

REQUEST FOR BOARD ACTION

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

MEETING DATE: May 2, 2011

SUBJECT: Request for Boyd Property Testing

PRESENTER: Marcus Jones

ATTACHMENTS: Yes,
1. ECS Proposal for Limited Phase II Assessment

SUMMARY OF REQUEST:

During Phase I of the Environmental report of the Boyd Property RECs (Recognized Environmental Conditions) were noted in the Environmental Report performed by ECS testing on the Boyd Property. A proposal was requested from ECS to perform a Limited Phase II Assessment (borings) to further confirm and/or establish the underground conditions of the site prior to purchase. The attached ECS proposal outlines the testing.

BOARD ACTION REQUESTED:

Approve to proceed with Limited Phase II testing of the Boyd Property with funding coming from the Capital Reserve Fund.

Suggested Motion:

I move to Approve to proceed with Limited Phase II testing of the Boyd Property with funding coming from the Capital Reserve Fund.



March 25, 2011

Mr. David Berry
County Engineer
1 Historic Courthouse Square, Suite 6
Hendersonville, North Carolina 28791

Reference: Proposal for Limited Phase II Assessment
Boyd Dealership
901 Asheville Highway, Henderson County, North Carolina
ECS Proposal No. 31-1754P

Dear Mr. Berry:

ECS Carolinas, LLP (ECS) has prepared the following proposal to perform additional environmental services at the above referenced site. This proposal contains a summary of relevant information as we understand it, our proposed scope of services, activity schedule, estimated fee, and authorization requirement.

PROJECT INFORMATION

The site is located at 901 Asheville Highway in Hendersonville, North Carolina. According to the Henderson County tax information, the site is identified as a 3.00 acre tract (PIN# 9569700527). ECS recently completed a Phase I Environmental Site Assessment for the subject site.

The following were identified as Recognized Environmental Conditions (RECs) in our Phase I report. Due to the potential for undocumented releases from the items listed below to impact the site, you have requested that ECS perform additional assessment to evaluate the likelihood of a release or impacts from the identified RECs. The limited areas included in this assessment are:

- A former filling station was historically identified as previously located in the northwest portion of the property. Underground storage tanks (USTs) were known to have been present at this location. Limited documentation associated with these USTs is available.
- A former apartment complex located in the central-northwest portion of the property. This area has the potential to contain former heating oil USTs. Limited documentation is available.
- Former residences located on the central-southern portion of the property. This area has the potential to contain former heating oil USTs. Limited documentation is available.
- The original showroom and maintenance area located in the southeast portion of the property. USTs were known to have been present at this location. Limited documentation associated with these USTs is available.

- An existing oil-water separator located to the north of the existing maintenance facility. There is on-going potential of impacts from former or current releases from the underground oil-water separator.

ECS has included the estimated costs to assess these identified areas for the potential of past or present releases. If releases have impacted soil and/or groundwater, or existing underground storage tanks are identified, ECS can provide additional cost estimates to address these items. These costs are not described in this proposal.

SCOPE OF SERVICES

Based on our understanding of the project information, ECS proposes the following scopes of services:

TASK 1: Ground Penetrating Radar (GPR) Limited Assessment

ECS will assess areas with historical evidence, or the potential of, former USTs and/or Aboveground Storage Tanks (ASTs) with GPR equipment to check for the presence of remaining USTs or product piping. These areas include, but are not limited to:

- 1) Former Filling Station, located in northwest portion of the property.
- 2) Former Apartment Complex, located in the central northern portion of the property.
- 3) Former Residences, located in the central-southern portion of the property.
- 4) Original Showroom and Maintenance area, located in the southeast portion of the property.

ECS will provide the proposed GPR services related to historical evidence of USTs for the **flat rate fee of \$2,000.00/day**. ECS estimates one (1) day to complete this assessment.

