



July 14, 2020

Dennis H. Carson, Director
Economic Development Department
City of Lafayette
515 Columbia Street
Lafayette IN 47901

RE: Limited Site Assessment Proposal
Proposed Police Station Property
625-639 Columbia Street & 10 North Seventh Street
Lafayette, Tippecanoe County, Indiana

Dear Mr. Carson:

IWM Consulting Group, LLC (IWM Consulting) is pleased to submit this proposal to conduct a limited Phase II Environmental Site Assessment (ESA) for the Proposed Police Station property located at 625-639 Columbia Street and 10 North Seventh Street in Lafayette, Tippecanoe County, Indiana (hereinafter referred to as the site). The site consists of five (5) contiguous land parcels containing approximately 0.89 acres southwest of the intersection of Columbia and Seventh Streets.

The site is currently improved with three (3) commercial buildings and an asphalt parking lot. An approximately 9,372 square foot single-story commercial building (625 Columbia Street) is present on the western portion of the site, an approximately 4,050 square foot single story commercial building (639 Columbia Street) is present on the northeastern portion of the site, and an approximately 5,104 square foot single-story commercial building (10 North Seventh Street) is located on the southeastern portion of the site. The 625 Columbia Street building is occupied by The Columbia Room, a catering venue, the 639 Columbia Street building is occupied by offices for Tempest Homes, a residential developer, and the 10 North Seventh Street building is occupied by offices for Tempest Homes and Crest Management, a property management company. Property use in the immediate site vicinity consists of primarily commercial, parking lots, residential, and religious.

IWM Consulting completed a Phase I ESA at the site in July 2020. According to information discovered during the Phase I ESA activities, it appears that the site was historically occupied by a church (639 Columbia Street), an auto garage with a 55-gallon underground storage tank (UST) in the southeastern portion of the parking lot from 1915 through the 1950s, an auto sales and repair facility (625 Columbia Street) from 1924, and a boarding house (10 North Seventh Street). The current buildings at the site were built in 1924 (625 Columbia Street), 1957 and later expanded in 1989 (10 North Seventh Street), and 1962 (639 Columbia Street).



Although out-of-scope for the Phase I ESA, it was noted that potential asbestos-containing gypsum wall and ceiling board, ceiling tiles, cove base and mastic, carpet mastic, window glazing, floor tiles and mastic, and boiler and piping insulation were observed in the structures on the site.

Based upon the historical review conducted during the Phase I ESA, the following *Recognized Environmental Conditions* were identified for the site:

- A historical 55-gallon UST was present in the southeastern portion of the current parking lot from at least 1915 through at least the early 1950s. No closure documentation for this UST is available and it is considered a *REC*. Due to the proximity of the historical UST to the utility corridor located in the alley adjacent to the south of the west portion of the site, the potential for a *release* to have occurred in the vicinity of the utility corridor presents a *VEC*.
- What appeared to be an abandoned groundwater monitoring well was observed on the south side of the 639 Columbia Street parcel. The apparent monitoring well was not identified in any documentation for nearby subsurface investigations reviewed on the IDEM VFC. Since no data is available for the assumed monitoring well, it is considered a *REC*.
- Auto service operations historically conducted in the 625 Columbia Street building is considered a *REC*, presents a *VEC*, and is considered a significant *data gap* due to the inability to observe the floor surface where historical service operations likely occurred.
- Historical dry-cleaning facilities were present further to the north and north-northwest of the site and are considered *RECs* due to the potential for *hazardous substances* and/or *petroleum products*.

The proposed site assessment activities include a limited Phase II ESA and pre-demolition asbestos inspection and lead-based paint (LBP) survey. The purpose of the Phase II ESA is to ascertain if the historical use of the site as an auto garage and auto repair facility have adversely impacted the subsurface of the property. In addition to collection of soil and groundwater samples, the Phase II ESA activities will also include a ground penetrating radar (GPR) survey in order to determine if any historical or additional USTs are currently present at the site. The purpose of the pre-demolition asbestos inspection and LBP survey is to evaluate the building materials used in the construction of the onsite structures prior to demolition/removal. The proposed Phase II ESA work activities are described in more detail in the following sections.

