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TCRM 6/8/15

## MEMO

TO: President and the Members of the Town Council  
FROM: Town Manager  
SUBJECT: IDEM Underground Storage Tank Update  
DATE: June 5, 2015

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### **Background:**

Mr. Daniel Horvath – a hydrologist from Resource Consulting – sent a letter in October 2014 to IDEM stating that Resource Consulting would be conducting groundwater monitoring on behalf of the Town in accordance with the requests made by IDEM. Further, this letter requests that the site be monitored for two consecutive quarters, and if no groundwater contamination in concentrations exceeding the groundwater remediation objectives exists, the site be granted closure.

Finally, Resource Consulting has requested on behalf of the Town that IDEM provide written approval of this proposal prior to the resumption of the quarterly monitoring. It was requested that this written approval or response identify IDEM's specific project tasks required to obtain closure of the site.

IDEM, Resource Consulting, and the Town negotiated to limit the quarterly monitoring to four quarters. While more than the Town originally wanted, this is an improvement over the open-ended monitoring previously proposed by IDEM.

### **Methodology:**

Work will commence in three phases:

#### *Corrective Action Plan*

In accordance with the IDEM requirements for this project, a CAP will be developed and submitted to IDEM for review and approval. The CAP will consist of 4 quarters of groundwater monitoring and a proposal that corrective actions for the impacted soil and groundwater upon completion of the monitoring be in the form of the elimination of exposure pathways via the risk-based assessment of the Site conditions in order to eliminate the need for onsite remedial actions. The IDEM project manager has indicated that this approach is viable based on the existing Site data.

#### *Groundwater Monitoring*

Upon the approval of the CAP, groundwater monitoring will continue on a quarterly basis for a period of 1 year. Groundwater samples will be collected from the 7 monitoring wells. Two of the samples will undergo volatile organic compound (VOC) analyses, and 5 of the samples will undergo analysis for the presence of benzene, toluene, ethylbenzene, and total xylenes (BTEX); methyl tertiary butyl ether (MTBE); carcinogenic polynuclear aromatic hydrocarbons (cPAHs);



and naphthalene. In accordance with IDEM requirements, field and trip blanks will be collected and analyzed in conjunction with the samples from the wells.

Prior to sampling, the tops of the 7 wells will be surveyed to a common datum, and groundwater elevations in the monitoring wells will be determined to establish the direction and gradient of the groundwater table.

Following completion of the first and second-quarter field activities and the procurement of the analytical data, Resource Consulting will prepare a summary documenting the data for the Client and IDEM. The summary will summarize the observations made during the field activities, the results of the laboratory analyses performed, and all of the other information required by IDEM. If appropriate, the report will also include a request to reduce the monitoring requirements for the final 2 quarters.

#### *Corrective Action Closure Report*

The groundwater quality data collected during the quarterly sampling events will be further evaluated to confirm that a risk-based assessment of the Site conditions can demonstrate that the Site can achieve closure with IDEM. It is likely that the monitoring data will support the request for the closure of the incident, and that the project's Corrective Action Completion Report can be prepared for submission.

The report will be comprised of a summary of the recent monitoring data, the risk-based evaluation of the data to demonstrate that any residual groundwater contamination present poses no threat to human health and safety and the environment, and the proposed Environmental Restrictive Covenants (ERCs) that will allow residual soil and groundwater contamination to remain in place without the threat of further exposure.

#### **Recommendation:**

Authorize the Town Manager to enter into an agreement with Resource Consulting to complete the proposed scope of work in accordance with IDEM's performance mandates for the Town of Munster.

# RESOURCE CONSULTING, INC.

115 Ford Street

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Geneva, Illinois 60134

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May 12, 2015

Mr. Dustin Anderson, Town Manager  
Town of Munster  
1005 Ridge Road  
Munster, Indiana 46321

**RE: Scope of Work/Cost Estimate  
Environmental Consulting Services  
LUST Incident 200208500/FID No. 16556  
508 Fisher Street**

Dear Mr. Anderson:

Resource Consulting, Inc. is providing the Town of Munster with an updated cost estimate that addresses the requirements of the Indiana Department of Environmental Management (IDEM) outlined in electronic correspondence between IDEM and Resource Consulting from January through April of this year.

