

COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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REQUEST FOR PROPOSALS **Phase I Environmental Site Assessment:** **99 Intervale Road**

I. PURPOSE

The Burlington Community and Economic Development Office (CEDO) seeks proposals from qualified firms to conduct a Phase I Environmental Site Assessment on 99 Intervale Road, the future site of a future food processing/fulfillment and greenhouse complex. Funding for the Phase I ESA is provided by the USEPA Brownfields Program.

II. BACKGROUND

Overview The Intervale Center and the City of Burlington have been working to develop a Community Food Enterprise Center, located on Burlington's Intervale. The concept is to create a state-of-the-art food production, education, and research facility, built to meet the unique needs of local farmers, organic food producers, community supported agriculture, community gardening, and the Old North End neighborhood.

The property will soon be leased by the City to Intervale Center (a nonprofit organization whose mission is to develop farm- and land-based enterprises that generate economic and social opportunity while protecting natural resources), and control of the project, including easements, permits, and architectural/engineering design, will likewise be transferred from the City to the Intervale Center. These transactions require the completion of due diligence, including a Phase I ESA.

The subject property is approximately 4.29 acres in size. The ESA will also encompass an adjacent .3 acre parcel recently acquired by the City from the joint owners of the McNeil electric generating station.

Past Report A Phase I ESA was commissioned in 1999, completed by Griffin International (a copy of the report is attached). While the report was thorough, it was completed under expired ASTM standards and is no longer viable for the purposes of due diligence. Moreover, a fresh study of environmental conditions is merited due to the elapsed time and physical changes at the site.

Expedited Project It is critical to the City and Intervale Center that the **Phase I ESA be completed as quickly as possible**, while retaining a high quality of work.

Public Information The completed Phase I ESA will become part of permanent public record. In addition, all submissions for this RFP will become available for review after the contractor is selected.

New Data A plat of survey for the parcel, permitting information, orthophotos, and construction drawings will be made available to the contractor.

III. SCOPE OF WORK

- Conduct Phase I Environmental Site Assessment on 99 Intervale Road in accordance with ASTM Standard E1527-05.
- Perform all research and inquiries related to the completion of the Phase I ESA, including local land records search and legal research.
- Provide reports in digital format (PDF files) and submit copies on CD-ROM's to CEDO, EPA, Vermont DEC, and the Intervale Center.
- Provide 2 billable hours to provide follow-up advice to the Intervale Center regarding and issue at the properties, attend public meetings, and/or pre-development meetings.

IV. OTHER INFORMATION AND FORMAT FOR SUBMISSIONS

Ideally, CEDO would contract with a firm that: 1) assigns senior staff to the project; 2) provides a firm cost proposal; 3) has recent and positive references; 4) has experience working with similar properties; and 5) has a demonstrated ability to complete projects on time and on budget.

The proposal should include, but not be limited to, the following:

- a. Letter of Interest
- b. Experience and qualifications of the persons carrying out the Scope of Services.
- c. Examples of similar projects completed by your firm
- d. Proposed schedule for carrying out the Scope of Services
- e. Compensation required to complete the Scope of Services
- f. Three references with current contact information
- g. Contact person, phone/fax numbers, street and e-mail addresses, and federal tax identification number

V. CONTACT PERSON

This RFP is being issued by the Burlington Community and Economic Development Office on behalf of the Intervale Center.

Questions should be addressed by e-mail to:

Nick Warner

e-mail: nwarner@ci.burlington.vt.us

VI. DEADLINE FOR RECEIPT OF SUBMISSIONS

All submissions in response to this RFP must be sent via:

- Fax: 802-865-7024 (faxed hard copy)
- E-mail: nwarner@ci.burlington.vt.us (PDF or MS Word)
- U.S. mail: CEDO, Room 32 City Hall, Burlington VT 05401 (hard copy or CD ROM with PDF or MS Word document)
- Delivery service or hand delivery to Room 32 - City Hall (Hard copy or CD ROM with PDF or MS Word document)

and **received** no later than:

Friday, January 8, 2010 at 10:00 AM

Submissions received after this time and date will not be considered: a postmark is not sufficient to meet the deadline.

VII. SELECTION CRITERIA

A contract will be awarded based on the following criteria:

- a. Experience and Qualifications of firm and individual personnel;
- b. Previous successful experience with similar projects, including those involving EPA Brownfields funding;
- c. Availability and ability to complete Scope of Services quickly and effectively;
- d. Cost of services;
- e. References.

VIII. LIMITS OF LIABILITY

The Community and Economic Development Office assumes no responsibility or liability for costs incurred by proposers in responding to the RFP or in responding to any further request for interviews, additional data, etc., prior to the issuance of a contract. The Scope of Work does not include (or assume) any follow-on services to address additional environmental issues if they arise.

IX. ACCEPTANCE AND REJECTION OF PROPOSALS

CEDO reserves the right to reject any and all proposals submitted in response to this RFP. CEDO also reserves the right to negotiate modifications prior to the awarding of a contract. If negotiations with the selected consultant fail to produce a contract, the City reserves the right to enter negotiations with one or more other proposers.

X. TYPE OF CONTRACT

The consultant will enter into a negotiated contract with the Community and Economic Development Office with billing requirements and a schedule for completing the tasks specified in the Scope of Work.

XI. TIMELINE

The proposed timeline for this RFP process shall be as follows:

- a. Submission of all materials: **Friday, January 8, 2010 at 10:00 AM**
- b. Consultant's selection: **Monday, January 11, 2010**
- c. Signing of contract: **Week of January 11, 2010**

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

at

**RIVERSIDE ECO-PARK
0 INTERVALE ROAD
BURLINGTON, VERMONT**

April 20, 1999

Prepared for:

Community and Economic Development Office
Room 32, City Hall
Burlington, VT 05401

Prepared by:



P.O. Box 943
Williston, Vermont 05495
(802) 865-4288

Griffin Project #3995347

REPORT CERTIFICATION

Griffin Project #3995347

Location: Riverside Eco-Park
0 Intervale Road
Burlington, VT

I hereby certify that this Phase I Environmental Site Assessment report, as presented, is a complete and accurate record of my findings, to the best of my knowledge.



