EAGLE URBAN RENEWAL AGENCY THE URBAN RENEWAL AGENCY OF THE CITY OF EAGLE

RESOLUTION NO. 22-019

BY THE BOARD OF COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY OF EAGLE, IDAHO, A/K/A EURA:

RESOLUTION OF THE BOARD OF А COMMISSIONERS OF THE EAGLE URBAN RENEWAL AGENCY OF EAGLE, IDAHO (EURA), APPROVING THE SCOPE OF WORK (SOW) FOR ENVIRONMENTAL SITE WORK BETWEEN THE EURA AND ATLAS TECHNICAL CONSULTANTS, LLC ("CONSULTANT"); AUTHORIZING THE EXECUTION OF THE SOW BY THE CHAIRMAN OR VICE-CHAIRMAN AND SECRETARY: AUTHORIZING ANY TECHNICAL CHANGES TO THE SOW; AUTHORIZING THE ADMINISTRATOR TO TAKE ALL NECESSARY ACTION REQUIRED TO IMPLEMENT THE SOW; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Eagle Urban Renewal Agency of the City of Eagle, Idaho, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency of the City of Eagle, Idaho, hereinafter referred to as the "EURA."

WHEREAS, the EURA, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the 'Idaho Urban Renewal Law of 1965, being Idaho Code title 50, chapter 20, as amended and supplemented, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29; as amended and supplemented (collectively the "Act");

WHEREAS, the EURA was established by Resolution No. 06-50 of the City Council of the City of Eagle, Idaho (hereinafter the "City Council"), adopted October 10, 2006;

WHEREAS, the City Council of the City of Eagle, Idaho (the "City"), on December 11, 2007, after notice duly published, conducted a public hearing on the Eagle Revitalization Plan (the "Revitalization Plan");

WHEREAS, following said public hearing the City adopted its Ordinance No. 592 on December 11, 2007, approving the Revitalization Plan and making certain findings;

WHEREAS, EURA purchased the property located at 35 W. State Street and desires that additional environmental site work in the form of a soil vapor assessment and a contaminated soil management plan be prepared for the property;

WHEREAS, Consultant has the necessary expertise and availability to timely conduct the additional environmental site work for the property;

WHEREAS, the EURA desires to approve the SOW presented by Consultant attached hereto as Exhibit A and is incorporated by reference herein.

WHEREAS, Agency staff recommends approval and execution by the Chairman or Vice-Chairman and Secretary of the SOW attached as Exhibit A and the execution of SOW is in the best public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF EAGLE, IDAHO, A/K/A THE EAGLE URBAN RENEWAL AGENCY, AS FOLLOWS:

- Section 1: That the above statements are true and correct.
- Section 2: That the Board confirms and ratifies the execution of the SOW with CONSULTANT and finds that action to be in the best interest of the EURA.
- <u>Section 3</u>: That SOW be and the same hereby is approved and the Chairman, Vice-Chairman, and Secretary of EURA are hereby authorized to sign and enter into the SOW.
- Section 4: That the Chairman, Vice-Chairman, and Secretary of EURA are hereby authorized to sign all necessary documents required to implement the actions contemplated by the SOW subject to representations by EURA staff and legal counsel that all conditions precedent to actions contemplated in the SOW, and any necessary technical changes to the SOW, or other documents, are acceptable upon advice from EURA's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the October 4th 2022 EURA Board meeting.

Section 5: That this resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Eagle Urban Renewal Agency, of Eagle, Idaho, on the 4th day of October 2022.

Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 4th day of October 2022.

APPROVED:

ATTEST:

By

Andrew McNeil Chair

By

EAGLE URBAN RENEWAL AGENCY THE URBAN RENEWAL AGENCY OF THE CITY OF EAGLE

RESOLUTION NO. 22-019

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WHEREAS, the EURA desires to approve the SOW presented by Consultant attached hereto as Exhibit A and is incorporated by reference herein.

WHEREAS, Agency staff recommends approval and execution by the Chairman or Vice-Chairman and Secretary of the SOW attached as Exhibit A and the execution of SOW is in the best public interest.

