

# omr architects<sub>inc</sub>

543 Massachusetts Ave, West Acton, MA 01720  
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## Proposal Request #17

April 11, 2011

### Reference

Contract for Designer Services between the Concord Carlisle Regional High School and OMR Architects Inc.

### Scope of Work

Professional services by CDW Consulting to conduct subsurface investigation to delineate a historic town landfill at the Concord-Carlisle High School. Based on the previous subsurface investigation it was determined that the area of the landfill will need to be more fully delineated to implement containment and/or remediation in accordance with the MA DEP. Refer to attached CDW Consulting proposal dated April 6, 2011.

### Proposed Lump Sum

Soils Investigation Phase 2 for not to exceed:	\$23,800.00
OMR 10%:	<u>\$2,380.00</u>
Total Proposed Fee	<b>\$26,180.00</b>

ARCHITECT  
OMR Architects Inc.

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

Martin A. Kretsch, AIA, LEED AP, Principal  
*Printed Name and Title:*

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



**CDW CONSULTANTS, INC.**  
CIVIL & ENVIRONMENTAL ENGINEERS

PRINCIPALS & ASSOCIATES

*Yee Cho, PE, LSP  
Kathleen Campbell, PE, LSP, LEED AP  
Jack Goodhall, PE*

April 6, 2012

Mr. Marty Kretsch, LEED AP  
OMR Architects, Inc.  
543 Massachusetts Avenue  
Acton, MA 01720

RE: Professional Services for Delineation of Former Landfill Area  
Concord Carlisle High School  
500 Walden Street, Concord, Massachusetts

Dear Mr. Kretsch:

CDW Consultants, Inc. (CDW) is pleased to present this proposal to conduct subsurface investigation to delineate a historic town landfill at the Concord-Carlisle High School ("Site") in the Town of Concord, Massachusetts. Previous subsurface investigation findings identified elevated concentrations of metals in soil in the area of the former landfill. The area of the landfill will need to be more fully delineated to implement containment and/or remediation in accordance with the MA DEP. Therefore, CDW recommended the completion of a soil sampling program throughout to establish the boundaries of the former landfill.

Our proposal includes the Scope of Services, Schedule of Services, Fee for Services, and Terms and Conditions.

## **1.0 SCOPE OF SERVICES**

### **1.1 Subsurface Investigation**

- (a) CDW will conduct a limited subsurface investigation on the Site. The investigation will consist of the advancement of a total of 50 soil borings in a grid pattern to a depth of ten (10) feet. Two of the borings will be completed to a depth of 25 feet as 2" diameter monitoring wells. Up to three (3) days of drilling are included in this task.
- (b) CDW will collect soil samples for field-screening continuously during the boring advancement. CDW will field-screen soil samples for volatile organic compounds using a photoionization detector.
- (c) Based upon the results of the field observations and screening, CDW will submit up to two (2) soil samples from each of the borings (100 samples) to a certified



laboratory for analysis for total lead. Up to ten (10) soil samples will be analyzed for total priority pollutant metals (PP13). Up to five (5) of the samples will be analyzed for Volatile Organic Compounds (VOCs) by EPA Method 8260.

- (d) Up to four (4) soil samples will be submitted for TCLP lead from areas with highest lead concentrations in soil. This analysis will support an opinion on the level of construction required for an engineered barrier.
- (e) CDW will gauge the depth to groundwater in the two (2) new monitoring wells and one existing monitoring well. CDW will bail a minimum of three well volumes from the wells prior to sampling. CDW will conduct field analysis of groundwater at each well for pH, conductivity, and temperature.
- (f) CDW will sample 2 new monitoring wells and one existing monitoring well for laboratory analysis. Laboratory analysis will include EPH/VPH including target PAHs, VOCs by EPA Method 8260, and dissolved PP13. CDW will collect groundwater samples a minimum of one week after the new well installation at each of the monitoring well locations.
- (g) CDW will field locate the borings and monitoring wells using a GPS. CDW will locate the borings on a scaled MAGIS orthophoto projected in MA State Plane coordinates.
- (h) CDW will survey the locations and the elevations of the groundwater monitoring wells relative to a fixed point. CDW will confirm the average groundwater gradient and flow direction based upon the data obtained.
- (i) Borings will be backfilled with soil cuttings. Investigation-derived waste will not be characterized or disposed of under this agreement.

