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Environmental Consulting ♦ Geoprobe Laboratory

4050016
Attachment
March 2005
SAS I Application

January 28, 2005

The Honorable Don Stock, Mayor
City of Frankfort
301 E. Clinton Street
Frankfort, IN 46041-1955

Ms. Sara Westrick
Indiana Development Finance Authority
One North Capitol, Suite 900
Indianapolis, IN 46204

Re: Phase I Brownfield Assessment
Indiana Brass, 800 Clinton Street, Frankfort, IN

Dear Sir or Madam:

The following is a proposal to complete a Phase I Brownfield Assessment of the Indiana Brass property in Frankfort, Indiana. The site is a former brass foundry and metal plating facility that manufactured water valves. The site operations began prior to 1927.

This Phase I Brownfield Site Assessment is to meet the needs of all appropriate inquiry (40 CFR Part 312), to review the environmental history and to identify recognized environmental conditions at the site. The recognized environmental conditions identified in this Phase I Assessment will be used to direct the scope of work for a Phase II Assessment,

Scope of Work

Troy Risk, Inc. is pleased to provide the City of Frankfort with this proposal for a comprehensive Phase I Brownfield Assessment of the Indiana Brass property in Frankfort, Indiana. Troy Risk plans to complete the work in a prompt, professional manner and will communicate project progress.

The proposed Phase I Assessment scope of work includes a site inspection, interviews with people familiar with the site, a review of its historical use and review of the environmental regulatory history of the site and adjoining properties. The scope of work is designed to meet the All Appropriate Inquiry (40 CFR Part 312).

Site Inspection

The purpose of the site inspection is to identify historical sources and visual evidence of potential contamination that may have impacted the project site. The interiors of all accessible buildings and the extent of the property will be visually inspected. Visible features that will be noted include, but are not limited to, the following:

- Underground Storage Tanks (fill ports, vent pipes, pump islands)
- Above Ground Storage Tanks
- Below Grade Pipelines
- Sumps, Vaults, Septic tanks, Dry Wells, Injection wells
- Hydraulic Systems
- Transformers
- Chemical Spills and/or Staining
- Drum and Chemical Storage Areas
- Areas of Debris or Signs of Dumping
- Areas of Fill Soil Materials
- Dead or Stressed Vegetation

Visual inspection of surrounding properties will be limited to clearly visible features that can be discerned from public roads. The surrounding properties will not be intentionally entered.

Asbestos

An accredited asbestos inspector will conduct a survey of the building for suspect asbestos containing building materials. A maximum of 80 samples of suspect friable-type materials will be collected and analyzed. The results of the analysis will be documented within the Phase I report.

Lead Paint

A lead-paint survey will be conducted to assess the presence and hazard posed by lead paint at the facility. The results of the survey will be summarized in the assessment report.

Historical Records

The history of the site will be assessed through a review of readily available documents such as: Street Directories*, Sanborn Fire Insurance Maps*, and Aerial Photography*.

*The availability of these documents varies with each city and county.

Additional historical records may be consulted as required to establish the history of the site. The history of the site will be researched according to the All Appropriate Inquiry standard.

Regulatory Records

Troy Risk will obtain an environmental database radius search from a commercial vendor. The radius search provides a listing of sites that appear on local, State and Federal environmental databases. The radius of each database search is specified by the Federal protocol. Review of regulatory files for the project site and/or the surrounding properties will be completed to determine recognized environmental conditions. The degree of completeness and the availability of the regulatory files vary with each regulatory program.

Reporting

Troy Risk will assemble the information from the Phase I assessment into a report that lists the recognized environmental conditions for the project site. Included in the report will be drafted site figures of any areas of concern, available aerial photographs, site photographs, and supporting documentation. Troy Risk will provide the client with two copies of the final report.

Phase II Workplan

Results of the assessment will be used to develop a detailed workplan for Phase II subsurface investigation. The workplan will include a map of proposed boring locations, sample media and laboratory tests to be performed.

Project Costs

Troy Risk will perform the above scope of work for a lump sum of \$7,500.00. This lump sum will not be exceeded unless unexpected conditions are encountered or the scope of work is changed. This lump sum assumes that no more than 80 samples of suspect ACM building materials will be submitted for testing.

Table 1 Phase I Cost Estimate Indiana Brass, Frankfort, IN		
Task	Description	Costs
Phase I Brownfield Assessment	Develop Recognized Environmental Conditions	\$3,150
Asbestos Survey	Collect and Analyze 80 Suspect ACM materials.	\$2,400
Lead Paint Survey	Identify and test lead paint at appropriate locations.	\$750
Investigation Workplan	Develop workplan to make borings, collect and analyze soil and groundwater samples.	\$1,200
Total		\$7,500.00

Our professional services will be performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering. This warranty is in lieu of all other warranties either express or implied.

Troy Risk is prepared to complete this work to the satisfaction of the client. We look forward to working with you on this project. If you have questions with regard to this proposal please call (570-6730).

Sincerely,

Brad K. Lewis, CHMM
Senior Scientist

Paul Troy, CPG
President

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TROY RISK PROPOSAL ACCEPTANCE FORM

Description of Services
Project Name
Proposal No.

Phase I Comprehensive Brownfields Assessment
Indiana Brass, Frankfort, Indiana
TRI Proposal: 2005-03

Proposed Amount

Lump Sum: \$7500.00

FOR PAYMENT CHARGES:

Charge Invoice to the Account of:

Firm _____

Street Address _____

Zip _____

Attention _____

Telephone _____

Fax _____

PROPOSAL ACCEPTED BY

(Signature and Title)

(Date)

Acknowledging and agreeing to the attached terms and conditions.

PROPERTY OWNER IDENTIFICATION (If other than above):

Name _____

Street Address _____

Zip Code _____

Attention _____ Telephone _____

FOR APPROVAL OF CHARGES:

Send Invoice to:

Firm _____

Street Address _____

Zip Code _____

Attention _____ Telephone _____

If the invoice is to be mailed for approval to someone other than the account charged, please indicate in the space above. Invoices for completed work will be issued every four weeks for continuous or extended projects unless otherwise agreed.