SCOPE OF WORK

A. Public & Private Utility Locates/Limited Geophysical Survey

Prior to any drilling work, and as required by law, a call will be placed to the Indiana utilities protection service (Indiana 811), so the location of any public utilities will be marked prior to the work. However, Indiana 811 only marks public utilities. Any private utilities such as electric lines for lights or signs, water, and sewer are considered private, and are not marked. Private lines at the site are present and must also be located prior to drilling to prevent accidental damage. Private line locating services will be utilized to clear



the soil boring locations which includes \$15,000 in liability coverage from the utility location subcontractor in the event they miss-mark a private line.

IWM Consulting will contract with a qualified company to conduct a GPR survey. The GPR survey will also include inductive tracing equipment in order to more accurately trace any existing vent lines to the associated USTs (if present). Any subsurface anomalies will be clearly identified by location on a site map and the surface areas of the Site will be marked with paint during the survey activities. **Please note that in order for an accurate GPR survey to be completed, areas of the parking lot adjacent to the historical location of the 55-gallon UST and proposed soil boring locations should be clear during the duration of the GPR survey field activities.**

B. Soil & Groundwater Sampling Activities

In accordance with the request and in order to determine if the historic use of the site has adversely impacted the soil and/or groundwater onsite, IWM Consulting is proposing to install six (6) soil borings (GP-1 through GP-6) across the site. The exact locations of the borings will be dependent upon the results of the GPR survey and an attempt will be made to install the borings in areas adjacent to potential historical source areas (i.e. USTs cavities, piping runs and fuel dispensers if present, and auto repair areas). It is anticipated that two (2) soil borings will be installed to the west of the 625 Columbia Street building, two (2) soil borings will be installed to the east of the 625 Columbia Street building, and two (2) soil borings will be installed adjacent to the historical 55-gallon UST location in the southeast portion of the parking lot.

The soil borings will be advanced with a truck or track mounted Geoprobe[®] unit and utilize direct push technology when advancing the soil borings. Consequently, soil cuttings are not generated during drilling activities. The soil borings will be sampled on a continuous basis with a 4-foot sampler lined with a dedicated, disposable sleeve. The borings will be advanced approximately 3-5 feet within the top of the underlying water bearing unit and the maximum boring depth is anticipated not to exceed 20 feet below the ground surface (bgs).

Continuous soil samples will be obtained during the soil boring installation activities and all of the soil samples will be visually inspected and screened in the field with a portable flame-ionization detector (FID) and/or photoionization detector (PID) in an effort to determine the relative presence of volatile organic compounds (VOCs). The lithology, observations, and field screen readings will be recorded on a field log for each boring. Soil samples will be selected for laboratory analysis based on depth, FID/PID readings, visible staining, and/or odor.

One (1) confirmatory soil sample (from the interval that exhibits visual staining, the highest field screen reading, or from the interval immediately above the observed water table if no staining or elevated field screen readings are observed) will be obtained from each soil boring and submitted for laboratory analysis of VOCs using SW-846 Method 8260, polyaromatic hydrocarbons (PAHs) using SW-846 Method 8270SIM, lead using SW-846 Method 6010, and percent moisture. The volatile soil samples will be obtained in general accordance with EPA Sampling Method 5035. Specifically, the volatile soil samples will be



transferred from the sampling device into tared, laboratory provided 40-mL vials using a dedicated Terra Core™ Sampler.

Temporary, 1-inch diameter PVC piezometers with 10 feet of 0.010-inch slot screen will be installed in each boring location for the collection of groundwater samples. One-time groundwater samples will be obtained from each boring and submitted for laboratory analysis of VOCs using SW-846 Method 8260, PAHs using SW-846 Method 8270SIM, total and dissolved lead using SW-846 Method 6010, and low-level lead scavengers using SW-846 Method 8011. The groundwater samples will be obtained from the temporary piezometers using a disposable bailer and/or disposable polyethylene tubing with a ball check valve.

Post groundwater sampling activities the temporary points will be removed and the resulting borehole will be filled with bentonite chips and sealed at the surface with similar surfacing material.

All of the samples will be analyzed by the laboratory using a 10-day turnaround time (TAT) and Level II Quality Assurance/Quality Control (QA/QC) procedures. One (1) trip blank will also be submitted for VOC analysis. If expedited analysis is requested, an additional surcharge will be applied to the analytical costs.

The soil and groundwater sample analytical results will be compared with the applicable Screening Levels as outlined in Appendix A, Table A-6, of the Remediation Closure Guide (RCG) dated March 22, 2012 (and all applicable updates).