TASK 2: Limited Soil Assessment

ECS will assess areas with historical evidence, or the potential of, former USTs and/or Aboveground Storage Tanks (ASTs) to check for impacts to soils. These areas include, but are not limited to:

- 1) Former Filling Station, located in northwest portion of the property.
 - 2) Former Apartment Complex, located in the central northern portion of the property.
 - 3) Former Residences, located in the central-southern portion of the property.
 - 4) Original Showroom and Maintenance area, located in the southeast portion of the property.
 - 5) Existing Oil-Water Separator.
- ECS will prepare a health and safety plan for the proposed activities.
 - ECS will contact NC One Call to identify and locate public underground utilities at the site.

- ECS will subcontract with a North Carolina licensed driller to advance up to thirty (30) soil borings using a GeoProbe® to a maximum depth of 15 feet below the existing ground surface in the vicinity of the identified RECs using a decontaminated direct push sampling rods.
- Soil samples will be collected from the ground surface to the termination depth of each boring and will be screened in the field for volatile organic vapors using a photo-ionization detector (PID). The soil sample above the water table in each boring exhibiting the most obvious contamination will be collected for laboratory analysis. If no sample from a boring exhibits obvious contamination, two of the deepest samples above the water table will be collected for laboratory analysis. **ECS will utilize a positive stop approach to reduce sample costs. Essentially, if a single soil boring exhibits obvious signs of petroleum impact (elevated readings on the PID, petroleum staining or petroleum odors), the remaining soil samples will not be analyzed.**
- The soil samples collected will be appropriately packaged and submitted to a North Carolina certified laboratory to be analyzed for gasoline range and diesel range total petroleum hydrocarbons (TPH-GRO/TPH-DRO) using EPA Methods 8015/5035 and 8015/3550, respectively. The sampling parameters are in accordance with the North Carolina Department of Environment and Natural Resources (NCDENR), Division of Waste Management, UST Section *Guidelines for Assessment and Corrective Action*, dated December 2001.
- ECS will backfill the soil borings with the soil cuttings removed during the boring activities. Surface asphalt will be patched prior to leaving the site.
- ECS will prepare a summary letter report that describes our field activities, the results obtained, and our conclusions and recommendations.

ECS will provide the proposed soil sampling services related to the existing UST for the **estimated fee of \$4,835.00 to \$6,335**. The price variance is related to the ability to complete the job in one or one-and-a-half days. This is based on site access, ease of maneuverability of the GeoProbe® throughout the facility, and time associated with the potential of moving on-site vehicles. The estimated fee is based on the following unit rates and quantities:

ECS Field Activities:

Boring location marking 4 hours @ \$75/hour	\$300.00
Estimate 1 Personnel 10 hours @ \$75/hour	\$750.00
<i>*If an additional half day is required the rate will be billed at 4 hours @ \$75/hour = \$300.00</i>	
Sampling supplies and consumables	No Cost
PID Rental (one day):.....	\$150.00

GeoProbe® Soil Boring:

Mobilization	\$350.00
GeoProbe®: Estimate 1 day:.....	\$1500.00
<i>*If an additional half day is required the rate will be billed at \$950/half day + per diem/hotel charges of \$250.00</i>	
Drilling Footage (soil borings only) Est. 30 borings to 15' @ \$2.50/foot.....	\$1125.00

Analytical Services:

Soil samples for TPH-GRO/TPH-DRO: 6 samples @ \$110/sample \$660.00

Subtotal.....\$4,835 to \$6,335

TASK 3: Temporary Monitoring Well Installation

Based on historical review completed by ECS of NCDENR records, known impacts to the water table were discovered by Henderson County during routine maintenance of the County sewer systems down-gradient from the subject property. ECS recommends the installation of one (1) temporary monitoring well, down-gradient from the facility to assess down-gradient groundwater.

Drill/Install (1) Temporary Monitoring Well: estimate 30 feet @ \$5/foot..... 150.00
Water/Decon/Equipment..... 500.00

Analytical Services

Groundwater SVOCs B/N analysis: 1 sample @ \$145/sample..... \$145.00
Groundwater VPH/EPH analysis: 1 sample @ \$200/sample..... \$200.00
Groundwater 602 + Xylenes analysis: 1 sample @ \$60/sample..... \$60.00

Subtotal \$1,055.00

TASK 4: Final Report and Preparation:

Prepare and issue final report to Henderson County.