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APPROVED:

ATTEST:

By

Andrew McNeil Chair

By

EXHIBIT A – Scope of Work (SOW) Agreement

2791 S. Victory View Way Boise, ID 83709 (208) 376-4748 | oneatlas.com

September 28, 2022 Proposal No. 22-12354 P: 208.830.7786

Ms. Ashley Squyres Eagle Urban Renewal Agency 3450 Commercial Court Meridian, Idaho 83642

Subject: Soil Vapor Assessment and Contaminated Soil Management Plan Former Smith Eagle Chevron 35 West State Street (the "site") Eagle, Idaho 83616

Via Email: eagleurbanrenewal@gmail.com

Dear Ms. Squyres:

Atlas Technical Consultants LLC (Atlas) is pleased to present this proposal to conduct a soil vapor assessment and generate a contaminated soil management plan (SMP) at the former Smith Eagle Chevron located at 35 West State Street in Eagle, Idaho (the "site").

The objective of the scope is to assess soil vapor conditions for petroleum chemicals of interest (COI) that were identified during previous site assessment activities and generate a SMP based on the findings of Atlas's *Phase II Limited Subsurface Assessment* (Phase II LSA) dated September 22, 2022.

BACKGROUND

History

According to documents obtained (Consent Order) from a Public Record Request from the Idaho Department of Environmental Quality (IDEQ), Smith's Eagle investigated the petroleum contamination in the soils and groundwater in accordance with Idaho Water Quality Standards and Wastewater Treatment Requirements and submitted a report of the findings to IDEQ in January 1996. Smith Eagle Chevron operated as a retail motor fuel storage and dispensing facility between approximately 1966 and 1999 and an automotive repair station until March 2021. Five underground storage tanks (USTs) were historically located at the site. Four of the USTs consisted of 6,000-gallon, 3,000-gallon, 8,000-gallon, and 2,000-gallon capacity tanks, which stored supreme unleaded, plus unleaded, regular unleaded, and diesel fuel, respectively. The 2,000-gallon diesel UST reportedly leaked and was replaced in 1995. The existence of the fifth UST was unknown prior to decommissioning activities conducted in February 2000. Two approximately, 500-gallon USTs for storage of used motor oil and heating oil were located on the southern end of the station building. These USTs were reportedly removed in December 2001

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(MSE 2003). Based on historical aerial photographs, the gas station structure had been removed between 2015 and 2017.

Smith's Eagle conducted the removal of free petroleum product present in groundwater, and submitted a Corrective Action Plan (CAP) in accordance with applicable IDAPA codes. Corrective action continued pursuant to the CAP until contamination levels meet or were less than 0.005 milligrams per liter (mg/L) benzene in the ground water and 100 parts per million (ppm) Total Petroleum Hydrocarbon in soil, or otherwise as outlined in the Risk Based Corrective Action Guidance Document for Petroleum Releases, Division of Environmental Quality, dated August 1996 and as updated June 1997 (RBCA). In a letter dated February 24, 2003, IDEQ indicated it had reviewed the site information as well as the terms and conditions of the Consent Order (effective May 24, 1999) and concluded that the termination of the Consent Order is appropriate.

Since the time of the termination of the Consent Order, regulations relating to petroleum releases in the State of Idaho have changed. In April 2009, the Idaho Legislature approved the Department of Environmental Quality (DEQ) Rules IDAPA 58.01.24, Standards and Procedures for Application of Risk Based Corrective Action at Petroleum Release Sites (the Rule). This rule required that DEQ prepare a risk evaluation manual for petroleum releases which would be used as guidance for implementation of the Rule. The IDEQ has implemented this guidance with the Risk Evaluation Manual for Petroleum Releases (August 2018).

Phase II Limited Subsurface Assessment

On August 11, 2022, Atlas assessed subsurface media for the potential presence of petroleum COI relating to the historic release of petroleum at the former Smith Eagle Chevron station. Subsurface media conditions were assessed at six locations (B-1 through B-6) based on review of previous investigations and assessments:

- B-1: at former pump island location.
- B-2: at former UST basin location. Historic soil sample results indicate residual hydrocarbon-affected soil may still be present above screening levels in the vicinity of the boring.
- B-3: at former UST basin location. Historic soil sample results indicate residual hydrocarbon-affected soil may still be present above screening levels in the vicinity of the boring.
- B-4: at former heating oil and used oil UST location.
- B-5: at former pump island location.
- B-6: at southern property boundary near former well location RW-4. Historic groundwater sample results indicate residual hydrocarbon-affected groundwater may still be present above screening levels in the vicinity of the boring.