The project will be completed in 3 phases. First, Resource Consulting will prepare a Corrective Action Plan (CAP) for submission to IDEM that consists of quarterly groundwater monitoring in accordance with the IDEM requirements outlined in the correspondence. The CAP will include a recommendation to reduce the monitoring requirements after the second quarter should the data support this action. The CAP will be submitted to IDEM for review and approval prior to starting the groundwater monitoring.

The second phase, the completion of the 4 quarters of monitoring in mid-2016, will be followed by the final phase, the preparation of the project's final documentation for submission if the monitoring data supports the closure of the incident.

Please call us with questions or comments regarding this proposal, or if we can be of service in any other way. We look forward to assisting the Town of Munster with the completion of this project.

Sincerely,



Daniel J. Horvath, PG  
President/Hydrogeologist

Enclosures: Scope of Work & Cost Estimate

## SCOPE OF WORK

The following scope of work is based upon the requirements of IDEM as outlined in its most recent correspondence. The completion of the project will require 3 phases as outlined below. The attached cost estimate summarizes the costs of each the tasks.

### *Phase 1 – Corrective Action Plan*

In accordance with the IDEM requirements for this project, a CAP will be developed and submitted to IDEM for review and approval. The CAP will consist of 4 quarters of groundwater monitoring and a proposal that corrective actions for the impacted soil and groundwater upon completion of the monitoring be in the form of the elimination of exposure pathways via the risk-based assessment of the Site conditions in order to eliminate the need for onsite remedial actions. The IDEM project manager has indicated that this approach is viable based on the existing Site data.

### *Phase 2 – Quarterly Groundwater Monitoring*

#### Groundwater Sampling and Analyses

Upon the approval of the CAP, groundwater monitoring will continue on a quarterly basis for a period of 1 year. Groundwater samples will be collected from the 7 monitoring wells. Two of the samples will undergo volatile organic compound (VOC) analyses, and 5 of the samples will undergo analysis for the presence of benzene, toluene, ethylbenzene, and total xylenes (BTEX); methyl tertiary butyl ether (MTBE); carcinogenic polynuclear aromatic hydrocarbons (cPAHs); and naphthalene. In accordance with IDEM requirements, field and trip blanks will be collected and analyzed in conjunction with the samples from the wells.

Prior to sampling, the tops of the 7 wells will be surveyed to a common datum, and groundwater elevations in the monitoring wells will be determined to establish the direction and gradient of the groundwater table.

#### Evaluation And Reporting

Following completion of the first and second-quarter field activities and the procurement of the analytical data, Resource Consulting will prepare a summary documenting the data for the Client and IDEM. The summary will summarize the observations made during the field activities, the results of the laboratory analyses performed, and all of the other information required by IDEM. If appropriate, the report will also include a request to reduce the monitoring requirements for the final 2 quarters.

### *Phase 3 – Corrective Action Closure Report*

The groundwater quality data collected during the quarterly sampling events will be further evaluated to confirm that a risk-based assessment of the Site conditions can demonstrate that the Site can achieve closure with IDEM. It is likely that the monitoring data will support the request for the closure of the incident, and that the project's Corrective Action Completion Report can be prepared for submission. The report will be comprised of a summary of the recent monitoring data, the risk-based evaluation of the data to demonstrate that any residual groundwater contamination present poses no threat to human health and safety and the environment, and the proposed Environmental Restrictive Covenants (ERCs) that will allow residual soil and groundwater contamination to remain in place without the threat of further exposure.

### **SCHEDULING**

Resource Consulting will begin preparation of the CAP upon the receipt of the approval of this proposal by the Town of Munster. Once IDEM approves the CAP, Resource Consulting will initiate quarterly monitoring. Following the second quarter of monitoring, Resource will prepare the initial summary report for submission to IDEM.

Once these results are reviewed and evaluated by the IDEM project manager, the approach to Site closure and the design of the CAP will be better understood. For the purposes of this proposal and based upon the historical Site conditions, it is assumed that the monitoring data will allow for the final closure documentation to be prepared for submission to IDEM. This documentation will include all of the information required by IDEM for sites where contamination above the residential remediation objectives applicable to the project are exceeded.

