



ENVIRONMENTAL PROTECTION INDUSTRIES

April 28, 2017

Mr. Douglas Snower
1440 North Ashland Avenue
Chicago, Illinois 60622

**RE: Focused Site Investigation and IEPA Site Remediation Program (SRP) Proposal
1540-1542 North Western Avenue, Chicago, Illinois
EPI Project/Proposal #111048/11199-3**

Dear Mr. Snower:

Per your request, Environmental Protection Industries (EPI) has prepared this revised proposal to investigate and obtain a Focused No Further Remediation (NFR) determination for the above referenced property from the Illinois EPA (IEPA) Site Remediation Program (SRP).

As a point of information the IEPA SRP requires a recent Phase I ESA (within 12 months) and that cost is included in the proposal. Also, please note, the IEPA SRP charges for their review and evaluation services and the NFR letter. These costs will be billed directly to the Remedial Applicant. The IEPA evaluation and review service fees are anticipated to be approximately \$7,500 - \$9,000. The proposal includes the \$500.00 application fee.

We look forward to working with you on this project. If you have any questions, please do not hesitate to contact us.

Sincerely,
Environmental Protection Industries

Robert L. Mankowski
Vice President-Technical Services

enclosure

**Focused Site Investigation and IEPA SRP Program Proposal
1540-42 North Western Avenue, Chicago, Illinois
EPI Project/Proposal #111048/11199-3
April 28, 2017**

Introduction

Environmental Protection Industries (EPI) is pleased to provide this revised proposal to Mr. Douglas Snower (Client). This proposal has been prepared in response to a request by the Client and updates the proposals previously submitted and meets the current IEPA requirements.

The intent of the proposed investigation is to define the extent of soil and groundwater contamination within the property boundaries and complete the IEPA reporting requirements for the IEPA Site Remediation Program (SRP) and to obtain a Focused No Further Remediation (NFR) determination letter for the entire property.

EPI performed a Phase I Environmental Site Assessment (ESA) and a limited Phase II Subsurface Investigation of the subject property in April 2011. The Phase I Environmental Site Assessment revealed evidence of a recognized environmental condition in connection with the subject property. The subject property was occupied by a filling/service station from at least 1950 to 1975.

According to Chicago Department of Environment (CDOE) permits, aerial photographs and Sanborn Fire Insurance Maps, the subject property was occupied by a gasoline filling station since at least 1950 to 1975. The 1948 and 1975 Sanborn Maps show the subject property to mapped as "Filling and Greasing" station with three (3) Underground Storage Tanks (USTs) mapped on the northeast corner of the site. The CDOE records show USTs to have been installed from 1948 to 1965. Based on the CDOE information, there are at least three (3) USTs that could potentially exist on the subject property. The former use of the site as a gasoline filling station and the long term use of the site as an automotive service facility is considered to be a recognized environmental condition.

Based on the information described in the Phase I ESA, EPI recommended that additional investigation of the property.

Due to time restraints, the initial Phase II Subsurface Investigation was limited to the eastern portion of the site, in the suspect area of the former gasoline USTs. The soil borings were advanced at the subject property to confirm or deny the potential for impacts to the subsurface soils from the former use of the site as a gasoline filling station. A total of four (4) soil borings were advanced on the property in the suspect area of the former gasoline USTs. Soil testing results document that PNAs, including exist in the subsurface and that Benzo(a)pyrene exceeded the most stringent IEPA TACO Soil Remediation Objectives at two (2) locations.



The proposed investigation also includes screening for the former automotive service operations (former use of hazardous materials) on the subject property (interior borings and exterior borings).

Scope of Work:

1.0 Drilling and Sampling

EPI proposes to ten (10) soil borings on the subject property to sample soils and install four (4), 2-inch, permanent groundwater monitoring wells. The soil borings will be drilled with a Geoprobe direct push drill rig, Hollow-stem auger drill rig and/or coring machine with stainless steel hand augers to collect representative soil samples for analytical testing to define the extent of potential contamination. Two (2) soil samples are proposed to be tested from each soil boring. Deeper soil samples will be archived pending review of analytical results.