Kevin McGraw, Inspector/Hydrogeologist

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 - 2. Site Plans
 - 3. Site Inspection Checklist
 - 4. Site Photographs
 - 5. VISTA Site Assessment Plus Report
 - 6. Environmental Questionnaires
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1.00 INTRODUCTION AND BACKGROUND

This report on the Phase I Environmental Site Assessment for the property at 0 Intervale Road in Burlington, Vermont, has been prepared by Griffin International, Inc. (Griffin). The objective of the Phase I study is to identify recognized environmental conditions in association with the property as defined and described in the American Society of Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM E 1527-97). This report has been issued so that the identified conditions at the subject property can be analyzed with respect to potential liability and effect on property values.

2.00 SITE DESCRIPTION

2.1 Location and Current Use

The subject property is located in a mixed commercial/industrial area on Intervale Road in Burlington, Vermont (see Site Location Map, Attachment 1). The subject property is 4.29 acres in size. The northern and western borders of the property are shown on a Site Plan of the Joseph McNeil Generating Station (see Site Plan, Attachment 2). This map shows the location of the only currently existing building on the property, a small barn, which is used for storage of miscellaneous farm equipment and materials. Intervale Foundation, an organic farming operation, leases this barn for storage of their supplies. This is the only current use of the subject property.

The majority of the subject property is overgrown with vegetation and is not actively used for any purpose. A Site Sketch, provided to Griffin by the Community and Economic Development Office (CEDO) of the City of Burlington, shows the subject property relative to the surrounding properties (see Attachment 2).

2.2 Site and Area Features, Topography, Surface Water Bodies and Drainage

The subject property is bounded by Intervale Road on the east and railroad tracks on the south. A steep hill is located on the southeast corner of the property. The remainder of the property is relatively level. The barn is located along the northern border of the property. The nearest surface water is the Winooski River which is situated approximately 600 to 700 feet to the east. Storm water from the property to the south drains onto the subject property. Wet areas on the subject property may be a result of this drainage primarily.

2.3 Abutters and Nearby Properties

The subject property is abutted to the north and west by the McNeil Generation Station which is owned by the City of Burlington. The Burlington Electric Department has an office in the brick building located just north of the barn on the subject property. Queen City Steel, a business which sells new steel and recycles used metals, operates on the property to the south on

the opposite side of the Central Vermont Railway tracks. Gardener's Supply is situated to the east, on the opposite side of Intervale Road.

2.4 Utilities

No utilities currently serve the subject property. Municipal water and sewer is available in the area.

3.00 GEOLOGIC/HYDROGEOLOGIC CONDITIONS

Bedrock in the area is mapped as Monkton quartzite, according to the 1961 *Centennial Geologic Map of Vermont* (Ref. 1). This is a distinctively red quartzite interbedded with lesser buff and white quartzite and relatively thick sections of dolomite. The 1970 *Surficial Geologic Map of Vermont* (Ref. 2) indicates that the overburden at the subject property consists of recent (postglacial) alluvium.

The estimated groundwater flow direction in the area is likely to the east or northeast toward the Winooski River.

4.00 HISTORICAL INFORMATION

4.1 Historical Sources Used

Historical sources used for this assessment included an interview with Mr. Bill Kropelin (Chief Forester for the Burlington Electric Department), a review of city land records, and a review of the 1987 Burlington, Vermont U.S.G.S. topographical map. In addition, an ASTM radius search was conducted by VISTA Information Solutions, Inc. (VISTA). A summary of information contained in the VISTA report is provided in Section 6.00. A summary of historical information obtained through the interview is provided in Section 7.00 of this report.

4.2 Site and Area Chain of Use

According to Mr. Kropelin, the City of Burlington purchased the subject property (as part of a 400-acre parcel) in the 1970s. A dairy farm had been operating at the property at that time. This is the only known use of the subject property.

A review of the City of Burlington Deed Records revealed the following chain of title for the subject property:

On June 29, 1977, Lorenzo W. and Evelyn T. Howe sold the subject property to the City of Burlington, Vermont (Book 246, Page 12).

On August 25, 1950, Ernest T. and Jacqueline M. Parizo sold the property to the Howes (Book 136, Page 443). In this deed, the property was described as "a farm of land comprising

400 acres...with brick dwelling, large cow barn and various other houses, barns, sheds, garages, and other buildings.”

On January 17, 1935, the 400-acre property (which included the subject property) was deeded to Ernest Parizo from “certain decrees of distribution”: (1) 2/3 of property was conveyed by Decree of Distribution in the Estate of Thomas Parizo (grandfather), and (2) 1/3 of property was conveyed by a supplemental Decree in the Estate of Elmira J. Parizo (Ernest’s mother), dated 10/18/49 (Book 134, Page 209). The chain of title could not be traced back any further in a reasonable amount of time since the records were not immediately available in the City Clerk’s office.

5.00 SITE RECONNAISSANCE

On April 1, 1999, Kevin McGraw of Griffin International was accompanied by Mr. Nick Warner of CEDO and Mr. Kropelin on a brief site walkthrough of the subject property. On April 5, Mr. McGraw conducted an unaccompanied site walkthrough to inspect the subject property for any indications of environmental risks.

A Site Inspection Checklist was completed for this assessment (see Attachment 3). Photographs taken during the site reconnaissance are included in Attachment 4.

5.1 Description of Site Processes

(Refer to Section 2.1)

5.2 Petroleum Products Usage/Storage

Petroleum products are not currently used or stored on the subject property.

5.3 Hazardous Substances Usage/Storage

Hazardous substances were not observed to be stored or used at the subject property during the site reconnaissance.

5.4 Underground and Above Ground Storage Tanks

No above-ground storage tanks (ASTs) were observed at the subject property. In addition, there was no evidence, such as a fill pipe or vent pipe, to suggest that an underground storage tank (UST) was present at the property. Mr. Kropelin indicated that he knew of no tanks at the subject property.

5.5 Drums, Containers

Three (3) 55-gallon drums were observed to be stored in one bay of the barn. These drums were not labeled to indicated their contents. A subsequent conversation with a representative of the Intervale Foundation revealed that these drums were used to store seed (Ref. 4). These storage containers prevented mice and other rodents from damaging these materials.

5.6 PCBs Usage

No evidence of potential PCB storage was observed at the subject property.

5.7 Stains, Corrosion, Stressed Vegetation

Staining was observed on the concrete floor of the barn. This staining was likely due to oil leaks from the tractor which is parked in this bay of the barn. No other significant staining was observed at the subject property.