Summary Report..... \$1,000.00
Principal Review..... \$240.00
Figures and Tables \$200.00

Subtotal..... \$1,440.00

TOTAL ESTIMATED FEE \$9,330.00 to \$10,830

PROPOSAL ASSUMPTIONS

ECS has made the following assumptions in developing this proposal:

- Prices presented herein are valid for 30 days from the date of this proposal.
- Prices are based on performing work on a non-holiday weekday during normal business hours (7:00am – 5:00pm, Monday – Friday).

- Our proposal assumes the soil borings can be drilled using a standard track-mounted GeoProbe®. If subsurface conditions are encountered that preclude the use of a GeoProbe®, additional fees will be incurred. Additional cost, if required, shall be authorized by the client prior to initiation.
- Additional project work not specifically addressed by this proposal shall be charged at a time and materials rate in accordance with the attached unit fee schedule. Additional work, if required, shall be authorized by the client prior to initiation.

SCHEDULE

We are ready to proceed with the proposed services immediately upon receipt of your written authorization to proceed. The field work for the limited soil assessment can be scheduled within 5 to 10 business days and will require one to two days to complete. Soil sample analytical results will be available approximately one week after receipt of the samples by the laboratory. The written report will be submitted approximately one week after receipt of the laboratory analytical results. Please note that we cannot begin field sampling activities until we receive written authorization.

CLOSING

This letter is the agreement for our services. These services will be performed under the existing "Terms and Conditions of Service" that are currently in place for our existing Phase I contract. Your authorization of these additional services may be indicated by signing and returning one copy of the attached Proposal Acceptance Sheet to us.

We appreciate the opportunity to continue to assist you and Henderson County. If you have any questions or comments about this proposal, please contact us at 665-2307.

Sincerely,

ECS CAROLINAS, LLP



Mike Falknor
Environmental Project Manager



Matthew S. Fogleman, P.E.
Vice President
Asheville Branch Manager

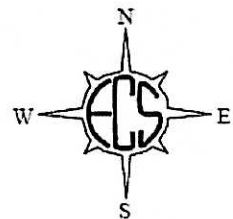
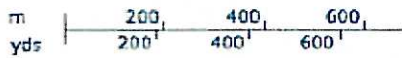
Enclosures: Boring Location Map
Proposal Acceptance
Unit Fee Schedule



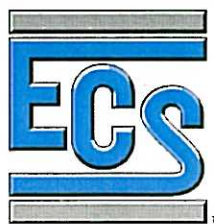
● = Soil Boring Location

◆ = Temporary Monitoring Well Location

Scale:



SOURCE:
 2010 Aerial Photograph
 Google Earth US Geological Survey



BORING LOCATION MAP
 FORMER BOYD DEALERSHIP
 901 ASHEVILLE HIGHWAY
 HENDERSONVILLE, NC
 ECS PROJECT No. 31-1749

Boyd Dealership
Hendersonville, North Carolina
ECS Proposal No. 31-1754P
March 25, 2011

ECS CAROLINAS, LLP

PROPOSAL ACCEPTANCE

Proposal No.: 31-1754P
Scope of Work: Proposal for Additional Environmental Services
Location: Boyd Dealership
901 Asheville Highway
Hendersonville, Henderson County, North Carolina

Client Signature: _____ Date: _____

Please complete and return this page to ECS Carolinas, LLP to indicate acceptance of this proposal and to initiate work on the above-referenced project. The Client's signature above also indicates that he/she has read or has had the opportunity to read the accompanying General Conditions of Service and agrees to be bound by such General Conditions of Service.

