

January 17, 2018

Mr. Chris Bell
Greenspace Planner + Project Manager
DeKalb County Government | Recreation, Parks, and Cultural Affairs
3067 Chestnut Street, Building D
Scottsdale, Georgia 30079

Via Email: cmbell@dekalbcountyga.gov

RE: Remediation Estimate
DOT Maintenance Yard
817 George Luther Drive and 631 Durham Park Road
Decatur, DeKalb County, Georgia
Project No. 17-GA-01348-03

Dear Mr. Bell:

United Consulting previously conducted various environmental consulting on this project. The most recent results were presented in the following reports:

- Lead Based Paint and Asbestos Assessment, report dated December 8, 2017;
- Stream Condition Survey, report dated December 8, 2017; and
- Lead Delineation Sampling and Environmental Protection Division (EPD) Recommended Sampling, summary report dated January 4, 2018.

As requested, United Consulting contacted a remediation contractor to obtain a remediation estimate for the following:

1. Asbestos and/or LBP abatement at the existing buildings with building demolition;
2. Lead soil remediation of the two areas requiring soil corrective action under the planned Brownfield Prospective Purchaser Corrective Action Plan (PPCAP); and
3. Removal and appropriate disposal of the large pile of abandoned tires on the Project Site.

United Consulting contacted Jeff Sturgeon with Titan Environmental Services, LLC (Titan) to provide a remediation estimate for the above. We provided Titan with the above referenced reports, plus our previous Brownfield Site Characterization Brownfield Summary, report dated June 23, 2015. A site walk was held with you, Jeff Sturgeon, and Spencer Cox of United Consulting on January 9, 2018 to support Titan's preparation of their estimate. During the site walk, in addition to the above remediation tasks, you requested Titan to provide an estimate for removal of certain asphalt ground covering, building demolition, and fencing.

Attached to this letter is Titan's estimate with a detail of their work and assumptions. Their estimate totaled \$272,272. This is an estimate only and not a guarantee of cost. With a 10% contingency on this estimate, the estimated total would be **\$272,272 to \$299,500**.

As previously mentioned, a Brownfield PPCAP was previously drafted, but not finalized and submitted to the EPD. We are awaiting your approval to update that PPCAP and submit it to the EPD. This must be done within 30 days of closing on the property. Please advise us if you would like us to proceed with finalization and EPD submittal of the Brownfield PPCAP. Please contact Russell Griebel with United Consulting at 770-582-2788, if you have any questions or if we can be of further assistance.

Sincerely,

UNITED CONSULTING



Spencer C. Cox
Project Environmental Specialist

SCC/RCG/ajp

SharePoint: 01348-03.Remediation Estimate.draft

Attachment:

Titan remediation estimate, dated January 16, 2018



Russell C. Griebel, P.G., C.P.G.
Executive Vice President

ATTACHMENT

Titan remediation estimate, dated January 16, 2018



January 17, 2018

Attn.: Chris Bell
 Parks & Greenspace Real Estate Manager
 817 George Luther Drive
 Decatur, GA 30032
 Mobile:
 eMail: cbell@dekalbcountyga.gov

RE: Proposal for DeKalb County Parks and Rec
 817 George Luther Drive
 Decatur, GA 30032

Dear Chris:

Titan Environmental Services, LLC (TES) is pleased to submit the following BUDGET to Parks & Greenspace Real Estate Manager for work discussed during the January 10, 2018 meeting.

DESCRIPTION OF WORK:

- Provide labor, equipment and recycling to manage an estimated 22,200 tires found abandon onsite.
- Building A: Manage 580 sqft of asbestos floor tile.
- Building A: Manage lead base paint on door trim.
- Building B: Manage 2,100 sqft of asbestos floor tile.
- Building B: Manage 800 sqft of floor mastic.
- Building B: Manage asbestos window glazing in 16 windows.
- Provide labor, equipment and disposal of Non-Regulated soil contaminated with lead. All soils will be excavated and stockpiled onsite for TCLP testing by Others. Once confired, soil will be hauled for Subtitle-D disposal.
- Stockpiled soil will be treated with a phosphate blend up to 2% by volume. Material will be hauled to a Subtitle-D landfill.
- Remove and transport approximatly 100,000 sqft of asphalt for recycling.
- Full demolition of Buildings A-E as described in the United Consulting report dated 12/08/17.

PROJECT BUDGET

Task Number	Description	Estimated QTY	Bid U/oM	Unit Price	Total Price
1	Removal and recycling of abandon tires, includes labor to load	22220	EA	\$ 3.60	\$ 79,992.00
2	Removal of Asbestos floor tile and lead base paint trim	1	LS	\$ 8,600.00	\$ 8,600.00
3	Excavation and disposal of Non-Regulated Soil Contamianted with Lead	760	TON	\$ 68.00	\$ 51,680.00
4	Removal of asphalt on upper level	100000	SQFT	\$ 0.45	\$ 45,000.00
5	Demolition of improved structures, including concrete pad and footers, and subgrade work	1	LS	\$ 79,000.00	\$ 79,000.00
6	Removal of chain link fence	1000	LF	\$ 8.00	\$ 8,000.00
					\$ 272,272.00

ASSUMPTIONS:

- All tires are free of contaminants and soil. Does not include tires left on the rim.
- Lead base soil excavation will be filled with native soil found onsite and within 200 yds of Work.
- All confirmation testing will be provided by Others.
- Stockpiled soil will be treated with a phosphate blend up to 2% by volume. Material will be hauled to a Subtitle-D landfill.
- Asphalt parking lot is assumed to be 4" or less in thickness.
- Pricing is dependant on Market Conditions of asphalt waste.
- DeKalb County is responsilbe for disconnecting and capping all utilities at the street.

EXCLUSIONS:

- All Permits will be the responsibility of Others.

Titan Environmental Services, LLC
Parks & Greenspace Real Estate Manager - DeKalb County Parks and Rec

Contract: _____
Printed: 01/17/18
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TERMS AND CONDITIONS:

- **WASTE DISPOSAL:** Disposal pricing is based upon generator information. Off specification charges may apply if upon receipt at the disposal facility the material to be disposed of differs from what has been quoted. If applicable, Federal, State or local waste disposal taxes and/or surcharges will be added to the invoice.
- **SCOPE OF SERVICES:** The scope of services are described in the Description of Services section of this proposal. Units may be listed as Lump Sum (LS) or Unit Rate (EA, TON, etc.). Any services required outside of this proposal will be agreed upon in writing.
- **SITE CONDITIONS:** TES will have clear access to the Work Area, Owner will supply sufficient running water and electricity to perform the project.
- **COMPENSATION:** Terms are NET 30 unless agreed to in advance and in writing. If a Master Service Agreement exists between TES and Client then the terms from that agreement prevail. Payments not made by their due date will result in a pro-rated 1.5% monthly late fee. This proposal may be withdrawn if not accepted and/or the work not begun within 30 days from the date of this proposal.

To authorize the performance of the proposal, please execute below and return via email to jsturgeon@titanenviron.com. If you have any questions regarding this quotation or would like additional information on our proposal, please feel free to call me at 404-918-3105.

Sincerely,



Jeff Sturgeon
Project Manager

PROPOSAL ACCEPTANCE:

CUSTOMER:

The above pricing and conditions are satisfactory and are hereby accepted. Titan Environmental Services, LLC is authorized to perform the work as proposed. The person signing below is doing so as a duly authorized Representative of the Customer.

Signature: _____

Name: _____ Chris Bell

Date: _____

Title: _____

PO Number: _____