None of the vegetation which was observed at the subject property appeared to be stressed. Signs of corrosion were observed on some of the remaining metal structures near the old dairy barn (fences, machinery, etc.). A corroded vehicle was observed near the southern border of the property along the railroad tracks (see photograph).

5.8 Fill/Solid Waste Disposal

During the site inspection, no indications of significant fill material were observed.

5.9 Waste Water

Waste water is not generated at the subject property.

5.10 Wells

No wells were observed at the property. Mr. Kropelin indicated that he did not know of any wells on the subject property.

5.11 Sewerage Disposal Systems

There is currently no sewerage disposal system at the property.

5.12 Drains and Sumps

Floor drains and sumps were not present in the existing barn.

5.13 Pits, Ponds and Lagoons

No pits, ponds or lagoons were present at the property.

5.14 Other Issues of Concern

Storm water discharge onto the subject property from the south could have an impact on soil and groundwater quality. This water appears to be migrating from the Queen City Steel property located on the south side of the Central Vermont Railway tracks. Large volumes of metal waste are stored on the Queen City Steel property. As a result, the water discharging onto the subject property may have elevated levels of dissolved metals.

6.00 REGULATORY INFORMATION

A VISTA Site Assessment Plus Report was prepared for the subject property using an ASTM Radius Search (see Attachment 5).

6.1 NPL Sites

The National Priorities List (NPL) Report, also known as the Superfund List, is an EPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based upon a score which the site receives from the EPA's hazardous ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

No NPL sites were identified within a one mile radius of the subject property.

6.2 CERCLIS List

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the federal EPA for the release of hazardous substances. Once a site is placed in CERCLIS, it may be subject to several levels of review and evaluation and ultimately placed on the National Priorities List.

Three CERCLIS sites were identified between one-quarter and one-half mile from the subject property: 1) Burlington Municipal Disposal Grounds, 2) Riverside Avenue Dump, and 3) the Winooski Dump. The locations of these sites are shown on the maps included with the VISTA Report. The subject property does not appear to be downgradient from any of these sites. Therefore, groundwater contamination which is present at these CERCLIS sites will not likely migrate toward the subject property and likely poses little risk to the site.

6.3 RCRIS Treatment, Storage and Disposal Facilities

The Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities Report contains information pertaining to facilities which either treat, store or dispose of hazardous waste.

No TSD facilities were identified within one-half mile of the property.

6.4 RCRA Small and Large Quantity Generators

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1,000 kilograms (kg)/month of non-acutely hazardous waste. RCRA Large Generators are facilities which generate at least 1,000 kg/month of non-acutely hazardous waste (or 1 kg/month of acutely hazardous waste).

No RCRA Small or Large Quantity Generators were identified within 1/8 mile of the subject property.

6.5 ERNS List

The Emergency Response Notification System (ERNS) is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that the information in the ERNS Report pertains only to those releases that occurred between October 1986 to July 1998.

One ERNS site was identified approximately 0.06 mile south of the subject property. On December 11, 1990, a release of some material occurred at Vermont Gas Systems Inc. The VISTA report does not specify the substance that was released.

6.6 Underground Storage Tank Sites

The Vermont Underground Storage Tank Report is a comprehensive listing of all registered underground storage tanks (RSTs) located within the State of Vermont.

No RST sites were identified within the ASTM search radius of one-quarter mile. One RST site was identified, however, at the Riverside Avenue Dump located approximately 0.44 mile southeast of the property. A release from this tank or tanks would not likely impact the subject property based on the dump location (cross-gradient) relative to the Riverside Eco-Park.

6.7 State Landfill/Solid Waste Disposal Sites

The Vermont Solid Waste Facility (SWF) list contains information pertaining to all permitted solid waste landfills and processing facilities operating within the State of Vermont.

The VISTA Report identified one SWF site. The Chittenden Solid Waste Management Division Wood Waste/ Compost Facility is located near the subject property but was not identified during the site reconnaissance. It is unlikely that this facility would have a significant impact to the subject property based on the nature of the materials stored at the facility.

6.8 State Hazardous Waste Sites

The Vermont Hazardous Sites List contains summary information pertaining to those sites which the VTDEC considers a threat to public health and welfare. In the VISTA Report, these sites are referred to as state-equivalent CERCLIS list (SCL) sites. In addition, this report contains a comprehensive listing of all reported leaking USTs (LUST) located within the State of Vermont.

The subject property was not identified on these databases. One hazardous waste site was identified between 1/8 and 1/4 mile from the subject property. Seven sites were identified between 1/4 and 1/8 mile. Two of these sites were LUST sites.

The nearest SCL site is the Burlington Landfill which is located 0.13 mile west of the subject property according to the VISTA Report. This site is identified as "medium priority per agency". Depending upon the degree and extent of the contamination at this site, groundwater quality beneath the subject property could be impacted by the Burlington Landfill. However, since future occupants of the subject property will utilize the municipal water supply, the risk to the occupants of the site will likely be minimal or non-existent.

Two of the seven sites between 1/8 and 1/4 mile from the subject property were closed sites requiring no further action at this time. Four of the SCL sites were identified as "low priority per agency". The one site identified as a "high priority per agency" was the Riverside Avenue Dump. This site is likely cross-gradient from the subject property such that contamination which may be present at this property will not likely impact the Riverside Eco-Park.

6.9 No Further Remedial Action Planned Sites

The No Further Remedial Action Planned (NFRAP) Report, also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. E.P.A.'s CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

Two NFRAP sites were identified within one-half mile of the subject property: Riverside Avenue Dump and Winooski Dump. Riverside Avenue Dump, for reasons outlined in Section 6.8, will not likely impact the subject property. The Winooski Dump is situated on the opposite side of the Winooski River. The river provides a hydrogeologic barrier to contaminant migration toward the subject property; therefore, this dump does not pose an environmental risk to the Riverside Eco-Park.

6.10 RCRA Facilities Subject to Corrective Action

The EPA maintains a database of RCRA facilities which are undergoing corrective action. The VISTA Report refers to these as CORRACTS sites. A Corrective Action Order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.

No CORRACTS sites were identified within one mile of the subject property.

6.11 RCRA Violators

RCRA Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA Violators.

No RCRA Violators were identified within one-quarter mile of the subject property.

6.12 Toxic Release Inventory System

The Emergency Planning and Community Right-to-Know Act of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities. This inventory is referred to as the Toxic Release Inventory System (TRIS). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form for specified chemicals.