Soil samples will be collected continuously to the terminus of each boring (12-16 feet). This investigation is designed to gather the data to evaluate the property for impacts associated with the contaminants of concern identified on the property – VOCs, BTEX/MTBE, PNAs, RCRA Metals, TCLP Lead and pH.

On-site utility information will be provided by the Client and/or owner prior to drilling activities. EPI will clear the site for utilities with the local utility locator, prior to any investigation or excavation activities.

The soils from each borehole will be screened and classified in the field by an EPI Field Geologist or Environmental Engineer. A soil boring log will be prepared, which includes a physical description of the soil types and other observations, such as the presence of hydrocarbon staining or odors, for each boring location. A portable photo-ionization device (PID) will be used to screen the soil samples in the field for the presence of volatile organic compounds (VOCs). The PID provides a relative indication of the concentration of total VOCs present in the vapor emanating from the samples. Shallow and deep soil samples with the highest field readings will be targeted for laboratory analysis. Soil and groundwater samples will be collected for laboratory analysis.

EPI will perform a groundwater survey. EPI will access and survey the permanent monitoring wells. The top of casing of each well will be surveyed to the nearest 0.01 feet relative to a designated benchmark. The groundwater flow direction below the property will be assessed using the static water levels and well elevation survey data. The potentiometric surface (groundwater elevation) in each well will be calculated by subtracting the depth to groundwater from the surveyed top of casing elevation from each well. The groundwater flow will be mapped by plotting potentiometric values for each well on a scaled map of the property, and drawing equipotential lines across the property. The directions of groundwater flow will be vectors perpendicular to the equipotential lines. An in-situ slug test will be performed on a monitoring well to determine the hydraulic conductivity. The in-situ hydraulic conductivity test will be

performed in accordance with ASTM Test Method D 4044-91.

All drilling and sampling equipment will be decontaminated between sample collection and each borehole location.

Soil cuttings will be placed back into the borings with bentonite to seal the bore holes. Borings inside of a building will be capped with concrete; borings outside will be properly closed and capped with concrete, asphalt or soil, as site conditions dictate. Future maintenance of the boreholes due to natural conditions (subsidence, freeze/thaw) or site work or maintenance (paving, plowing, loading/unloading) is not covered under this proposal and is the responsibility of the property owner.

Decon wash water will be discharged at the site, placed into 55-gallon drums or other containers, as applicable, if needed, and disposed of in accordance with state and federal regulations.

1.1 Geophysical/Electromagnetic Survey

Using a grid for control, the EM61-MK2 survey will be conducted on approximately 3-foot parallel line spacing. The EM61-MK2 data is to be collected in auto-mode, taking 9 readings per second of (4) time gates. The EM61-MK2 detects a single 200-liter (55 gal) drum at a depth of over 3 meters beneath the instrument, yet is relatively insensitive to interference from nearby surface metal such as fences, buildings, cars, etc.

The proposed work for the Electromagnetic Survey includes, Mobilization & Equipment, Data Interpretation, Hi-Resolution Color Mapping, and a Final Report. This work is proposed to be completed prior to the proposed Phase II activities. Please note, the site must be cleared of all automobiles prior to the work. Vehicles left on-site will interfere with and limit the investigation.

2.0 Laboratory Analyses

A total of eight (8) representative soil samples are proposed to be tested for VOCs by EPA SW 846 Method 5035/8260 and Total RCRA Metals by EPA SW 846 Method 6020/7470A/7471A.

A total of twelve (12) representative soil samples are proposed to be tested for BTEX/MTBE by EPA SW 846 Method 5035/8260 and Total Lead by EPA SW 846 Method 6020. A total of six (6) representative soil samples are proposed to be tested for BTEX

A total of twenty (20) samples are proposed to be tested for Polynuclear Aromatics (PNAs) by EPA SW 846 Method 8270C SIM and for pH.

A total of three (3) representative soil samples are proposed to be tested for TCLP/SPLP RCRA Metals and two (2) samples are proposed to be tested for Fraction Organic Content (FOC).

A total of four (4) representative groundwater samples are proposed to be tested for VOCs, PNAs, and RCRA Metals.