BILLING INFORMATION
(Please Print or Type)

Name of Client: _____
Name of Contact Person: _____
Telephone No. Of Contact Person: _____

Party Responsible for Payment: _____
Company Name: _____
Person/Title _____
Department: _____
Billing Address: _____

Telephone Number: _____
Fax Number: _____
E-Mail Address: _____

Client Project/Account Number _____
Special Conditions for Invoice _____
Submittal and Approval _____

ECS CAROLINAS, LLP
2010 ENVIRONMENTAL SERVICES FEE SCHEDULE
ASHEVILLE, NORTH CAROLINA

<u>PROFESSIONAL SERVICES</u>	<u>RATE/HOUR</u>
Principal/Department Manager _____	\$ 110.00
Senior Level _____	\$ 95.00
Project Level _____	\$ 75.00
Staff Level _____	\$ 65.00
Technician _____	\$ 30.00
Draftsman/CAD Operator _____	\$ 48.00
Secretary _____	\$ 28.00

<u>EXPENSES</u>	
Direct Expenses, Supplies _____	COST + 15%
Express Mail (for lab samples only) _____	COST + 15%
Certified Mailings; each _____	\$ 8.00
Subsistence (Lodging/Meals), per man/day _____	\$ 125.00
Mileage; per mile _____	\$ 0.58

<u>SUBCONTRACTOR CHARGES</u>	COST + 15%
Drilling (Soil Borings and Monitoring Wells, including temporary)	
Laboratory Analyses	
Underground and Aboveground Tank Removals	
Pumping Out & Disposal of Tank Contents	
Excavation/Transportation of Contaminated Soil	
Free Product Recovery (from open tank excavation, emergency response)	
Construction/Materials/Maintenance of Remediation System	
Treatment/Disposal of Contaminated Soil	
Other Subcontractor Services	

<u>FIELD EQUIPMENT</u>	
GPR Field Work (includes two man crew); per day _____	\$1,250.00
Metal Detector; per day _____	\$ 75.00
GPS (sub-meter accuracy); per day _____	\$ 150.00
Flame ionization Detector (FID); per day _____	\$ 125.00
Photoionization Detector (PID); per day _____	\$ 125.00
Oil/Water Interface Probe; per day _____	\$ 75.00
Explosimeter; per day _____	\$ 75.00
Water Level Indicator; per day _____	\$ 50.00
Peristaltic Pump; per day _____	\$ 130.00
Disposable Polyethylene and Silicone Tubing; per foot _____	\$ 1.25
Disposable Polyethylene Bailer; each _____	\$ 10.00
Dedicated Teflon Bailers; each _____	\$ 35.00

ECS CAROLINAS, LLP
2010 ENVIRONMENTAL SERVICES FEE SCHEDULE CONTINUED
ASHEVILLE, NORTH CAROLINA

FIELD EQUIPMENT - CONTINUED

2-inch Variable Speed Groundwater pump; per day _____	\$ 150.00
Hermit Data Logger; per day _____	\$ 250.00
Electric Generator; per day _____	\$ 150.00
pH/Conductivity Meter; per day _____	\$ 100.00
DO Meter; per day _____	\$ 65.00
Delmhorst BD-2100 moisture meter; per day _____	\$ 125.00
IAQ Meter; per day _____	\$ 145.00
XRF Rental; per day _____	\$ 175.00
Steam Cleaner Rental; per day _____	\$ 90.00
Flow Meter; per day _____	\$ 75.00
Air Compressor Rental; per day _____	\$ 225.00
Steam Cleaner Rental; per day _____	\$ 110.00
Tripod Level and Rod; per day _____	\$ 60.00
55-Gallon Drums, each _____	\$ 50.00

HEALTH & SAFETY EQUIPMENT

	<u>\$/DAY</u>
Level "D" Equipment; per man/day _____	\$ 25.00
Level "C" Equipment; per man/day _____	\$ 50.00
Level "B" - SCBA: per man/day _____	\$ 150.00
Level "A": per man/day _____	\$ By Quote
Individual Hygiene Sampling Pump; per day _____	\$ 30.00