

Attachment A

June 10, 2015

Ms. Lisa Clayton  
Parks Director  
City of Franklin Parks  
P.O. Box 305  
Franklin, Tennessee 37065-0305

**Subject: Proposal for Environmental Assessment  
Bicentennial Park  
Franklin, Tennessee**

Dear Ms. Clayton,

Barge Waggoner Sumner and Cannon, Inc. (BWSC) is pleased to present this proposal for an environmental assessment for a portion of the Bicentennial Park in Franklin, Tennessee. This proposal is based off of BWSC's *Anticipated Assessment Activities, Brownfield Investigation for Bicentennial Park, Franklin, Tennessee*, submitted to you on February 15, 2015. The scope of services presented in the anticipated assessment activities included the assessment of five tracts of land comprising the Bicentennial Park. It is our understanding that Tract 1 - Undeveloped city property (1 acre) and Tract 2 - Undeveloped city property (2.86 acres) have been removed from the list of properties that will require assessment. It is also our understanding that the site has been entered into the Tennessee Department of Environment and Conservation's (TDEC's) Brownfield Program.

## Background

The City of Franklin has requested an environmental assessment for three contiguous tracts located along the left bank of the Harpeth River. The tracts are part of the Bicentennial Park. The tracts include:

3. City property - Former Boot Factory Tract (7.66 acres)
4. City property - Former Worley Dump Tract (5.19 acres)
5. Private property – Former Worley Auto Junk Yard (3.09 acres)

The total acreage for the proposed assessment is 15.9 acres. Former investigations on the site have been limited to Tract 3 – Boot Factory Tract and Tract 4 – Former Worley Dump Tract. An overview of the results of the investigations is presented below.

### **Tract 3 – Boot Factory Tract**

- Phase I ESA - 2001
- Phase II ESA – 2002

In the 1900s the tract had undergone multiple uses including an electric railroad depot, locomotive repair station, bus repair station, and boot factory. Most of the structures on the site were removed in 2005. The conducted investigations indicated that the site currently contains approximately three feet of fill. Potential constituents of concern identified in the soil and ground water during the investigations included extractable petroleum hydrocarbons (EPH), volatile organic compounds (VOCs), and PCBs.

### **Tract 4 – Former Worley Dump Tract**

- Phase II ESA – 2006
- Additional Phase II Investigations – 2011 and 2012

In the early 1900s, Tract 4 was used for brick manufacturing; then from the 1920s to the 1970s a dump was operated on the tract. It was reportedly used for the disposal of industrial, medical, and household wastes. During the investigations conducted, test pits encountered paper, plastic, wood, metals, glass, rubber, brick, concrete, and automotive parts. Ground-water samples were collected from the tract and potential constituents of concern in the ground water included arsenic, lead, and lindane (a pesticide). Potential constituents of concern detected in soil samples were limited to arsenic.

## **Proposed Scope of Services**

The proposed scope of services includes four tasks:

- Task 1 – Background Data Collection and Evaluation
- Task 2 – Work Plan Preparation
- Task 3 – Site Investigation
- Task 4 – Reporting

A description of each task is presented below.

### **Task 1 – Background Data Collection and Evaluation**

Prior to the initiation of additional sampling activities, it is imperative to obtain and review the existing reports to identify data gaps. Tract 5, the former Worley Auto Junk Yard has not been investigated previously; therefore, a Phase I Environmental Site Assessment (ESA) will be conducted on this tract to review environmental data bases, site history, and site conditions. Additionally, due to the amount of material potentially buried at the site, BWSC will implement a geophysical survey across all three tracts. The survey will consist of an electromagnetic (EM) and ground penetrating radar (GPR) survey to locate buried metal and non-metal debris over the entire site. Tract 5, the Former Worley Auto Junk Yard, is



not owned by the City of Franklin. Access agreements will be needed prior to conducting any investigations on that tract.

Existing reports, the Phase I ESA, and the geophysical results will be evaluated for data gaps and areas of potential concern. This information will be incorporated into the site investigation work plan. The scope of services does not include archeologic surveys, identification of threatened-and-endangered species, or wetland delineations.

### **Task 2 – Work Plan Preparation**

Upon the completion of Task 1, BWSC will prepare a site investigation work plan. The work plan will include the location and types of samples to be collected, the sampling methodology, and the QA/QC requirements for the investigation. Additionally, a site specific health and safety plan will be prepared for the investigation.