Atlas compared the reported soil sample laboratory analytical results to the applicable regulatory criteria (Idaho Department of Environmental Quality Risk Evaluation Manual Screening Level Concentrations [IDEQ REM SLCs], Environmental Protection Agency Regional Screening Levels [EPA RSLs], and background Arsenic). Petroleum COI were detected above applicable exposure pathway SLCs near the groundwater interface at the following locations:

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- Former UST basin: groundwater protection and vapor intrusion pathway. All groundwater concentrations were below SLCs; therefore, groundwater protection pathway is incomplete. Vapor intrusion is a potential exposure pathway.
- Former heating oil and used oil UST: direct contact pathway. The direct contact pathway
 is potentially complete because construction workers may be involved in excavation
 activities and soil removed during excavation may be deposited at the surface allowing
 exposure.
- Southern property boundary near former well location RW-4 (B-6): vapor intrusion pathway. Vapor intrusion is a potential exposure pathway.

Remaining detected soil analytes were either below the laboratory analytical method detection limits (MDLs) or reported at concentrations below their respective SLC and/or RSL. Due to high dilution factors for EPA Method 8260B in soil samples collected near the groundwater interface (B-4, B-5 and B-6), it could not be determined if COI concentrations were above SLC criteria in these samples.

Atlas compared the reported groundwater sample laboratory analytical results to the applicable regulatory criteria (IDEQ REM SLCs, and EPA RSLs). Low levels of petroleum COI concentrations were detected in all groundwater samples; however, these concentrations were below SLCs and/or RSLs.

Based on laboratory analytical results and associated SLC exceedances, Atlas recommended the following:

- Conduct soil vapor sampling to assess the vapor intrusion exposure pathway; and
- Prepare a Contaminated Soil Removal Management and Sampling Plan prior to site redevelopment to address potential removal, sampling, and disposal of contaminated soil associated with petroleum COI near the groundwater interface beneath the site.

The following summarizes the proposed scope of services, schedule and estimate of costs to establish a formal work assignment.

SCOPE OF WORK

Task 1 – Project Management & Pre-Field Non-Sampling Services

The scope of work associated with this task involves steps related to management and coordination of equipment and subcontractors, update the Health and Safety Plan (HASP), and other tasks not directly attributable to one of the specific work tasks.

HASP Update

As required by the OSHA Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120), Atlas will update the site-specific Health and Safety Plan (HASP) prior to the commencement of fieldwork. The HASP will be reviewed by field staff and contractors before beginning field operations and will be in the possession of Atlas personnel while conducting work activities at the site.

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Underground Service Alert Site Mark Out

Atlas will contact Idaho DIGLINE at least 72 hours prior to conducting the borehole advancement at the site.

Private Utility Site Mark Out

In addition to contacting DIGLINE, Inc., a private utility locator will mark public and private utilities prior to initiation of fieldwork.

Utility Clearance

In addition to contacting DIGLINE, Inc. and conducting private utility survey as noted above, a minimum of 72 hours prior to the initiation of fieldwork. In addition, the top four feet (or until refusal) of soil will be cleared by hand auger before machine drilling commences.

Task 2 - Direct-push Probe Drilling, Soil Vapor Sampling, and Analysis

Atlas will subcontract with Holt Drilling, Inc. (Holt) of Boise, Idaho to provide a track-mounted, direct-push probe equipment with hydraulic direct-push capabilities to install four temporary soil vapor points (SV-1 through SV-4) to assess soil vapor conditions. Soil vapor point locations were chosen based on the findings of the P2LSA and are described below:

- SV-1: former UST basin (near boring B-2).
- SV-2: former heating oil and used oil UST (near boring B-4).
- SV-3: at former pump island location (near B-5).
- SV-4: at southern property boundary near former well location RW-4 (near B-6).