No TRIS facilities were identified within one-quarter mile of the subject property.

6.13 State Spills List

VISTA conducts a database search to identify all sites on the state spills list (SPILLS) within 1/8 mile of the subject property.

One spill site was identified. According to the database, 550 gallons of tar was released at the McNeil Generating Station on September 11, 1998. This facility is located directly adjacent to the Riverside Eco-Park. The database indicated that the remedial status of the site was "closed". The nature of the released material and the closed status of the spill suggest that there is not likely a significant risk to the subject property.

7.00 INTERVIEWS

Mr. Bill Kropelin, Chief Forester with the Burlington Electric Department, was interviewed for this site assessment on April 5, 1999. Mr. Kropelin works in the Electric Department office at 111 Intervale Road, directly adjacent to the subject property. He was identified as the person with the most knowledge of the subject property. During the course of the interview, the Griffin International Environmental Questionnaire was completed (Attachment 6).

8.00 FINDINGS AND CONCLUSIONS

Based on information obtained by Griffin International during the course of this Phase I Environmental Site Assessment, we present the following findings and conclusions regarding environmental risks at the subject property:

1. The past use of the subject property as a farm likely posed minimal environmental risk to the property. Currently, the only activity at the site is the use of the barn by the Intervale Foundation for storage of miscellaneous organic farm supplies. This current use poses minimal environmental risk to the subject property.
2. Underground and aboveground storage tanks were not reported to exist at the property and none were identified during the site reconnaissance.
3. The subject property was not identified on any federal or state database reviewed for this assessment.
4. The only adjacent property identified on any of the federal or state databases reviewed for this site assessment was the McNeil Generating Station. This property was identified on the state spills list for a release of 550 gallons of tar. Due to the nature of this material and since the remedial status of the release was identified as "closed", there does not appear to be a significant risk to the Riverside Eco-Park from this release.
5. Based on the review of federal and state records, there is one registered storage tank site, one hazardous waste site, and one solid waste facility within one-quarter mile of the subject property. The only site which appears to pose any risk to the subject property is the Burlington Landfill. Contamination originating on this property could impact the groundwater quality beneath the subject property. However, since the property will be served by the city's water supply, the risk to the occupants of the future facility is minimal.
6. During the site reconnaissance, stains were observed on the concrete floor of the barn. These stains were probably due to oil leaks from the small tractor which is stored in the barn by the Intervale Foundation. These minor releases do not likely pose any significant risk to the property. Remnants of the old dairy barn were observed at the property, as well as a significant volume of miscellaneous waste materials. The materials did not likely impact the soil or groundwater quality significantly at the property. Their continued presence at the site does not pose a significant environmental risk to the property.
7. Storm water discharging to the subject property from the adjacent Queen City Steel property may be impacting the soil and groundwater quality beneath the site. It is possible that this discharge has resulted in elevated levels of metals in the soil and/or groundwater. There were

no signs of stressed vegetation observed during Griffin's site reconnaissance which might indicate these elevated levels. Since water will be provided to the future commercial site by the municipal water supply, the risk to the occupants of the building will be minimal.

9.00 RECOMMENDATIONS

Based on the findings and conclusions of the Phase I Environmental Site Assessment conducted at the future Riverside Eco-Park, Griffin does not recommend a Phase II investigation.

REFERENCES

1. Doll, Charles G., ed., 1961, *Centennial Geologic Map of Vermont*, State of Vermont.
2. Doll, Charles G., ed., 1970, *Surficial Geologic Map of Vermont*, State of Vermont.
3. Essex Junction, Vermont, 7.5 minute USGS Topographic Quadrangle map, Photorevised 1987.
4. Telephone conversation with representative of Intervale Foundation, April 19, 1999.