We will review the draft site investigation work plan with the City of Franklin Parks to discuss the proposed sampling strategy and make revisions you request. Since the site is in the Brownfield Program, BWSC recommends that the final work plan be submitted to the TDEC Brownfield Program for their review prior to the initiation of any field activities. TDEC's review should reduce the likelihood for future requests for additional data collection from the agency.

### **Task 3 - Site Investigation**

The actual scope of services for the site investigation will be determined as part of the preparation of the Site Investigation Work Plan. For proposal purposes, BWSC has prepared an appropriate scope of services for the investigation based on our current understanding of the site at this time. The scope of services includes:

- Collection of soil samples from 32 locations across the 15.9 acre site. The soil samples will be collected from the ground surface (0 to 0.5 feet below the ground surface) and from 2 feet below the ground surface. Each sample will be analyzed for VOCs, SVOCs, RCRA Metals, PCBs and pesticides.
- Installation and sampling of five ground-water monitoring wells. The wells will be advanced to an estimated depth of 30 feet below the ground surface. Ground-water samples will be collected from each well and analyzed for VOCs, SVOCs, total RCRA Metals, and dissolved RCRA metals. If existing wells are located on the site, the existing wells will also be sampled.
- Installation of exploration 10 trenches. The number and locations of the trenches will depend on the number and locations of anomalies detected during the geophysical survey. The trenching activities will be logged by an onsite geologist, and one to three soil samples will be retained from each trench. The soil samples will be analyzed for VOC, SVOCs, RCRA Metals, PCB, and pesticides.

## Task 4 – Reporting

Upon completion of the field activities and our receipt of the laboratory analyses, BWSC will prepare a report of the site investigation. The soil and ground-water laboratory results will be compared to the US EPA screening values currently used by TDEC. The report will include documentation of the field activities, evaluation of the data collected, conclusions and recommendations.

A draft report will be submitted to the City of Franklin for review. Following your review, BWSC will be available to meet with you to discuss the results and to discuss changes needed to finalize the report. It is our understanding that the finalized report will be submitted to TDEC for review.

## Schedule

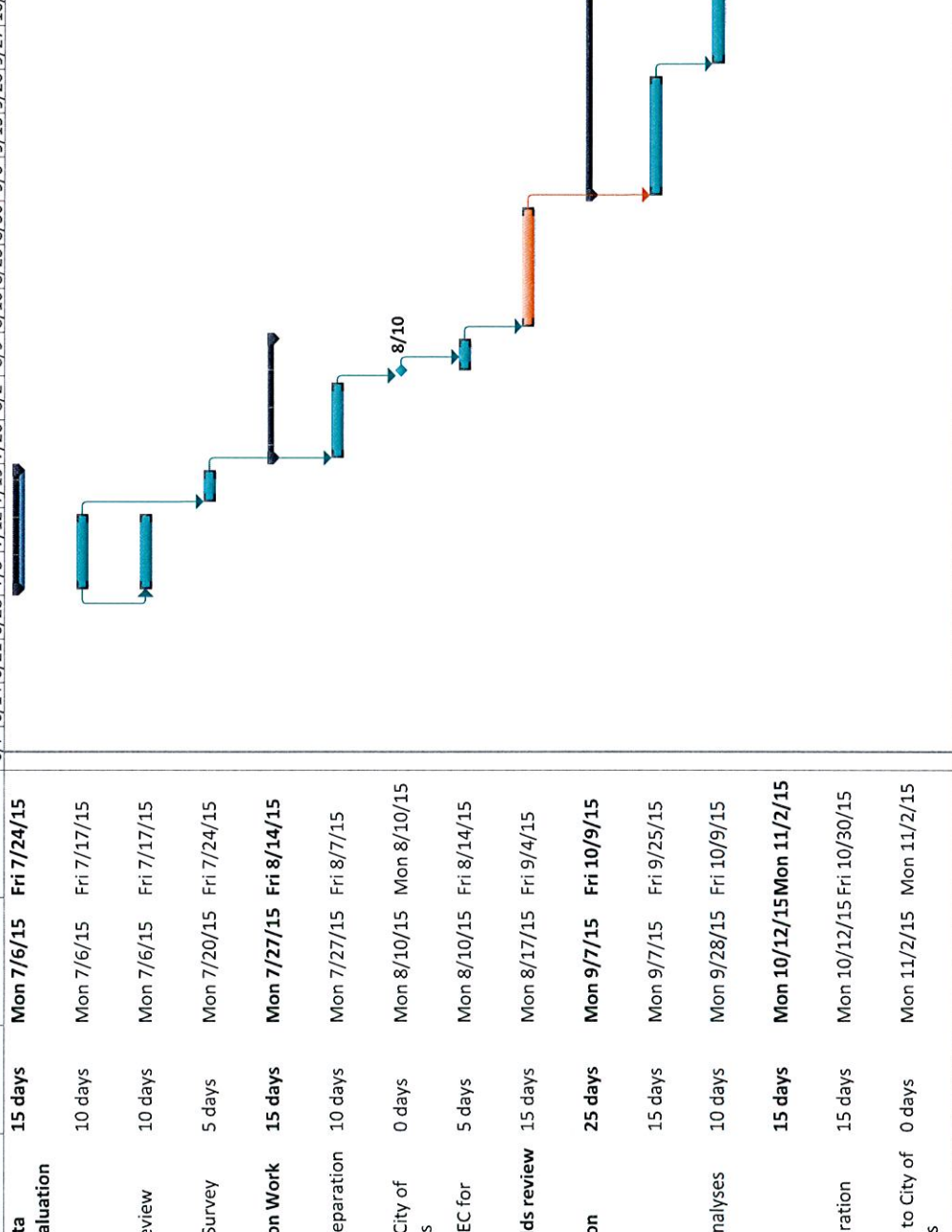
The project schedule is attached. From project initiation through completion, the project is estimated to span four months with an estimated start date in early July.

