

REQUEST FOR RESPONSE

Environmental Site Assessment (ASTM: E 1527-05)

Fernald Development Center Waltham, Massachusetts

The Consultant will submit a draft proposal to the Commonwealth of Massachusetts, Division of Capital Asset Management (DCAM) to complete a Phase I Environmental Site Assessment (Phase I ESA) to be conducted at the above-referenced site. The Site is located at 200 Trapelo Rd., Waltham, MA. The Area is bordered by **Trapelo Rd., Waverly Oaks Rd., Beaver Street, and Lexington Street**, and consists of 163 acres. The Site is currently used as a residential campus for the Department of Mental Retardation. Figures 1 and 2 are a Site Locus Map and a Site Orthographic Photograph. Figure 3 is a site plan.

PHASE I ENVIRONMENTAL SITE ASSESSMENT SCOPE OF WORK

The Phase I ESA will be completed in general accordance with the guidelines set forth in the American Society For Testing and Materials (ASTM) publication E-1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The purpose of the Phase I ESA is to identify "recognized environmental conditions" in connection with the Site. Recognized environmental conditions, as defined by the ASTM E-1527-05, means "the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

The Consultant will provide a professional opinion regarding recognized environmental conditions at the Site based upon the following, as available: (1) information obtained from interviews with people knowledgeable about the Site regarding the current and former operations/uses; (2) from the records/files reasonably available for review from federal, state, and local sources; and (3) from visual observations of Site-specific and surrounding features and conditions:

Task 1: Federal and State File Review

The state and federal records, listed below, shall be reviewed using available computer database resources in an effort to identify recognized resources environmental conditions at and near the Site. The approximate search distances from the Site are also noted below. These search distances are those that are indicated as the standard search distances in Section 7.2.1 of the ASTM guidance.

- Federal National Priorities List (NPL) (1.0 mile);
- Federal Resource Conservation and Recovery Act (RCRA) corrective action (CORRACTS) and non-CORRACTS Treatment, Storage and Disposal (TSD) facility list (1.0 miles and 0.5 mile, respectively);
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listing (0.5 mile);
- Federal RCRA generators list (property and adjoining properties);
- Federal Emergency Response Notification System (ERNS) list (property only);

- State-listed hazardous waste disposal sites (1.0 mile);
- State listing of oil and/or hazardous material spills (0.5 mile);
- State listing of landfills and/or solid waste disposal sites (SWL) (0.5 mile);
- State registered leaking underground storage tanks (LUSTs) (0.5 mile); and
- State registered underground storage tanks (USTs) (property and adjoining properties).

The Consultant will also review available Sanborn and other Fire Insurance Maps from a computer database service company. Fire insurance maps typically illustrate historic property uses, operations, and potential environmental features of concern. Historic aerial photographs or mapping must be reviewed to identify/confirm historic property uses.

Information generated from this computer search will be evaluated and used to determine which state-listed sites, if any, should be further reviewed at the Massachusetts Department of Environmental Protection (MADEP). If a MADEP file review is warranted to review the site-specific information on the state-listed sites near the subject Site, the Consultant will contact the MADEP to schedule a file review. The primary purpose of the MADEP file review is to determine if contaminant conditions on nearby state-listed sites have the potential to adversely impact environment conditions at the subject Site. The Consultant shall assume for purposes of estimating their costs, that three files will be reviewed. If additional file reviews are required, the Consultant shall contact DCAM and request additional funding. This request is to be made during Task 2 and not upon completion of the report.

As part of this task, the Consultant will also generate a Site-specific Geographic Information Service (GIS) map(s) from the data layers available from Massachusetts' Executive Office of Environmental Affairs (EOEA). The GIS map(s) will help to identify the physical setting and sensitive environmental receptors on or near the Site. GIS information, to be shown as applicable, includes:

- Color ortho imagery;
- USGS topographic;
- Hydrographic features;
- Bedrock and surficial geology;
- Conservation areas;
- Regulated areas (MADEP regulated, FEMA); and
- Other features as applicable.

Task 2: Local File Review

Supplementing the information obtained from federal and state sources, the following local agencies will be visited in order to review available records regarding site history and oil and/or hazardous material (OHM) releases/spills (or potential for) to the environment at and in the vicinity of the Site:

- Tax Assessors/Clerks office (e.g., property ownership);
- Fire Department (e.g., registered aboveground and underground storage tank information);
- Building/Planning/Zoning Department (e.g., building permits and zoning information);
- Water and Sewer Department (e.g., source and distribution systems);
- Health Department (e.g., environmental issues); and
- Historic Commission (site history/past uses).