Soil Vapor Point Installation and Completion

Temporary stainless steel soil vapor implants will be installed at approximately five feet below ground surface (bgs) at each location. A 3/8-inch diameter by six-inch long, stainless-steel implant, constructed of woven stainless steel wire screen (0.0057-inch pore diameter) will be placed at approximately five feet bgs. Teflon-lined tubing will be attached at the top of the implant and extended upward to the ground surface to provide a temporary soil vapor sampling point. The temporary soil vapor sampling point will be completed with silica environmental sand (10-20 sieve size) from approximately 5.0 feet bgs to approximately 4.0 feet bgs, bentonite seal from approximately 4.0 feet bgs to approximately the ground surface. Soil vapor sample points will be allowed to equilibrate for a minimum of approximately 24 hours following completion of the temporary soil vapor sampling points.

Soil Vapor Sampling Methods

Prior to soil vapor sample collection, laboratory prepared Summa® canisters will be checked to ensure laboratory induced vacuum ranges between 31 and 25 inches of mercury (in. Hg). Flow controllers equipped with in-line particulate filters and vacuum gauges will be utilized as part of the sampling train. Integrity testing will be conducted to confirm no leaks are present in the sample train prior to sampling activities. Atlas will perform a shut-in test to identify potential leaks within the sampling train. Atlas will connect a supplementary 1- or 6-Liter Summa® canister and apply

> Proposal No. 22-12354 Page | 4



vacuum to the sampling train for a minimum of five minutes. A pressure gauge within the sampling train will measure pressure loss due to a leak within the sampling train. Following a passing shutin test, Atlas will purge approximately three casing (tubing) volumes in preparation for sample collection. Atlas will utilize a supplementary 1- or 6-Liter Summa® canister equipped with a precalibrated flow controller to purge three casing volumes.

After purging three casing volumes, soil vapor sample collection will be conducted. A shroud will be placed over the soil gas sampling point and summa canister, and a tracer compound (Helium [He]) will be introduced as a leak testing protocol to confirm a tight seal. A helium detector will measure the percentage of helium within the shroud to maintain a helium concentration of greater than 10% throughout the duration of sample collection. Helium will be analyzed by the lab to identify and quantify potential leaks.

Soil Vapor Sample Analysis

Atlas will collect one soil vapor sample from each probe location. A total of four soil vapor summa canister samples will be submitted to Pace under standard chain-of-custody protocol and analyzed for the following chemicals of interest (COI):

Volatile organic compounds (VOCs) according to EPA Method TO-15 SIM

Time and date of sample collection, sample identification numbers, custody personnel, and time and date received by the laboratory will be recorded on chain-of-custody forms.

Site Restoration

Following completion of sampling activities, the boring locations will be backfilled with bentonite per IDWR regulations and the ground surface restored to match the surrounding surface. Following receipt of laboratory analytical data, each implant will be removed, and the probe location restored to match the surrounding ground surface.

Investigative Derived Waste Disposal

Investigative derived waste (IDW) generated during drilling activities will be containerized in a 15gallon drums pending receipt of disposal characterization analysis profiled by submitting a composite sample to the laboratory. Following characterization, the IDW will be transported to a State of Idaho permitted disposal facility.

Task 3 – Reporting

Following the receipt of laboratory analytical data, Atlas will prepare a report summarizing soil vapor assessment activities, laboratory analytical data, quality assurance/control summary, photographic documentation, and conclusions. Figures will be generated showing site location and sample locations.

Task 4 - Contaminated Soil Management Plan

A contaminated soil management plan (SMP) will be provided for mitigation of potential human health and environmental risks encountered during development activities at the site. SMP will also include general soil handling and disposal options based on laboratory analysis.

> Proposal No. 22-12354 Page | 5



The soil vapor assessment scope of work will be invoiced on a lump-sum basis, amounting to \$20,332, per the cost estimate provided below.

Soil Vapor Assessment and Contaminated Soil Management Plan	Fee
Task 1 – Project Management & Pre-Field Non-Sampling Services	\$1,623
Task 2 – Direct-push Drilling, Soil Vapor Sampling, and Analysis ¹	\$7,989
Task 3 – Reporting	\$2,720
Task 4 – Contaminated Soil Management Plan	\$8,000
Total Proposed Fee	\$20,332

Notes:

 The laboratory budget assumes normal turnaround time (7 to 10 days) for laboratory results, depending upon the method of laboratory analysis. Pricing does not include weekend sampling.

Atlas will not exceed the cost estimates for the scope of work without written authorization from the Client. Should the Client require additional work, such as consultation beyond the number of hours estimated to complete this project, extensive report revisions, additional copies of the reports, consultation with attorneys, etc., Atlas's standard unit rates will apply.