The samples will be submitted to an accredited laboratory for testing. The samples will be maintained and tracked in accordance with the industry-standard chain of custody procedures from the time of sample collection until completion of analysis by the laboratory.

3.0 Focused Site Investigation Report and Other IEPA Reports

A Focused Site Investigation Report (FSIR) will be prepared and will include the following elements: A Focused Site Investigation Report will be prepared and will include the following elements: site information, a discussion of the field investigation and findings, comparison of the testing results to state cleanup or remediation objectives, the extent of soil and groundwater contamination, tabulated analytical results, diagrams, photographs, soil boring logs, laboratory reports, conclusions and signatures of the environmental professionals involved with the investigation, and LPG or PE certification.

Following IEPA approval of the FSIR, the Remedial Objectives Report/Remedial Action Plan (ROR/RAP) will be prepared that includes the appropriate Engineered Barriers, Institutional Controls and Building Control Technology, as applicable, to manage soils in-place and limit or eliminate site remediation to the greatest extent possible.

The Remedial Action Completion Report (RACR) will be prepared and submitted following approval of the ROR/RAP and will include the approved/applicable proposed Engineered Barriers, Institutional Controls and Building Control Technology to the IEPA for approval with a request for the No Further Remediation (NFR) letter for the property.

4.0 Other Considerations

Should drilling or auger refusal occur, the boring will be offset and re-drilled at up to two different locations.

EPI shall have exclusive control of the work area.

Due to the weight of equipment and trucks, EPI shall not be held responsible for any damage that may occur to sidewalks, curbs, driveways, asphalt, or concrete pavement designed to remain. However, EPI will take caution to keep any such damages to a minimum.

Project delays caused by hidden conditions, unspecified hazardous materials, or other trade scheduling conflicts will result in additional costs.

Any additional investigation requirements or costs for closure will be discussed following receipt of the analytical results or IEPA comments and addressed under a Change Order, if needed.

Monitoring wells that may be damaged or removed as part of site remediation or other activities before IEPA final review and submittal of certificates may need to be replaced. Any replacement of wells will be covered under a change order.



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Soil gas testing may be required and Sub-Slab Depressurization System(s) (Building Control Technology) may be needed for future buildings depending on volatile organic compound soil and groundwater data collected by EPI during the CSI.

Please note that it is difficult to predict what the individual IEPA Project Managers will require. Additional investigation may be required once the IEPA has reviewed the Site Investigation Report. Any additional investigation, including off-site borings, is not included in the cost estimate range.

This proposal includes only the IEPA SRP application fee, which will be submitted with the SRP Application (DRM-1 Form). The Proposal does not include the IEPA review and services fees. The IEPA will bill oversight and review/service fees directly to the Remedial Applicant.

5.0 Schedules

Utility locates (DIGGER/JULIE) require 48 hours.

The site investigation drilling and well installations will take two (2) business days to complete.

The monitoring well sampling and testing will be completed within one to two weeks of the well installations.

Analytical testing results will be received within seven to ten (7-10) business days of sample collection and submission to the laboratory.

The laboratory data evaluation and the Focused Site Investigation Report preparation will be completed within four (4) weeks of the receipt of all final analytical testing results.

The IEPA has 60-90 days to review all reports, plans or correspondence.

The remaining IEPA reports will be submitted following IEPA approvals.



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6.0 Cost Estimate

The cost estimate for the work proposed herein is outlined below.

Work/Task to be Performed	Cost
Phase I ESA	\$1,500.00
Geophysical Survey (Electromagnetic)	\$2,150.00
Focused Site Investigation: Mobilizations. Ten (10) soil borings, installation of four (4) permanent groundwater monitoring wells, soil cuttings and decon disposal. Soil and groundwater sampling. Groundwater Survey and Hydraulic Conductivity testing (2). Boring Closures.	\$6,500.00
Laboratory Analytical Testing (Standard Turnaround): Soil – VOCs (8), BTEX/MTBE (12), PNAs (20), Total RCRA Metals (8), Total Lead (12), TCLP/SPLP RCRA Metals (3), pH (20), FOC (2). Groundwater – VOCs, PNAs, RCRA Metals (4).	\$9,135.00
IEPA Reports: Focused Site Investigation Report (FSIR)	\$6,000.00
Remediation Objectives Report/Remedial Action Plan (ROR?RAP)	\$5,500.00
Remediation Action Completion Report (RACR)	\$5,500.00
IEPA SRP Application Fee	\$500.00
Project Management/Coordination/IEPA Liaison	\$950.00
Cost Estimate	\$37,735.00

Does not include SRP Evaluation and Review Service Fees to be paid to the IEPA directly by the RA.

