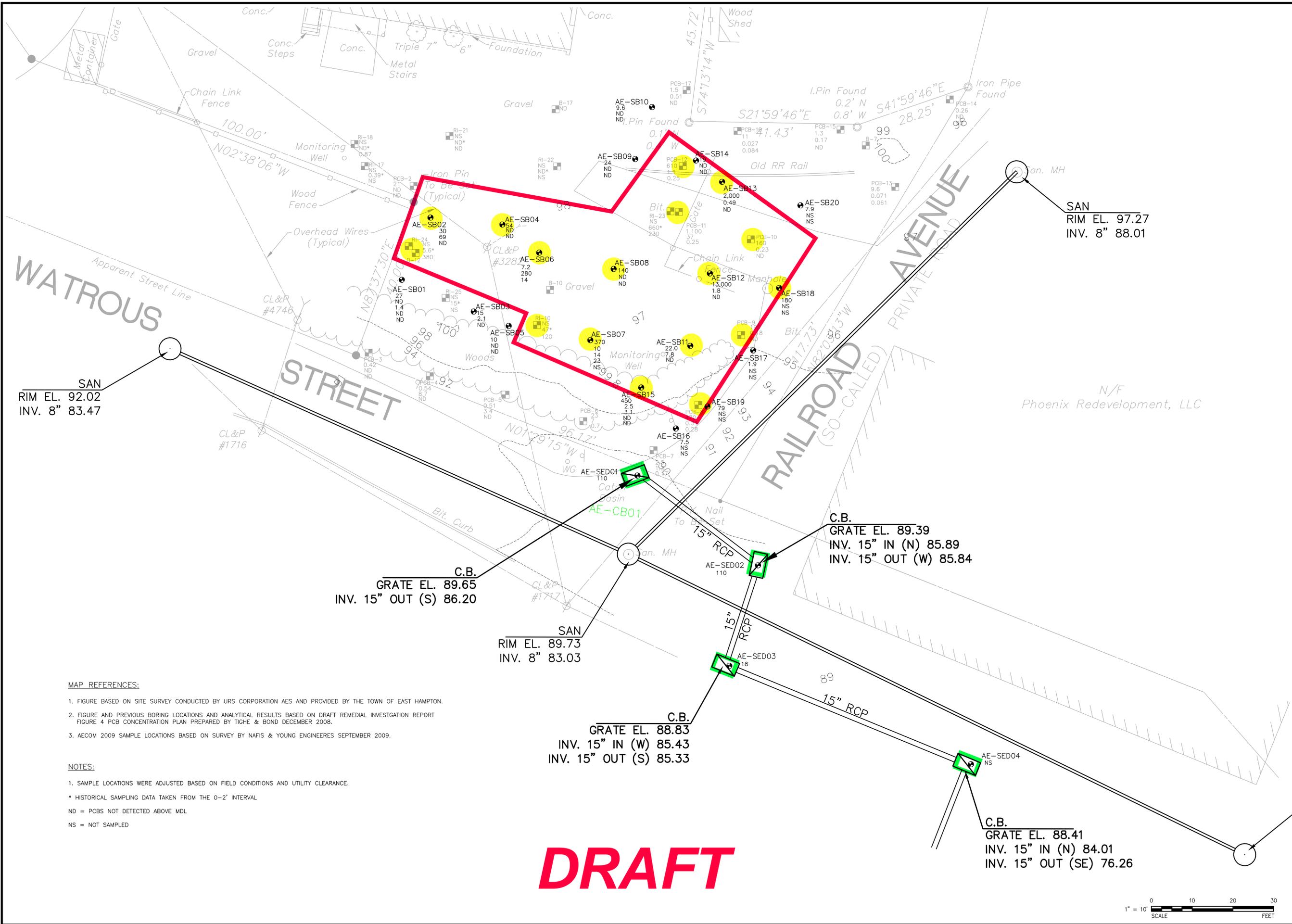
TASK	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	Extended Price
Mobilization/Demobilization		1		\$17,000	\$17,000
Exterior Work					
Excavation	PCB-impacted soil - top 6 inches	1		\$4,750	\$4,750
Backfill	PCB soil excavation areas - 4,400SF, 6" depth	1		\$5,150	\$5,150
Transport & Disposal					
PCB-impacted soil	4,400 SF, 6" Depth, PCBs >50ppm only	113	tons	\$275	\$31,075
Furnish & Install Fence	375 linear feet, 6 feet high, chain link	1		\$34,600	\$34,600
Total					\$92,575
10% markup					\$9,258
TOTAL CONTRACTOR COST					\$101,833

TABLE 4
AECOM INTERIM REMEDIAL MEASURE/STABILIZATION ACTION
POST EXCAVATION SAMPLES

13 WATROUS STREET, EAST HAMPTON, CT
February 8, 2010

	Price Per	QTY	Ext Cost
Post-Ex Sampling			
SOILS:			
PCBs	\$ 130.00	50	\$ 6,630.00
PCBs (SPLP)	\$ 160.00	20	\$ 3,360.00
% Solids	\$ 5.00	70	\$ 355.00
Subtotal			
Subtotal Total - Costs			\$ 10,345.00
Add 5% RCP			\$ 10,862.25
Add 10% Markup			\$ 11,948.48

Assumes in-situ soil testing will be sufficient for waste characterization.



MAP REFERENCES:

1. FIGURE BASED ON SITE SURVEY CONDUCTED BY URS CORPORATION AES AND PROVIDED BY THE TOWN OF EAST HAMPTON.
2. FIGURE AND PREVIOUS BORING LOCATIONS AND ANALYTICAL RESULTS BASED ON DRAFT REMEDIAL INVESTIGATION REPORT FIGURE 4 PCB CONCENTRATION PLAN PREPARED BY TIGHE & BOND DECEMBER 2008.
3. AECOM 2009 SAMPLE LOCATIONS BASED ON SURVEY BY NAFIS & YOUNG ENGINEERES SEPTEMBER 2009.

NOTES:

1. SAMPLE LOCATIONS WERE ADJUSTED BASED ON FIELD CONDITIONS AND UTILITY CLEARANCE.
- * HISTORICAL SAMPLING DATA TAKEN FROM THE 0-2' INTERVAL
- ND = PCBs NOT DETECTED ABOVE MDL
- NS = NOT SAMPLED

DRAFT



REVISIONS	
NO.	DESCRIPTION

DESIGNED BY:	DS
DRAWN BY:	MT
CHECKED BY:	JIB
APPROVED BY:	JIB

AECOM

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PROPOSED SAMPLE LOCATION PLAN

TOWN OF EAST HAMPTON CONNECTICUT
 13 WATROUS STREET
 EAST HAMPTON, CT

SCALE: 1" = 20'
 DATE: 3/20/2009
 PROJECT NUMBER: 60096355

FIGURE NUMBER:
 2

SHEET NUMBER:
 2

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