SCHEDULE

Atlas will proceed with the scope of work following receipt of authorization to proceed. Atlas anticipates issuing our findings and recommendations of the soil vapor assessment within 15 business days from the receipt of laboratory analytical data. Unless otherwise noted, Atlas will provide one PDF copy of the final report.

ASSUMPTIONS:

- All work will commence on private property. Client is responsible for providing access to the property and notification/coordination with onsite tenants.
- Access delays on the day(s) of fieldwork may result in additional costs.
- There are no material changes in site conditions from those described.
- Atlas is not responsible for delays or scope limitations caused by property access issues; equipment, or analytical unavailability or delays; regulatory or permitting agencies; difficult subsurface conditions; weather; or other acts or conditions outside of Atlas's control.
- Atlas is not responsible for damages to underground or aboveground utilities, for unmarked or mismarked utilities or other features, or for damage that occurs to such utilities or features. The client is responsible for providing information to Atlas regarding the location of intra-site utilities.
- Refusal is not encountered prior to the target depth. Subsurface conditions can vary
 unexpectedly, and Atlas provides no guarantee that a depth proposed will be reached.
- Investigation-derived wastes (IDW), including soil, groundwater, and decontamination fluids, will be classified and disposed of as non-hazardous waste. In the event that IDW is classified is RCRA or Non-RCRA hazardous wastes, additional fees for transportation and disposal would apply.
- Level D personal protective equipment (PPE) is the maximum necessary.



- Laboratory turnaround times (TAT) are 7-10 days, depending upon the method of laboratory analysis.
- No work outside this work will be performed prior to receiving a verbal/signed change order from Client.
- Work areas are accessible during normal working hours and daylight conditions.
- Work associated with drilling and sampling can be completed in two (2) days.
- This cost estimate only includes the development and generation of an SMP.
- The SMP may require third party monitoring during construction activities, this cost estimate does not include costs for said monitoring activities.
- Proposal pricing is good for 30 days. After that period, pricing will need to be confirmed.

CLOSURE

Thank you for the opportunity to propose on this project. If this proposal is acceptable, please authorize to proceed with the referenced scope of services, which will be performed in accordance with Atlas's terms and conditions. Should you require additional information or have questions regarding the proposal and estimate of costs, please contact the undersigned at 208.490.1811 (cell) or email at <u>eric.hieb@oneatlas.com</u>.

Respectfully Submitted, ATLAS TECHNICAL CONSULTANTS, LLC

Eri Hil

Eric Hieb, P.E. Project Manager

Ronald Santos, P.E. Principal Engineer

<u>Attachments</u> Figure 1 – Proposed Soil Vapor Location Map

The individual signing below represents and warrants that he/she has full authority to enter into this Agreement on behalf of CLIENT. By signing below, CLIENT is acknowledging and agreeing to <u>ATLAS Technical Consultants LLC Terms and Conditions</u> (or available upon request). If the individual below lacks such authority, he/she shall be personally responsible for payment of obligations under this Agreement. IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date indicated above.

	ATLA	S Technical Consultants, LLC	Eagle	gle Urban Renewal Agency	
Signature: Print Name & Title	Signature: Print Name & Title:	Eric Hieb, Project Manager September 28, 2022	Signature:		
	Date.		(EOE/AA/MFDV)		
				Proposal No. 22-12354 Page 7	

ATLAS

2791 S. Victory View Way Boise, ID 83709 (208) 376-4748 | oneatlas.com

ATTACHMENT A





2791 S. Victory View Way Boise, ID 83709 (208) 376-4748 | oneatlas.com

September 28, 2022 Proposal No. 22-12354 P: 208.830.7786

Ms. Ashley Squyres Eagle Urban Renewal Agency 3450 Commercial Court Meridian, Idaho 83642

Subject: Soil Vapor Assessment and Contaminated Soil Management Plan Former Smith Eagle Chevron 35 West State Street (the "site") Eagle, Idaho 83616

Via Email: eagleurbanrenewal@gmail.com

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In addition to contacting DIGLINE, Inc. and conducting private utility survey as noted above, a minimum of 72 hours prior to the initiation of fieldwork. In addition, the top four feet (or until refusal) of soil will be cleared by hand auger before machine drilling commences.