ATTACHMENTS

ATTACHMENT 1

**SITE LOCATION MAP
(USGS Topographic Map)**



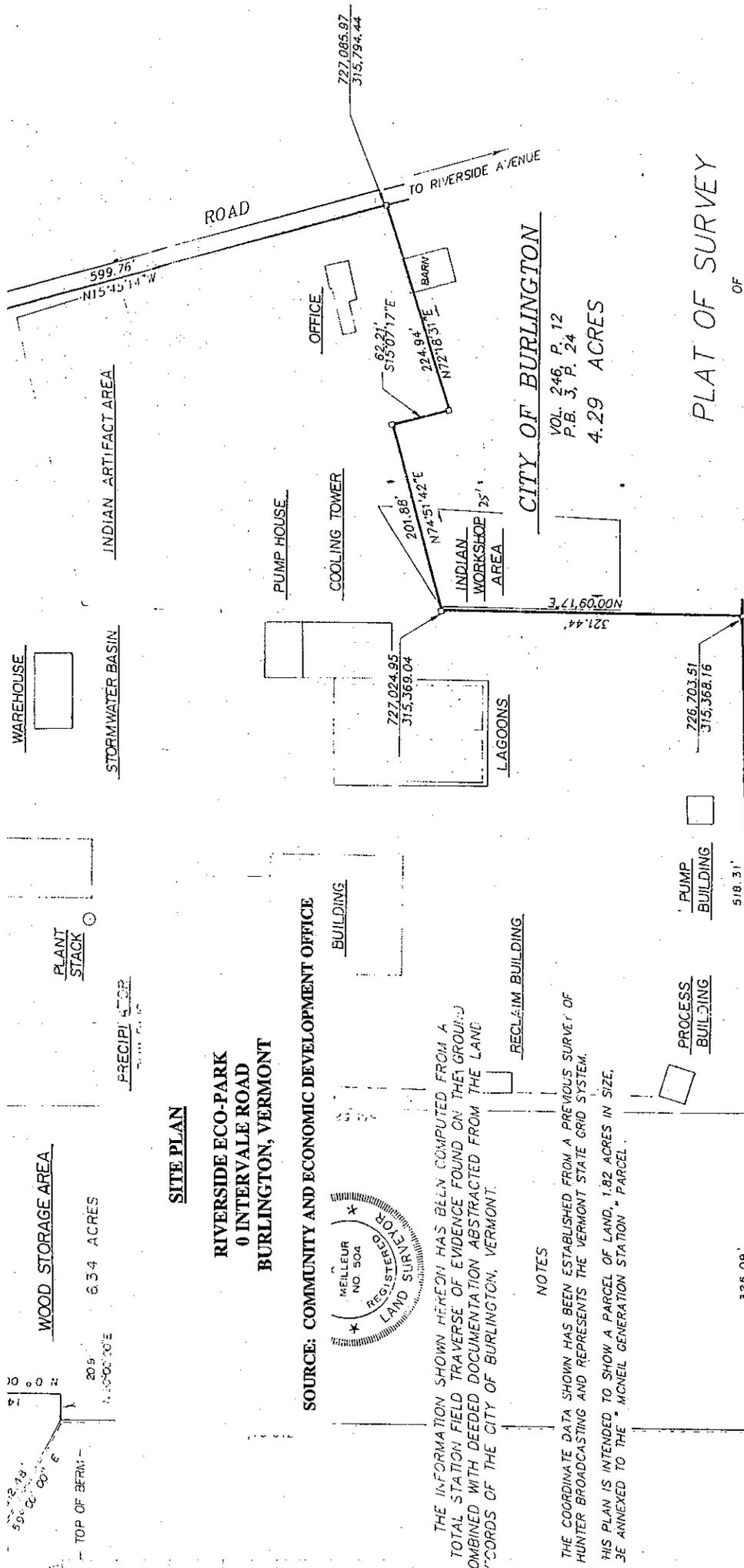
SITE LOCATION MAP

Riverside Eco-Park, 0 Intervale Road, Burlington, Vermont

SOURCE: U.S.G.S. - BURLINGTON, VT. (Photorevised 1987)
 SCALE 1:24,000

ATTACHMENT 2

SITE PLANS



SITE PLAN

**RIVERSIDE ECO-PARK
0 INTERVALE ROAD
BURLINGTON, VERMONT**

SOURCE: COMMUNITY AND ECONOMIC DEVELOPMENT OFFICE



THE INFORMATION SHOWN HEREON HAS BEEN COMPUTED FROM A TOTAL STATION FIELD TRAVERSE OF EVIDENCE FOUND ON THE GROUPED RECORDS OF THE CITY OF BURLINGTON, VERMONT.

NOTES

THE COORDINATE DATA SHOWN HAS BEEN ESTABLISHED FROM A PREVIOUS SURVEY OF HUNTER BROADCASTING AND REPRESENTS THE VERMONT STATE GRID SYSTEM.

THIS PLAN IS INTENDED TO SHOW A PARCEL OF LAND, 1.82 ACRES IN SIZE, TO BE ANNEXED TO THE "MCNEIL GENERATION STATION" PARCEL.

PLAT OF SURVEY

OF

**JOSEPH MCNEIL
GENERATING STATION**

INTERVALE ROAD BURLINGTON, VERMONT

DRAWN C.A.D. DATE 1/12/88

CHECKED S.D.T. SCALE 1" = 100'

PROJECT 87098-40 FIELD BOOK #13

WILLIS
VERMONT

SCALE



CENTRAL VT. RAILWAY, INC.

VOL. 29, P. 355
VOL. 20, P. 335
VOL. 31, P. 687

VOL. 246, P. 12
P.B. 3, P. 24
4.29 ACRES

TRUDELL CONSULTING ENGINEERS, INC.

(NOT TO SCALE)

SITE PLAN

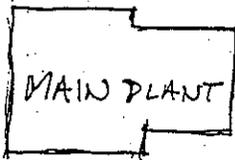
RIVERSIDE ECO-PARK
0 INTERVALE ROAD
BURLINGTON, VERMONT

SOURCE: COMMUNITY AND ECONOMIC DEVELOPMENT OFFICE

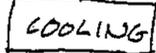
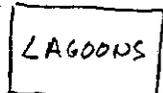
Queen City Steel

RAILROAD R.O.W.

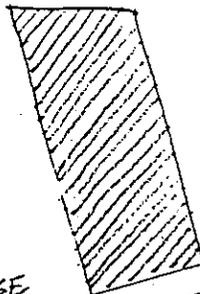
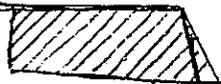
PROJECT SITE
(CITY OF BURLINGTON)



McNeil
Generating
Station



subject
property



FARMHOUSE

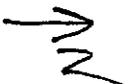
INTERVALE ROAD



= ARCHEOLOGICAL SITES

GARDNERS
SUPPLY

CALKIN'S



ATTACHMENT 3

SITE INSPECTION CHECKLIST

Site Inspection Checklist
Phase I Environmental Site Assessment

Griffin Project No.: 3995347

Date: 4/5/99

Site Name: Riverside Eco-Park

Location: Intervale

Burlington, VT

Inspector: Kevin McGraw

Signed: Kevin McGraw

Weather: Sunny, 40s

Accompanied By: Bill Kropelin

Title, or Relationship to the Property: Chief Forester, Burlington Electric Dept.

Telephone: (802) 865-7484

1. Describe structures or other improvements on the property including number and size of buildings, footprints, number of stories each, approximate age of buildings, occupancy status, pavement, fences, foundations/ruins, utilities, product pipelines, ancillary structures such as railroad spurs and power transmission lines. Generate site sketch map (or obtain existing site plans).

(1) ^{Small} Barn - used for storage; located on N side of subj. property.

Old foundation/ruins observed to the south of barn →
old ^{dairy} barn (per Mr. Kropelin)

Power Lines run along S. border of property
next to RR tracks.

Most of property is unoccupied, overgrown land w/
no occupancy/activity.

Site Inspection Checklist

Phase I Environmental Site Assessment

2. List public thoroughfares, roads, streets adjoining or on the subject property and parking facilities on the subject property.

Intervale Road - East Border of property.

No parking facilities on subject property.

3. If building structures are identified on the subject property, visually inspect accessible common areas (e.g., lobbies, hallways), maintenance and repair areas (e.g., boiler rooms) and a representative sample of occupant spaces. Identify below which interior spaces were inspected.

~~The~~ Barn is only building (active) on property. Ruins of old barn visible. Inspected the barn (see photo).

4. Identify (if appropriate) any condition(s) (e.g., snow cover, denied access, safety or structural issues) which prevented thorough inspection of building interiors and/or property grounds.

NA

5. Describe present or most recent use(s) and past use(s) of subject property, as apparent from visual inspection.

Old barn foundation / machinery observed.

Present use → None

Past use → part of farm.

Site Inspection Checklist
Phase I Environmental Site Assessment

6. Note presence of exposed bedrock on property grounds and indicate general location(s) on site sketch map.

— None noted.