C. Pre-demolition Asbestos Inspection & Lead-based Paint Survey

An Indiana-licensed asbestos building inspector will conduct an inspection of the buildings on the Site in accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements for building demolition and renovation. If suspect asbestos containing materials (ACMs) are identified, the materials will be delineated into homogeneous areas (areas of suspect ACM that are uniform in color and texture and were installed at the same time for the same purpose). Suspect category I non-friable ACMs (packings, gaskets, resilient floor covering, and asphalt roofing products) will be identified and a determination of quantity and condition of the materials will be made. Suspect category I ACMs that are not friable and not in poor condition will not be sampled for analysis. These materials must be assumed to be ACMs unless analysis of the materials proves otherwise. Suspect category I ACMs that are deemed to have become friable and all paper-backed vinyl sheet flooring will be sampled in accordance with NESHAP requirements.

Samples of suspect ACMs from each homogeneous area will be collected in accordance with the requirements of 40 CFR 763.86. The bulk samples of suspect ACMs will be submitted to EMSL Analytical, Inc. (EMSL), a laboratory accredited to conduct asbestos bulk analyses under the National Voluntary Laboratory Accreditation Program (NVLAP). The samples will be analyzed for asbestos using polarized light microscopy/dispersion staining (PLM/DS), in accordance with EPA Method 600/R-93/116.

NESHAP requires that if the asbestos content of a friable material is less than ten (10) percent as determined by a method other than point counting by PLM, the asbestos content must be verified by point counting



using PLM, or the material must be considered to be ACM. This includes samples with asbestos content reported as less than 1 percent or “trace”.

Due to the age of the Site buildings, an LBP inspection will be completed to determine if LBP is present on the aforementioned structures and will include a visual walk-through at the Site by an Indiana licensed lead inspector to identify the presence and general locations of suspected, readily accessible LBP.

IWM Consulting will utilize an X-ray fluorescence (XRF) instrument to perform in-situ lead paint determinations. The XRF will be utilized to conduct direct field measurements of painted surfaces (e.g., walls, ceilings, window sills, etc.). Paint chip samples will be collected from each homogenous area with XRF readings exceeding a positive threshold as determined by field calibration, substrate correction, and/or model specifications. Paint chip samples will be submitted to EMSL for laboratory analysis using SW-846 Method 7000B by flame atomic absorption.

D. Reporting

At the conclusion of the Phase II ESA sampling, asbestos inspection, and LBP survey activities, IWM Consulting will prepare and submit a Limited Site Assessment Report. The report will provide a narrative summarizing the Phase II ESA investigation activities (including boring logs, tabulated soil and groundwater analytical results, and scaled diagrams displaying the sampling locations and analytical results) and the results of the pre-demolition asbestos inspection and LBP survey. Conclusions will be made regarding the assessment results and IWM Consulting will make recommendations regarding the need for additional assessment and/or remediation activities, if warranted.

E. Schedule and Cost

IWM Consulting will begin work on this project upon receiving authorization from the City of Lafayette to proceed and IWM Consulting assumes that authorization to enter the site will be provided by the City of Lafayette. The Phase II ESA activities will take approximately one (1) day to complete, the asbestos inspection and LBP survey will take approximately one (1) day to complete, and it is anticipated that the activities will be completed by the end of August 2020. **Consequently, the exact date of the field work will be dependent upon site accessibility, as determined by the City of Lafayette.**

The analytical testing of the samples may take up to ten (10) business days to complete. Expedited analyses can be performed for an additional fee. IWM Consulting anticipates that all of the field activities and reporting can be completed by the end of August 2020 (possibly sooner depending upon when authorization to proceed is received and when site access is granted for the field work).

The estimated cost to perform the services described herein without expedited analysis is not expected to exceed **\$15,245**.



IWM Consulting appreciates the opportunity to provide the City of Lafayette with this proposed scope of work and cost estimate. If the proposal is acceptable to you, please sign at the bottom of this page and forward a copy to IWM Consulting. If you have any questions regarding this transmittal, please contact the undersigned at 317-347-1111.

Sincerely,

IWM CONSULTING GROUP, LLC



Christopher Newell, LPG #2397
Project Manager



Greg Scarpone, LPG #2030
Vice President

cc: Katie Robinson & Debra Kunce, Core Planning Strategies, LLC

Client - Printed Name

Client - Proposal Acceptance Signature

Date



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