Task 2 – Direct-push Probe Drilling, Soil Vapor Sampling, and Analysis

Atlas will subcontract with Holt Drilling, Inc. (Holt) of Boise, Idaho to provide a track-mounted, direct-push probe equipment with hydraulic direct-push capabilities to install four temporary soil vapor points (SV-1 through SV-4) to assess soil vapor conditions. Soil vapor point locations were chosen based on the findings of the P2LSA and are described below:

- SV-1: former UST basin (near boring B-2).
- SV-2: former heating oil and used oil UST (near boring B-4).
- SV-3: at former pump island location (near B-5).
- SV-4: at southern property boundary near former well location RW-4 (near B-6).

Soil Vapor Point Installation and Completion

Temporary stainless steel soil vapor implants will be installed at approximately five feet below ground surface (bgs) at each location. A 3/8-inch diameter by six-inch long, stainless-steel implant, constructed of woven stainless steel wire screen (0.0057-inch pore diameter) will be placed at approximately five feet bgs. Teflon-lined tubing will be attached at the top of the implant and extended upward to the ground surface to provide a temporary soil vapor sampling point. The temporary soil vapor sampling point will be completed with silica environmental sand (10-20 sieve size) from approximately 5.0 feet bgs to approximately 4.0 feet bgs, bentonite seal from approximately 4.0 feet bgs to approximately the ground surface. Soil vapor sample points will be allowed to equilibrate for a minimum of approximately 24 hours following completion of the temporary soil vapor sampling points.

Soil Vapor Sampling Methods

Prior to soil vapor sample collection, laboratory prepared Summa® canisters will be checked to ensure laboratory induced vacuum ranges between 31 and 25 inches of mercury (in. Hg). Flow controllers equipped with in-line particulate filters and vacuum gauges will be utilized as part of the sampling train. Integrity testing will be conducted to confirm no leaks are present in the sample train prior to sampling activities. Atlas will perform a shut-in test to identify potential leaks within the sampling train. Atlas will connect a supplementary 1- or 6-Liter Summa® canister and apply



vacuum to the sampling train for a minimum of five minutes. A pressure gauge within the sampling train will measure pressure loss due to a leak within the sampling train. Following a passing shutin test, Atlas will purge approximately three casing (tubing) volumes in preparation for sample collection. Atlas will utilize a supplementary 1- or 6-Liter Summa® canister equipped with a precalibrated flow controller to purge three casing volumes.

After purging three casing volumes, soil vapor sample collection will be conducted. A shroud will be placed over the soil gas sampling point and summa canister, and a tracer compound (Helium [He]) will be introduced as a leak testing protocol to confirm a tight seal. A helium detector will measure the percentage of helium within the shroud to maintain a helium concentration of greater than 10% throughout the duration of sample collection. Helium will be analyzed by the lab to identify and quantify potential leaks.

Soil Vapor Sample Analysis

Atlas will collect one soil vapor sample from each probe location. A total of four soil vapor summa canister samples will be submitted to Pace under standard chain-of-custody protocol and analyzed for the following chemicals of interest (COI):

• Volatile organic compounds (VOCs) according to EPA Method TO-15 SIM

Time and date of sample collection, sample identification numbers, custody personnel, and time and date received by the laboratory will be recorded on chain-of-custody forms.

Site Restoration

Following completion of sampling activities, the boring locations will be backfilled with bentonite per IDWR regulations and the ground surface restored to match the surrounding surface. Following receipt of laboratory analytical data, each implant will be removed, and the probe location restored to match the surrounding ground surface.

Investigative Derived Waste Disposal

Investigative derived waste (IDW) generated during drilling activities will be containerized in a 15gallon drums pending receipt of disposal characterization analysis profiled by submitting a composite sample to the laboratory. Following characterization, the IDW will be transported to a State of Idaho permitted disposal facility.

Task 3 – Reporting

Following the receipt of laboratory analytical data, Atlas will prepare a report summarizing soil vapor assessment activities, laboratory analytical data, quality assurance/control summary, photographic documentation, and conclusions. Figures will be generated showing site location and sample locations.

Task 4 - Contaminated Soil Management Plan

A contaminated soil management plan (SMP) will be provided for mitigation of potential human health and environmental risks encountered during development activities at the site. SMP will also include general soil handling and disposal options based on laboratory analysis.