### **COST AND SERVICE AGREEMENT**

The detailed cost estimate attached to this proposal is based on Resource Consulting's experience with similar projects and is provided for budgetary purposes only. The scope of work is limited to the above-described services and thus the existing agreement only covers those services. Some of the services and costs described may or may not be realized, and will be based upon the conditions identified during the sampling events. The actual project cost will be invoiced on a time-and-materials basis. Should significant changes in the scope of work be required, Resource Consulting, Inc. will seek the approval of the Town of Munster prior to implementation.

If this proposal meets with your approval, please sign below and return this document to our office to demonstrate your acceptance of the scope of work and cost estimate under the terms and conditions

**RESOURCE CONSULTING, INC.**

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previously agreed to for this project. The signed proposal represents a contract between Resource Consulting and the Town of Munster, Indiana.

TOWN OF MUNSTER, INDIANA

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# RESOURCE CONSULTING, INC.

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## REVISED COST ESTIMATE - May 12, 2015

### Design of Corrective Action Plan

### Quarterly Groundwater Monitoring

Facility ID No. 16556

Town of Munster Public Works Facility

508 Fisher Street

Munster, Indiana

#### *Phase 1: Corrective Action Plan*

##### **Project Management/Data Analysis/Report Preparation for Corrective Action Plan**

Project Manager	\$115.00	10.0	\$	1,150.00
Geologist/Project Scientist	\$90.00	50.0	\$	4,500.00
Environmental Technician	\$75.00	20.0	\$	1,500.00
Clerical	\$50.00	5.0	\$	250.00
<b>Phase 1 Total</b>				<b>\$ 7,400.00</b>

#### *Phase 2: Quarterly Groundwater Monitoring*

##### **I. PROFESSIONAL SERVICES**

###### **Field Work/Monitoring Well Sampling**

	<b>Hourly Fee</b>	<b>Hours</b>		<b>Subtotal</b>
Geologist/Project Scientist	\$80.00	25.0	\$	2,000.00
Environmental Technician	\$75.00	25.0	\$	1,875.00

###### **Project Management/Data Analysis/Report Preparation for Quarterly Monitoring**

Project Manager	\$115.00	4.0	\$	460.00
Geologist/Project Scientist	\$90.00	20.0	\$	1,800.00
Senior Environmental Technician	\$80.00	20.0	\$	1,600.00
Clerical	\$50.00	3.0	\$	150.00
<b>Professional Services Subtotal</b>				<b>\$ 7,885.00</b>

##### **II. SUBCONTRACTOR SERVICES**

###### **Laboratory Fees**

	<b>Units</b>	<b>Cost/Unit</b>		<b>Subtotal</b>
VOCs in groundwater	12	\$200.00	\$	2,400.00
BTEX/MTBE/cPAHs/naphthalene in groundwater	24	\$275.00	\$	6,600.00

**Subcontractor Services Subtotal \$ 9,000.00**

##### **III. MISCELLANEOUS FEES**

	<b>Units</b>	<b>Cost/Unit</b>		<b>Subtotal</b>
Groundwater Sampling Equipment Rental	4	\$400.00	\$	1,600.00
Survey Gear Rental	4	\$100.00	\$	400.00
Drum Disposal--Contaminated Water	2	\$300.00	\$	600.00
Field Charges/Supplies	4	\$100.00	\$	400.00

**Miscellaneous Fees Subtotal \$ 3,000.00**

**Phase 2 Total \$ 19,885.00**

## RESOURCE CONSULTING, INC.

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### *Phase 3: Corrective Action Closure Report*

#### **Project Management/Data Analysis/Report Preparation for Quarterly Monitoring**

Project Manager	\$115.00	5.0	\$	575.00
Geologist/Project Scientist	\$90.00	20.0	\$	1,800.00
Environmental Technician	\$75.00	10.0	\$	750.00

#### **Project Management/Data Analysis/Report Preparation for Corrective Action Closure Report**

Project Manager	\$115.00	10.0	\$	1,150.00
Geologist/Project Scientist	\$90.00	60.0	\$	5,400.00
Environmental Technician	\$75.00	20.0	\$	1,500.00
Licensed Professional Engineer	\$125.00	6.0	\$	750.00
Clerical	\$50.00	7.0	\$	350.00

*Phase 3 Total* \$ 12,275.00

**PROPOSED TOTAL PROJECT COST** \$ 39,560.00