This project requires a down payment of **\$10,000.00** to initiate the Site Investigation.

Incremental Invoicing will be generated during the remainder of the investigation and site remediation activities and for the IEPA reports.

Project costs will be invoiced in accordance with the general Terms and Conditions of this proposal.

7.0 Terms and Conditions

See Attached General Terms and Conditions.



Mr. Douglas Snower


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8.0 Agreement

**Focused Site Investigation and IEPA Site Remediation Program (SRP) Proposal
1540-1542 North Western Avenue, Chicago, Illinois
EPI Project/Proposal#11199-3**

The undersigned authorizes EPI to perform the Scope of Work. The undersigned represents and warrants that he/she is fully authorized to execute this Agreement on behalf of the company, corporation, partnership, or legal entity or themselves, as the case may be; that they have read and understood this document, all attached documents, and all documents incorporated by reference; and that he/she intend the company, corporation, partnership, legal entity, or themselves, as the case may be, to be legally bound by the same.

Date: 11/15/17

Signature: 

Name: Doug Snower

Title: Operating Manager

Company: 1540-42 Western Ave



TERMS AND CONDITIONS

The Client authorizes EPI to perform the Scope of Work described herein (Contract/Proposal #11199-3).

The Client agrees that "Proposal" means this document and the Terms and Conditions described herein, together with all documents attached hereto and all documents incorporated by reference, and that such documents constitute the entire Proposal. The documents are intended to be construed consistently and as a whole, and anything that is required by one document shall be deemed to be required by all.

All changes in the Scope of Work, including increases and decreases thereto, must be set forth in written Change Orders accepted by both the Client and EPI. The Client shall approve or disapprove any Change Order proposed by EPI within three (3) business days of receipt of same. EPI's tender of the Change Order and the Client's response may be made by telefax.

Third Party Beneficiaries – No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

Force Majeure - Costs and schedule commitments shall be subject to negotiation for delays caused by Client's failure to provide information or access to the site as required, the Client's failure to timely respond to a Change Order request, or for delays caused by changes in the waste stream, unforeseen conditions at the site, unpredictable occurrences of force majeure events, such as fire, floods, strikes, riots, unavailability of labor or materials or services, bad weather, or action, inaction, or regulations of any governmental agency. Work stoppage or interruption caused by any of the above that result in additional cost and time to complete the Scope of Work, beyond that set forth in the Proposal, entitles EPI to an adjustment, by Change Order, to the cost and work schedule.

For performance of the services provided for herein, EPI shall be compensated by the Client upon receipt of invoice. The Client understands that the fee is not contingent upon the closing of a transaction or the ability to receive financing for the property. Payment for services is not contingent upon reimbursement from any local, state or federal program, and EPI does not guarantee full reimbursement under any program. Unpaid balances shall be subject to interest at the rate of 1.5% per month, or the maximum permissible under state law, whichever is less, commencing thirty (30) days from the invoice date. The Client shall reimburse EPI for any administrative and legal expenses that EPI may incur in collecting its fees and expenses, including reasonable attorney fees.

Client agrees to indemnify and hold harmless EPI, its agents, officers, employees, and its subcontractors, and assigns, from any and all claims, suits and causes of action relating in any way to loss, damage, injury and/or death to persons and property on or about the job site caused in whole, or in part, by the negligent, willful or intentional acts of the Client, its representatives, agents and employees or the property owner. EPI agrees to indemnify and hold harmless Client from all claims as described above where the claim arises out of the negligent, willful or intentional acts of EPI.

Should the Proposal be accepted and the project canceled after it is initiated, the project will be billed on a percentage completed basis, and the information collected will be submitted to the Client, upon request.

This Proposal is active for 60 days.