The soil vapor assessment scope of work will be invoiced on a lump-sum basis, amounting to \$20,332, per the cost estimate provided below.

Soil Vapor Assessment and Contaminated Soil Management Plan	Fee
Task 1 – Project Management & Pre-Field Non-Sampling Services	\$1,623
Task 2 – Direct-push Drilling, Soil Vapor Sampling, and Analysis ¹	\$7,989
Task 3 – Reporting	\$2,720
Task 4 – Contaminated Soil Management Plan	\$8,000
Total Proposed Fee	\$20,332

Notes:

1. The laboratory budget assumes normal turnaround time (7 to 10 days) for laboratory results, depending upon the method of laboratory analysis. Pricing does not include weekend sampling.

Atlas will not exceed the cost estimates for the scope of work without written authorization from the Client. Should the Client require additional work, such as consultation beyond the number of hours estimated to complete this project, extensive report revisions, additional copies of the reports, consultation with attorneys, etc., Atlas's standard unit rates will apply.

SCHEDULE

Atlas will proceed with the scope of work following receipt of authorization to proceed. Atlas anticipates issuing our findings and recommendations of the soil vapor assessment within 15 business days from the receipt of laboratory analytical data. Unless otherwise noted, Atlas will provide one PDF copy of the final report.

ASSUMPTIONS:

- All work will commence on private property. Client is responsible for providing access to the property and notification/coordination with onsite tenants.
- Access delays on the day(s) of fieldwork may result in additional costs.
- There are no material changes in site conditions from those described.
- Atlas is not responsible for delays or scope limitations caused by property access issues; equipment, or analytical unavailability or delays; regulatory or permitting agencies; difficult subsurface conditions; weather; or other acts or conditions outside of Atlas's control.
- Atlas is not responsible for damages to underground or aboveground utilities, for unmarked or mismarked utilities or other features, or for damage that occurs to such utilities or features. The client is responsible for providing information to Atlas regarding the location of intra-site utilities.
- Refusal is not encountered prior to the target depth. Subsurface conditions can vary unexpectedly, and Atlas provides no guarantee that a depth proposed will be reached.
- Investigation-derived wastes (IDW), including soil, groundwater, and decontamination fluids, will be classified and disposed of as non-hazardous waste. In the event that IDW is classified is RCRA or Non-RCRA hazardous wastes, additional fees for transportation and disposal would apply.
- Level D personal protective equipment (PPE) is the maximum necessary.



- Laboratory turnaround times (TAT) are 7-10 days, depending upon the method of laboratory analysis.
- No work outside this work will be performed prior to receiving a verbal/signed change order from Client.
- Work areas are accessible during normal working hours and daylight conditions.
- Work associated with drilling and sampling can be completed in two (2) days.
- This cost estimate only includes the development and generation of an SMP.
- The SMP may require third party monitoring during construction activities, this cost estimate does not include costs for said monitoring activities.
- Proposal pricing is good for 30 days. After that period, pricing will need to be confirmed.

CLOSURE

Thank you for the opportunity to propose on this project. If this proposal is acceptable, please authorize to proceed with the referenced scope of services, which will be performed in accordance with Atlas's terms and conditions. Should you require additional information or have questions regarding the proposal and estimate of costs, please contact the undersigned at 208.490.1811 (cell) or email at <u>eric.hieb@oneatlas.com</u>.

Respectfully Submitted, ATLAS TECHNICAL CONSULTANTS, LLC

Eric Hieb, P.E. Project Manager

Ronald Santos, P.E. Principal Engineer

<u>Attachments</u> Figure 1 – Proposed Soil Vapor Location Map

The individual signing below represents and warrants that he/she has full authority to enter into this Agreement on behalf of CLIENT. By signing below, CLIENT is acknowledging and agreeing to <u>ATLAS Technical Consultants LLC Terms and Conditions</u> (or available upon request). If the individual below lacks such authority, he/she shall be personally responsible for payment of obligations under this Agreement. IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date indicated above.

ATLAS Technical Consultants, LLC		Eagle Urban Renewal Agency	
Signature:	Eni Hil	Signature:	
Print Name & Title:	Eric Hieb, Project Manager	Print Name & Title:	
Date:	September 28, 2022	Date:	
		(EOE/AA/MFDV)	



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ATTACHMENT A