7. Describe natural bodies of water (including springs) and possible wetlands on subject property and indicate location(s) on site sketch map.

Wet area observed in SW portion of subject property.

8. Describe wastewater or other liquid (including storm water) discharge into drain, ditch, or stream on or adjacent to the subject property:

Discharge of stormwater onto subject property from culvert on S side of property (under RR tracks).

What is the condition of this wastewater or liquid discharge (e.g., water flowing or pooled, sheens on the liquid surface, color, odor)

No sheens observed → water flowing / some pooled areas.
No odors noted

9. Note any seeps, such as leachate, present on the subject property, describe the nature of the seeps and indicate their location on a site sketch map.

None.

10. Potable water supply source(s) for the subject property:

None now.

If on-site source, indicate location(s) on site sketch map:

NA

Site Inspection Checklist
Phase I Environmental Site Assessment

11. Note active or inactive wells on the subject property (including oil or gas wells, injection wells, irrigation wells, groundwater monitoring wells, dry wells, abandoned wells, or other wells) and indicate location on site sketch map.

None observed.

12. Current sewage disposal system (e.g., on-site septic tank and leachfield, on-site mound system; cisterns, or cesspools, municipal sewer) - note location on site sketch map:

None

Range in years of operation: _____

Reference data source: _____

13. Historical sewage disposal system:

Unknown → not likely though.

Range in years of operation: _____

Reference data source: _____

14. Note floor drains or sumps and their location(s):

None

Range in years of operation: _____

Use of floor drains/ sumps or processes active in their vicinity: _____

Are floor drains sealed or operational? _____

Describe the nature and condition of liquids and/or sediments in identified floor drain(s) or sumps. _____

Site Inspection Checklist
Phase I Environmental Site Assessment

14. (Continued) Floor drains/ sumps

Are floor drains/ sumps connected to municipal sewer or to on-site wastewater disposal system?

—
If connected to on-site wastewater disposal system, describe nature of the connection and type of wastewater disposal system.

—
Reference data source(s):

15. Stains or corrosion of floors, walls, or ceilings:

Stains (probably oil) observed on cement floor of
Dam → likely from tractor(s) which is stored there.
(see photograph)

16. Current fuel source(s) for heating:

None —

- for cooling:
—

17. Historical fuel source(s) for heating:

None known —

- for cooling:
—

Reference data source or cite evidence:
—

Site Inspection Checklist

Phase I Environmental Site Assessment

18. Identify aboveground storage tanks (ASTs) and underground storage tanks (USTs) on the subject property. Note pumps, fill pipes, vents, access ways, concrete pads, saw cuts in paved areas, etc. indicating USTs.

None noted or reported to have existed historically.

For Each AST and UST, determine:

- a. Location: (indicate on site sketch map)

—

- b. Whether and when registered:

—

- c. Size, age, construction material, and type of piping (pressure or suction):

—

- d. Contents (current and/or former), age of material stored;

—

- e. Spill/ release protection, containment measures:

—

- f. Status (active or inactive):

—

Site Inspection Checklist
Phase I Environmental Site Assessment

18. (Continued) USTs and ASTs

g. Have tank systems been regularly monitored/ inspected for evidence of spills, releases, leaks?

h. Note any upgrades such as corrosion protection, spill and overfill protection, secondary containment systems, etc.

i. Note whether tank(s) have been taken out of operation, removed, closed in place, otherwise closed, including available information describing: when removed, abandoned, or otherwise made inoperable; the removal or abandonment procedure; the disposition of residual sludge; and soil analytical data.

Reference data source(s) for information included in responses to 18.a through 18.i:

Site Inspection Checklist

Phase I Environmental Site Assessment

19. Note hazardous substances, petroleum products, pollutants, contaminants and raw materials used, generated, transported, treated, stored, or disposed of in connection with the identified present or past uses of the subject property. Estimate quantity and type of hazardous chemical substances used and obtain/review MSDSs (to the extent such information is reasonably ascertainable):

In Barn: Storage of empty pallettes, farm equipment, bikes, toys, hose, wire, seeds, posts, lawnmower, small tractor, (3) 55 gallon drums.

(Materials for organic farm operations)
↳ Intermate Foundation leases barn.
(assoc. w/ Gardener's Supply)

No MSDS sheets

Reference data source or evidence cited:

Site inspection observations.

Site Inspection Checklist
Phase I Environmental Site Assessment

20. Inspect storage areas for hazardous substances, petroleum products, pollutants, or contaminants Identify storage methods, containers. Are adverse environmental conditions observed? (explain)

No.

If drums are identified, are they properly labeled?

No.

Identify drum contents according to labeling:

No labeling

What are the suspected contents of the drums based on visual observation of conditions/ processes surrounding the drums?

Unknown.

Are the drums leaking?

No.

Are spill/ corrosion/ release detection measures in place for the drums?

No.

21. Note any stained soil or pavement:

Stains observed on cement floor of barn
→ likely due to minor oil leaks from tractor

Site Inspection Checklist
Phase I Environmental Site Assessment

22. Note landfills for solid waste or hazardous waste and whether active or abandoned:

None observed.

23. Note presence of trash and/or construction debris and indicate location on site sketch map:

Some trash - misc.: bottle, fence remnants, barbed wire, wheelchair, rusted out car

24. Are heavy equipment, tankers, or spray rigs present on the subject property? If so, describe.

Only small tractor stored in barn.

25. Note areas that are apparently filled or graded by non-natural causes (or filled with material of unknown origin), mounds, or depressions suggesting solid waste disposal.

None.

26. Note surface impoundments (such as pits, pools, ponds, lagoons, sumps, or catchbasins) and indicate location (on site sketch map) on the subject property.

None.

Do the identified impoundments appear to have been used in connection with waste disposal or waste treatment?

NA

Site Inspection Checklist
Phase I Environmental Site Assessment

20. Inspect storage areas for hazardous substances, petroleum products, pollutants, or contaminants Identify storage methods, containers. Are adverse environmental conditions observed? (explain)

No.

If drums are identified, are they properly labeled?

No.

Identify drum contents according to labeling:

No labeling

What are the suspected contents of the drums based on visual observation of conditions/ processes surrounding the drums?

Unknown.

Are the drums leaking?

No.

Are spill/ corrosion/ release detection measures in place for the drums?

No.