Task 3: Site Observations and Interviews

The objective of the Site reconnaissance is to identify and document the pertinent features and conditions at and surrounding the Site with particular focus on those areas, which may indicate the likelihood of an OHM release. The Site reconnaissance will include the following activities:

- Observations of the exterior grounds to identify periphery conditions, surrounding properties and their uses, abutting roadways, stressed vegetation, on-Site wells, potential contamination pathways (i.e., underground storage tanks and utilities, septic systems and leach fields), and known and suspect oil and/or hazardous material waste storage and disposal areas;
- Observations of accessible building interiors, if existing and/or necessary, to identify general building layout/construction, maintenance/electrical/mechanical rooms (e.g., boiler rooms), floor drains/trenches, heating and cooling systems, surficial staining; and
- Observations of on-Site and surrounding environmental features and conditions, including surface water bodies, wetlands, and drainage ditches.

During the Site reconnaissance, photographs will be taken of significant Site and surrounding features for physical documentation purposes. The Consultant will also interview, if available, people knowledgeable about historic Site operations and uses in an attempt to gain and document more detailed information on potential handling and disposal of OHM. DCAM will identify a contact person and make this person available during the reconnaissance to assist in answering any questions and to provide copies of any documents which exist for the Site (i.e., building plans, environmental reports). Other than these agencies listed in Tasks 1 and 2, the Consultant will not contact local or state agencies or the Site user agency without approval of DCAM. Based on field observations, supplied and ascertained Site plans, and obtained assessor maps, a plan will be generated to illustrate the primary Site and pertinent surrounding features/conditions.

Task 4: Report Preparation

The information and data generated from the above-noted tasks will be reviewed, compiled, and presented in a Phase I Environmental Site Assessment Report (the Report). A typical table of contents is attached. The Report will include a findings and conclusions section that renders one of the following professional opinions:

- The assessment has revealed “no” evidence of recognized environmental conditions in connection with the Site; or
- The assessment has revealed no evidence of recognized environmental conditions in connection with the Site (s) “except” for the following [i.e., a list of specific conditions of concern identified on the Site will be presented].

If recognized environmental conditions are identified at the Site during the Phase I ESA, a listing of each identified condition will be provided in the Report. The Consultant will also provide recommendations in a letter separate from the Phase I ESA report for addressing any identified, recognized, environmental conditions. The Consultant will send four (4) copies of a draft version of the Report to DCAM for review and comment prior to finalization. The final deliverable will be six (6) copies of the bound Report, and one recommendations letter, if appropriate, for the Site.

PROJECT PERSONNEL

The Consultant shall identify the personnel assigned to the project. The Consultant will ensure that only personnel with the appropriate experience will be assigned to the project.

SCHEDULE

Following the written authorization from DCAM to proceed, the Consultant will commence work. All work will be completed in approximately six weeks as shown below. This schedule has assumed timely completions of certain tasks and DCAM realizes actual conditions may vary the schedule.

Week 1:	Information review;
Week 2:	Site reconnaissance and state file review if applicable;
Week 3:	Preparation and submittal to DCAM of a draft report;
Weeks 4 and 5:	Review and comments on the draft report; and
Week 6:	Finalization and submittal to DCAM of the final report.

COST OF SERVICES AND CONDITIONS OF ENGAGEMENT

The Consultant will provide a spreadsheet with the proposed cost of services. The Consultant will perform the work in accordance with the Commonwealth Terms and Conditions as part of the Environmental Consulting and Engineering Services Contract (MSA DCP0507 HD1). Unforeseen additional efforts beyond the scope of this proposal that would be required or that would become necessary, would be agreed upon in writing between the Consultant and DCAM and would be completed on a time and materials basis in accordance with the referenced Terms and Conditions.

TABLE OF CONTENTS

(to be used as applicable)

1.0	EXECUTIVE SUMMARY
2.0	INTRODUCTION
2.1	Purpose
2.2	Scope-of-Services
2.3	Significant Assumptions
2.4	User Reliance
3.0	SITE DESCRIPTION
3.1	Location and Legal Description
3.2	Site General Characteristics
3.3	Current Use of the Property
3.4	Description of Structures, Roads, and Other Site Improvements
3.5	Current Uses of Adjoining Properties
4.0	USER PROVIDED INFORMATION
4.1	Title Records
4.2	Property Owner and Occupant Information
4.3	Reason for Performing the Phase I
5.0	RECORDS REVIEW
5.1	Standard Environmental Record Sources
5.2	MADEP File Review
5.3	Activity and Use Limitations
5.4	Physical Setting Sources
5.5	Historical Use Information on the Property
5.6	Historical Use Information on Adjoining Properties
6.0	SITE RECONNAISSANCE
6.1	Methodology and Limiting Conditions
6.2	General Site Setting
6.3	Environmental Conditions
7.0	INTERVIEWS
7.1	Interviews with Owner
7.2	Interviews with Local Government Officials
8.0	FINDINGS AND OPINION
9.0	CONCLUSIONS
10.0	REFERENCES
11.0	CERTIFICATION AND QUALIFICATIONS