## Estimated Costs

The estimated costs to implement the scope of services outlined in this document are presented below. The costs are based on our understanding of the project requirements and on our experience with similar sites. Due to the nature of the phased approach of the investigation, the actual cost for the assessment activities will depend on the scope of services in the work plan and on the site conditions encountered.

<b>Task 1</b>	Background Data Collection and Evaluation (includes \$14,900 for the geophysical survey)	\$19,750
<b>Task 2</b>	Work Plan Preparation	\$6,500
<b>Task 3</b>	Site Investigation - Field	\$36,000
	Site Investigation - Laboratory	\$54,500
<b>Task 4</b>	Reporting	\$9,300
	<b>Total Estimate Cost</b>	<b>\$126,050</b>

ID	Task Mode	Task Name	Duration	Start	Finish
1		<b>Background Data Collection &amp; Evaluation</b>	<b>15 days</b>	<b>Mon 7/6/15</b>	<b>Fri 7/24/15</b>
2		Phase I ESA	10 days	Mon 7/6/15	Fri 7/17/15
3		Document Review	10 days	Mon 7/6/15	Fri 7/17/15
4		Geophysical Survey	5 days	Mon 7/20/15	Fri 7/24/15
5		<b>Site Investigation Work Plan</b>	<b>15 days</b>	<b>Mon 7/27/15</b>	<b>Fri 8/14/15</b>
6		Work Plan Preparation	10 days	Mon 7/27/15	Fri 8/7/15
7		Review with City of Franklin Parks	0 days	Mon 8/10/15	Mon 8/10/15
8		Submit to TDEC for review	5 days	Mon 8/10/15	Fri 8/14/15
9		<b>TDEC Brownfields review</b>	<b>15 days</b>	<b>Mon 8/17/15</b>	<b>Fri 9/4/15</b>
10		<b>Site Investigation</b>	<b>25 days</b>	<b>Mon 9/7/15</b>	<b>Fri 10/9/15</b>
11		Field Work	15 days	Mon 9/7/15	Fri 9/25/15
12		Laboratory Analyses	10 days	Mon 9/28/15	Fri 10/9/15
13		<b>Reporting</b>	<b>15 days</b>	<b>Mon 10/12/15</b>	<b>Mon 11/2/15</b>
14		Report Preparation	15 days	Mon 10/12/15	Fri 10/30/15
15		Draft Report to City of Franklin Parks	0 days	Mon 11/2/15	Mon 11/2/15



Project: Project1  
 Date: Wed 6/10/15

Legend:

- Task: Solid blue bar
- Split: Dotted blue bar
- Milestone: Diamond icon
- Summary: Arrow icon
- Project Summary: Double arrow icon
- External Tasks: Grey bar
- External Milestone: Diamond icon
- Inactive Task: Dotted grey bar
- Inactive Milestone: Diamond icon
- Inactive Summary: Arrow icon
- Manual Task: Solid blue bar
- Duration-only: Dotted blue bar
- Manual Summary Rollup: Arrow icon
- Manual Summary: Arrow icon
- Start-only: Arrow icon
- Finish-only: Arrow icon
- Deadline: Arrow icon
- Progress: Arrow icon