21. Note any stained soil or pavement:

Stains observed on cement floor of barn
→ likely due to minor oil leaks from tractor

Site Inspection Checklist
Phase I Environmental Site Assessment

26. (Continued) - surface impoundments

Have the pits, sumps, drywells, catchbasins been registered with the appropriate regulatory authority(ies)?

NA

Reference data source:

—

27. Note areas of stressed vegetation from cause other than lack of water and indicate location on site sketch map:

None.

28. Note any other indications of liquid or solid waste storage, treatment, or disposal:

None.

29. Note any farm wastes such as feed lot spoils or manure stockpiles.

None.

30. Note evidence of prolonged use or misapplication of pesticides or fertilizers:

Not observed.

31. Note any strong, pungent, or noxious odors and attempt to identify source:

None noted.

Site Inspection Checklist
Phase I Environmental Site Assessment

32. Radon. Note if the property has radon mitigation equipment present or evidence of excessive radon levels.

None.

33. Potential for lead-based paint: For property constructed prior to 1980 which contains a school or day care facility, identify evidence of peeling, flaking, chalking, scaling, or chipping paint:

No.

34. Note presence of lead pipes or lead solder in water distribution piping, or lead-lined coolers on the subject property.

Not Applicable.

35. Note suspect sources of polychlorinated biphenyls (PCBs) such as electrical or other equipment with potential to contain PCBs (transformers, circuit breakers, capacitors, hydraulic fluids, pesticide extenders, lubricants, cutting oils, lamp ballast, vacuum pumps, heat transfer systems, plasticizer applications, etc.).

None.

Note with respect to each:

a. Whether known to contain PCBs (as indicated by labeling):

b. Name of utility company (if applicable) and serial numbers, other marks, manufacturer, and model number:

c. Date of manufacture:

Site Inspection Checklist
Phase I Environmental Site Assessment

35. (Continued) - PCBs

d. Indicate location(s) on site sketch map:

e. Note evidence of spill or release:

f. Any conditions associated with the equipment or its contents that may result in, or contribute to, future harm or damages.

g. Disposal location of such equipment or its contents if such location is on the subject property.

36. Note suspect asbestos-containing materials (ACMs) and whether friable or damaged.

_____ None noted.

Site Inspection Checklist

Phase I Environmental Site Assessment

Adjoining Properties

(as inspected from their common boundary(ies) with the subject property)

37. Are there any apparent activities on surrounding properties that may adversely impact the subject property such as use, generation or storage of hazardous substances, petroleum products, pollutants, or contaminants. If so, are these conditions upgradient or downgradient from the subject property (if reasonably ascertainable), and is there a potential for groundwater contamination to the subject property?

Yes → upgradient sites (2)

① Large, bulk storage tank for McNeil Generating Station.
- located upgradient of subj. property. Secondary containment dike around this tank.

② Queen City Steel → storage of scrap metal on the property to the south. Stormwater discharge from this site to the subject property could impact groundwater quality.

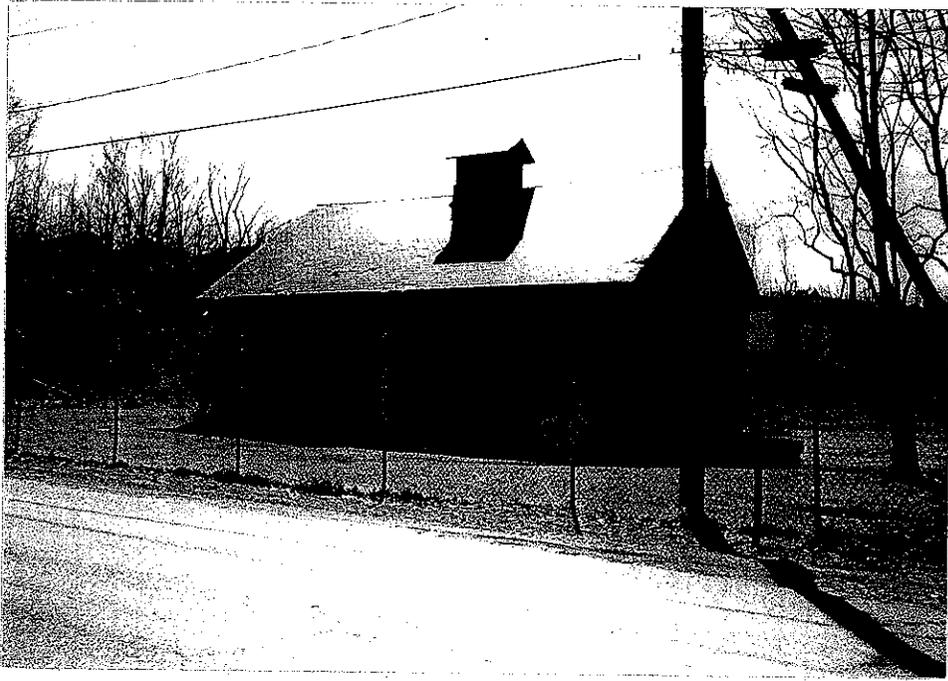
38. Describe present and most recent use(s) of surrounding properties that may adversely impact the subject property, as apparent from visual observation of these properties from their boundary with the subject property:

See 37.

39. Identify evidence of possible ASTs and USTs on adjoining properties. Note any pumps, vent pipes, fill pipes, access ways, concrete pads, saw cuts in paved areas, or other customary apparatus or indications of storage tanks.

(See 37.) → large AST (bulk) on generating station.

ATTACHMENT 4
SITE PHOTOGRAPHS



Barn on Subject Property, 0 Intervale Road, Burlington, VT



Miscellaneous Debris, Remnants from Former Farm Building



Abandoned Vehicle at South End of Subject Property



Staining on Concrete Floor of Barn

ATTACHMENT 5

VISTA SITE ASSESSMENT PLUS REPORT

NOT INCLUDED
IN PDF DOCUMENT

ATTACHMENT 6
ENVIRONMENTAL QUESTIONNAIRES

Owner/ Operator Interview
Phase I Environmental Site Assessment

Telephone
Personal

Griffin Project No.: 3995347

Date: 4/5/99

Site Name: Riverside Eco-Park

Location: Intervale
Burlington, VT

Person Interviewed: Bill Krapelin

Title/ Affiliation: Chief Forester, Burl. Electric Dept.

Relationship to Subject Property: Agent for owner (City of Burlington → Electric Dept)

Address: 111 Intervale Rd.