TABLE OF CONTENTS (CONT.)
(to be used as applicable)

Figures:

Figure 1 – Locus Plan
Figure 2 – Site Plan
Figure 3 – Site Plan Detail
Figure 4 – GIS Mapping

Appendices:

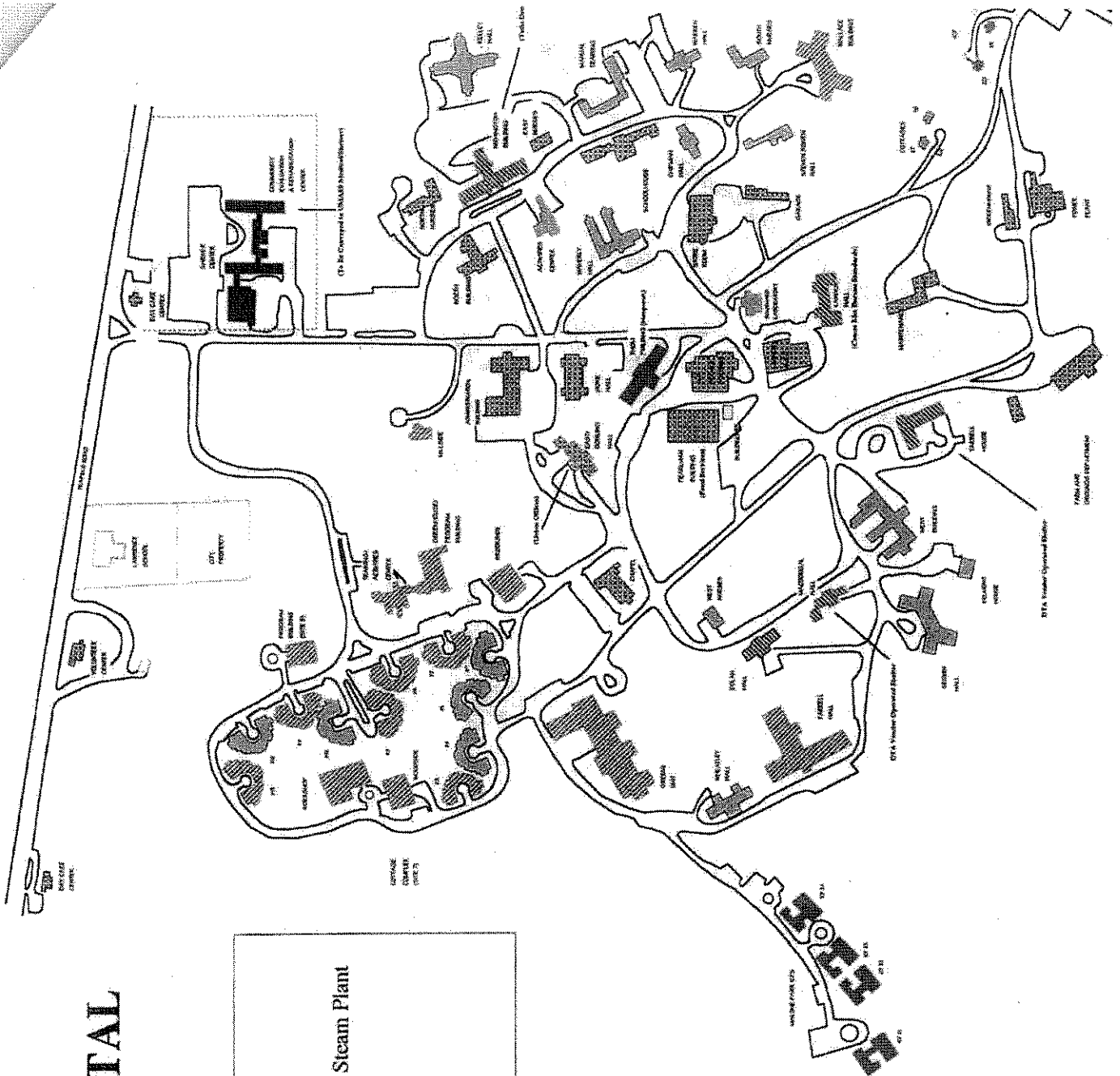
Appendix A - Site Photographs
Appendix B - Historical Research Documentation
Appendix C - Regulatory Records Documentation

