

**Proposed Scope of Work and Cost Estimate
Former Middlefield General Store
168 Skyline Drive, Middlefield, MA
MassDEP Release Tracking Number (RTN) 1-14156**

As requested by the Town of Middlefield, the following scope of work and cost estimate addresses the likely steps needed for this site to reach a Temporary Solution under the Massachusetts Contingency Plan (MCP). This scope of work and cost estimate was based upon a review of available historical documents and discussions with MassDEP.

Compliance Status under the MCP: The site is currently classified as Tier ID, which indicates the site is not in compliance under the MCP. A Phase I Initial Site Investigation; a Phase II Comprehensive Site Assessment; and a Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives are required before a Temporary Solution can be achieved.

Data Gaps Requiring Further Investigation to Reach a Temporary Solution Under the MCP

Item No.	Recommended Activity	Estimated Cost
Field Activities to Establish Nature and Extent of Contamination		
1	<u>Additional Field Investigation:</u> <ul style="list-style-type: none"> • Conduct an elevation survey of TRC's three wells along with the three existing CEA wells and one well adjacent to the Highway garage (if present) to allow the generation of a current groundwater contour map to refine the direction of groundwater flow. • Re-sample the private well located at 163 Skyline Drive for VOCs due to historical detections of MTBE. • Obtain available well logs for the common well located north of the Site and for the private wells installed surrounding the site (including but may not be limited to private wells at the following addresses: 160, 161, 163, 169 and 172 Skyline Drive). Obtain water quality data if available. 	\$3,000
Sub-Total Field Activities		\$3,000
MCP Reporting Activities		
1	Prepare a Phase I Initial Site Investigation and Tier Classification; a Phase II Comprehensive Site Assessment (CSA); and a Phase III Identification, Evaluation and Selection of Comprehensive Remedial Action Alternatives report (assumes no current exposure pathway to drinking water requiring an Immediate Response Action).	\$15,000
2	Conduct a data usability assessment and risk assessment of current and historical analytical data to be used in the Phase II CSA and to support a Temporary Solution.	\$5,000
3	Prepare a Temporary Solution report (assumes no Substantial Hazard is present and no data are rejected from the data usability assessment). <i>Does not include a \$980 annual compliance fee per the MCP.</i>	\$5,000
Sub-Total MCP Reporting Activities		\$25,000
TOTAL Field and Reporting Activities to Reach a Temporary Solution		\$28,000

Projected Activities After a Temporary Solution is Filed

Item No.	Activity	Estimated Cost
Field Activities		
1	<u>Perform a hazardous building materials survey:</u> <ul style="list-style-type: none"> • Perform a hazardous building materials survey for asbestos, lead-based paint and polychlorinated biphenyls (PCBs). 	\$5,000
2	<u>Abate hazardous building materials:</u> <ul style="list-style-type: none"> • If warranted based on the results of the building materials survey, abate the identified hazardous materials. 	\$0 ~ \$15,000 (estimate, if warranted)
3	<u>Demolish the Site Building:</u> <ul style="list-style-type: none"> • Demolish the site building and leave the slab in-place unless there's a solid redevelopment plan and/or remediation funds in place to eliminate/minimize the potential of exacerbating site conditions by water infiltrating through potentially contaminated soil under the slab into the underlying groundwater. 	~\$10,000- \$15,000 (estimate)
4	<u>Remove the kerosene tank:</u> <ul style="list-style-type: none"> • Remove and dispose of the abandoned kerosene underground storage tank (UST) and collect post-excavation soil samples for laboratory analysis of VPH, EPH and lead. Assumes soil removal/disposal is not warranted. 	\$3,000 - \$5,000
5	<u>Additional Soil Investigation:</u> <ul style="list-style-type: none"> • Collect estimated 5-10 soil samples under the building slab for VPH, EPH and lead to delineate the extent of soil contamination under the building slab. 	\$3,000 - \$5,000
6	<u>Additional Soil Gas Investigation:</u> <ul style="list-style-type: none"> • Collect estimated 2-4 soil gas samples for air phase petroleum hydrocarbon (APH) analysis from below adjacent residential structure located at 166 Skyline Drive if contaminants in groundwater near structure (e.g., in well TRC MW-1) are reported above GW-2 standards. 	\$0 - \$5,000
7	<u>Concrete Floor Slab and Soil Removal (if warranted)</u> <ul style="list-style-type: none"> • Remove and dispose of the concrete floor slab and petroleum-contaminated soil underlying the floor slab (if present). For the purposes of this cost estimate, it is assumed that up to 50 cubic yards (or 75 tons) of petroleum-contaminated soils may require excavation and off-site recycling/disposal. 	\$5,000 - \$15,000
Reporting Activities		
1	Prepare a Release Abatement Measure (RAM) Plan for the kerosene UST removal and concrete building floor slab and/or underlying soil removal (if performed). Includes a \$980 one-time MassDEP fee per the MCP.	\$4,500
2	Prepare a RAM Completion Report upon completion of RAM activities if completed within 120 days of submittal of the RAM Plan (otherwise a RAM Status reports will be due within 120 days of submittal of the RAM Plan and every six months thereafter until a RAM Completion report is submitted).	\$4,000
TOTAL Projected Activities After a Temporary Solution is Filed		\$34,500 - \$73,500