Burlington, VT 05401

Telephone: (802) 865-7484

Interviewer: Kevin McGraw

Signed: Kevin McGraw

A) To your knowledge, do any of the following documents exist?
(If documents exist and can be reviewed, then interviewer shall review the documents):

1. Environmental Site Assessment Reports:

No.

2. Environmental Audit Reports:

No.

3. Environmental Permits including solid waste disposal permits, hazardous waste disposal permits, NPDES permits, etc.:

No.

4. Registrations for underground storage and aboveground storage tanks, leak test reports, and inventory reports:

No.

Owner/ Operator Interview
Phase I Environmental Site Assessment

5. Material Safety Data Sheets:

No.

6. If electrical or other equipment has the potential to contain PCBs, records relating to the use of such equipment:

No.

7. Community right-to-know plan:

No.

8. Safety plans; preparedness and prevention plans; spill prevention, counter measure, and control plans:

No.

9. Asbestos renovation or abatement documentation, or operation and maintenance plans:

No.

10. Lead-based paint operation and maintenance plans:

No.

11. Hazardous waste generator notices or reports. Any existing EPA ID Number, manifests, contacts and/or methods used to dispose of solid waste, residual or waste materials, and sanitary and process waste waters:

No.

12. Reports regarding hydrogeologic conditions on the property or in the area.

Not on subj. property.

13. Geotechnical studies:

No.

14. Building blueprints, construction documents, and as-built drawings.

No.

Owner/ Operator Interview
Phase I Environmental Site Assessment

- B) Do you know of any pending, threatened, or past litigation relevant to hazardous substances, petroleum products, pollutants, or contaminants in, on, or from the property or the surrounding properties?

No.

- C) Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances, petroleum products, pollutants, or contaminants in, on, or from the property or the surrounding properties?

No.

- D) Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances, petroleum products, pollutants, or contaminants in, on, or from the property or the surrounding properties?

No.

- E) Explain the land use and property history of the subject property:

Dairy Farm until 1970's (portion of.)
Dairy Barn (Milking) formerly present on subject property. This is the only former known use of the property. City of Burlington purchased in '70's. Burl. Electric Dept. office just north of subj. property. Existing barn is leased by Terrale Foundation (organic farming) for storage of supplies & equipment.

Owner/ Operator Interview
Phase I Environmental Site Assessment

- F) Are you aware of any environmental incidents, including, but not limited to leaking tanks, chemical spills, authorized or unauthorized disposal, or hazardous substance, petroleum product, pollutant, or contaminant releases on the subject property or nearby properties.

Unauthorized disposal of trash/debris/furniture/appliances
on subject property.

- G) What is the potable water supply source(s) for the subject property?

City of Burlington Water Supply in area. Currently,
no water is used at subject property.

- H) What is the current sewage disposal system(s) which serves the property (e.g., on-site septic tank and leachfield, on-site mound system; cisterns, or cesspools, municipal sewer)?

Not on property. Municipal sewer avail.
in area.

Range in years of operation:

—

- I) What was the historical sewage disposal system(s) (if different than current)?

None.

Range in years of operation:

—

- J) What is the current fuel source(s) and system(s) for heating the building(s) on the subject property?

None.

- for cooling?

—

Owner/ Operator Interview
Phase I Environmental Site Assessment

K) What historical fuel source(s) was used for heating (if different than current)?

None Known.

- for cooling?

—

L) Are there floor drains or sumps in the building(s) on the subject property? Note location(s)

No.

Range in years of operation:

—

Use of floor drains/ sumps or processes active in their vicinity:

—

Are floor drains sealed or operational?

—

Are floor drains/ sumps connected to municipal sewer or to on-site wastewater disposal system?

—

If connected to on-site wastewater disposal system, describe nature of the connection and type of wastewater disposal system.

—

M) Are there ASTs or USTs currently located on the subject property?

If so, please note:

None.

I. Locations:

—

Owner/ Operator Interview
Phase I Environmental Site Assessment

M) (Continued) - ASTs or USTs

2. Whether and when registered:

3. Size, age, construction material, and type of piping (pressure or suction):

4. Contents (current and/or former), age of material stored:

5. Spill/ release protection, containment measures:

6. Status (active or inactive):

7. Have tank systems been regularly monitored/ inspected for evidence of spills, releases, leaks?

8. Note any upgrades such as corrosion protection, spill and overfill protection, secondary containment systems, etc.

Owner/ Operator Interview
Phase I Environmental Site Assessment

M) (Continued) USTs and ASTs:

9. Note whether tank(s) have been taken out of operation, removed, closed in place, otherwise closed, including available information describing: when removed, abandoned, or otherwise made inoperable; the removal or abandonment procedure; the disposition of residual sludge; and soil analytical data.

None.

N) Any other issues of environmental concern related to the subject property?

No.

ATTACHMENT 7
QUALIFICATIONS

PROFESSIONAL PROFILE

KEVIN D. McGRAW

TITLE Hydrogeologist
Griffin International, Inc.

EXPERTISE Project management, environmental and geologic site assessments, hydrogeologic project design and management, subsurface contamination remediation. Phase I/ II Environmental Site Assessments.

EXPERIENCE

Griffin International, Inc., Williston, VT. May 1992 - present. Hydrogeologist. Project management and report preparation. Hydrogeologic and hazardous waste site investigations. Remedial feasibility investigations and pilot testing. Remedial system design and installation. Phase I/ II Environmental Site Assessments.

GeoStrategies, Inc., Hayward, CA. 1990 - 1991. Hydrogeologist. Project management. Soil and groundwater investigations at petroleum contaminated sites. Aquifer testing, drilling supervision, and technical report preparation.

IBM, San Francisco, 1989 - 1990. Computer Graphics Specialist. Managed computer graphics facilities and instructed use of software.

The Cadmus Group, Inc., Waltham, MA. 1986 - 1989. Environmental Research Analyst. Conducted research on EPA contracts concerning environmental policy analysis. Headed several regulatory impact analyses involving proposed safe drinking water regulations.

ACADEMIC BACKGROUND MA, Water Resources Management, Boston University, Jan. 1988
BS, Agricultural Engineering, Cornell University, June 1986

PROFESSIONAL QUALIFICATIONS 40 Hour Trained OSHA 29 CFR 1910.120 Hazardous Waste Site Worker
Vermont Certified Asbestos Site Inspector