## **1.2 Summary Report**

- (a) CDW will prepare a summary report of the Subsurface Investigation. One electronic copy of the report will be submitted to the Client.
- (b) CDW will prepare recommendations for design of an engineered barrier, and for further work, if needed, to manage site conditions during construction, adhere to additional MCP notification requirements, and/or implement mitigating measures to remediate contamination identified at the site.



**2.0 SCHEDULE OF SERVICES**

CDW will commence work on this project upon receipt of written authorization to proceed. The schedule for completion of these tasks is based upon Client’s needs from written authorization to proceed, assuming that site access is available for on-site testing. If needed, CDW will conduct our services to avoid school hours, such as weekends or school holidays. Other services will depend upon the established design schedule for completion.

**3.0 FEE FOR SERVICES**

For this project as defined in Articles 1.0 through 5.0, "Scope of Services" compensation shall be on a time and materials basis not to exceed \$23,800 (Twenty Three Thousand Eight Hundred Dollars). Invoices will be submitted on a monthly basis.

**Supplemental Subsurface Investigation:**

Drilling Equipment (3 Days).....	\$ 6,200
Drilling Oversight and Dig Safe.....	\$ 3,840
GPS & Groundwater Flow Survey.....	\$ 1,140
Soil Sample Suite (102 Lead @ \$18).....	\$1,835
Soil Sample Suite (15 PP13 Metals@ \$127).....	\$1,905
Soil Sample Suite (4 EPH/VPH@ \$245).....	\$ 980
Soil Sample Suite (4 TCLP Lead@ \$50).....	\$ 200
Soil Sample Suite (10 VOC@ \$110).....	\$ 1,100
Equipment Expenses (mileage, GPS, PID, Survey).....	\$ 350
Summary Report.....	\$ 6,250

Subtotal..... \$ 23,800

For additional services not included herein, our standard labor rates are as follows:

Principal	\$140.00 per hour
Senior Project Engineer	\$100.00 per hour
Project Engineer/Scientist	\$ 90.00 per hour
Junior Engineer/Scientist	\$ 70.00 per hour
Lab sample analysis	\$ varies

**4.0 TERMS AND CONDITIONS**

CDW will accept applicable Terms and Conditions of the Contract for Designer Services (i.e., the Prime Agreement) between the Town of Concord and OMR Architects, Inc.



Mr. Marty Kretsch  
April 6, 2012  
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Please sign a copy of this agreement. Retain a copy for your files and return the other to us; the receipt of which shall constitute Notice-to Proceed. If you have any questions, please do not hesitate to contact Kathleen Campbell at extension 23. We look forward to working with you on this important project. Thank you for your confidence in CDW Consultants, Inc.

Very truly yours,  
**CDW CONSULTANTS, INC.**

Kathleen Campbell, PE, LSP, LEED AP  
Vice President

AGREED AND ACCEPTED BY CLIENT:

Name \_\_\_\_\_  
Title \_\_\_\_\_



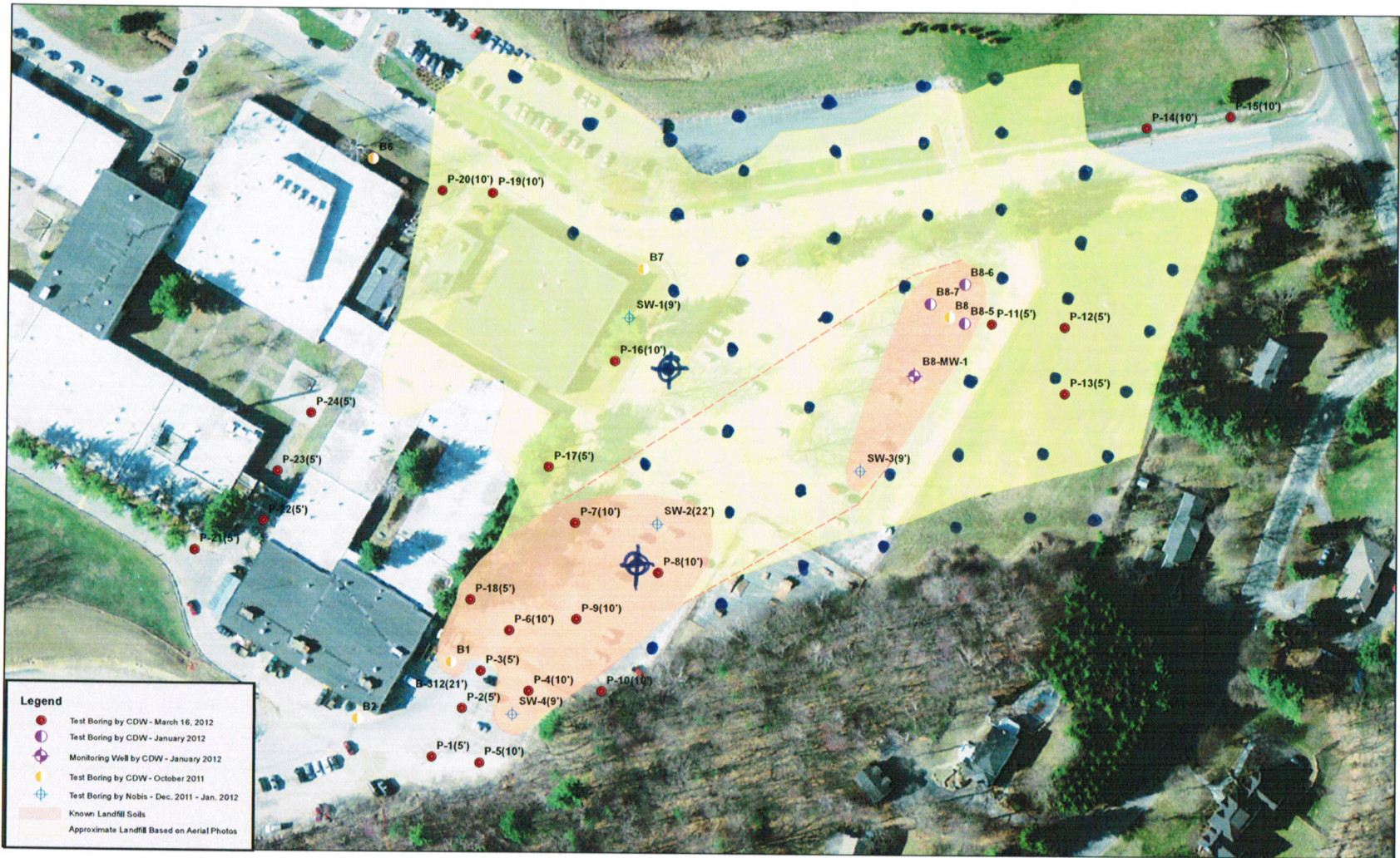


IMAGE SOURCE: MAGIS 2008 ORTHOPHOTO



FIGURE 2

SITE PLAN WITH SAMPLING LOCATIONS  
 CONCORD CARLISLE HIGH SCHOOL  
 CONCORD, MA

March 26, 2012

● Proposed Boring  
 ⊕ Proposed Monitoring Well



0 60 120 180  
 Feet

DATA PROJECTION: NAD 1983 MASSACHUSETTS STATE PLANE MAINLAND (METERS)