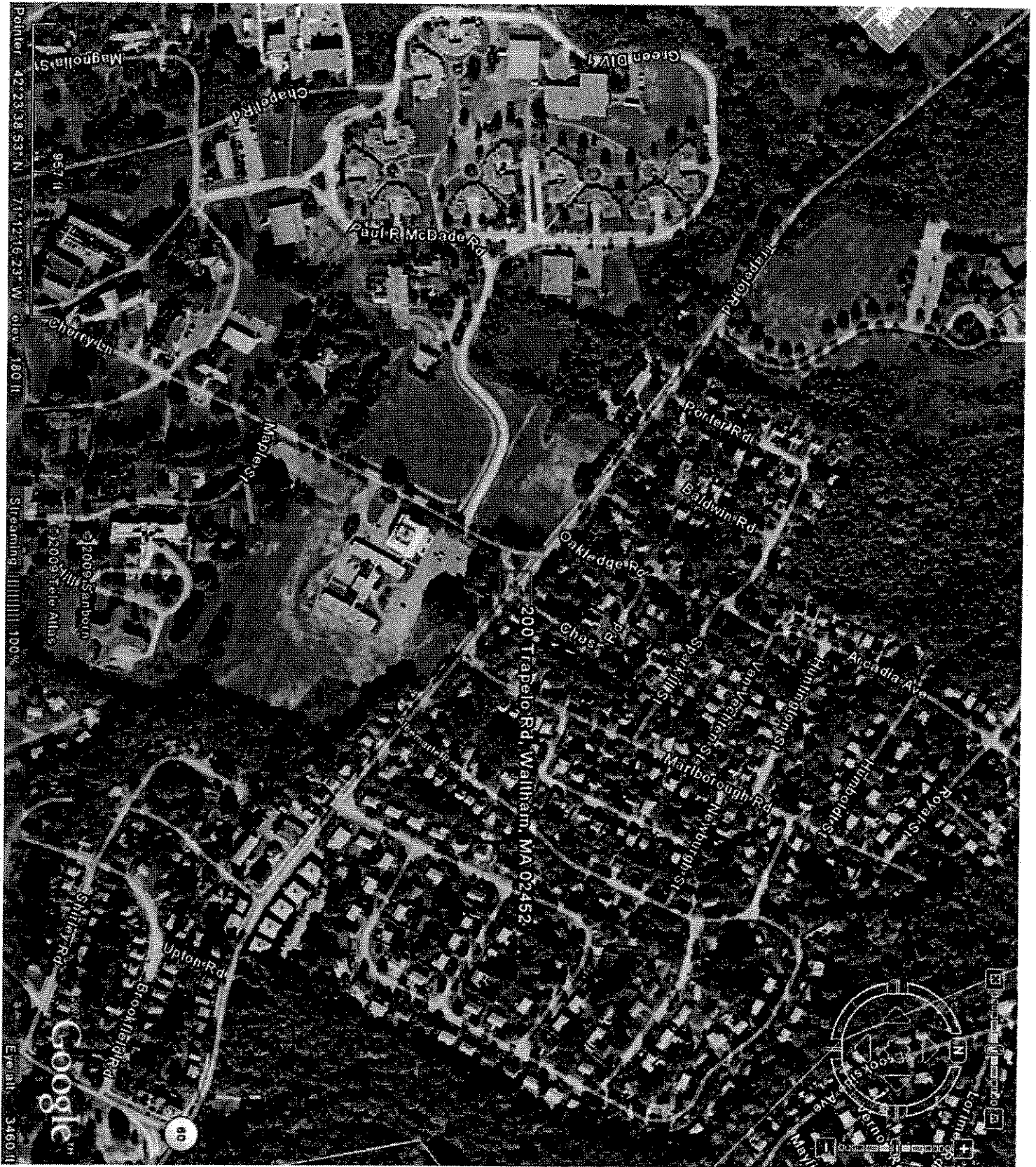
Fig 3

FERNALD DEVELOPMENTAL CENTER

SITE PLAN
WALTHAM, MA

Physical Description:
71 Major Structures (1.26 million Sq Ft)
163 acre campus,
Municipal Water & Sewer
Most buildings served by High Pressure Steam Plant





Pointer 42°23'38.53" N 71°12'16.23" W elev. 180 ft

©2009 Sanborn
©2009 Tele Atlas

Google
Elev. 3460 ft

