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Engineers
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March 17, 2016

Project 101.06074.012

Mr. Ted Wolfertz
Maine Department of Environmental Protection
17 State House Station
Augusta, Maine 04333

RE: Investigation/Remediation Conceptual Cost Comparison
Former Beal's Linen
7 Chestnut Street
Auburn, ME
REM ID: 02284

Dear Mr. Wolfertz:

In support of potential mitigation/remediation efforts at the Former Beal's Linen property, located at 7 Chestnut Street in Auburn, Maine (the "Site"), Ransom Consulting, Inc. (Ransom) developed a "*Conceptual Mitigation Alternatives Analysis*" dated May 28, 2015. This document identified three potential Exposure Mitigation Alternatives and four Source Area Remediation Alternatives. Each of the Source Area Remediation Alternatives assumed that additional investigation would be necessary to definitively identify the contaminant source area(s) associated with the Site. As a supplement to the "*Conceptual Mitigation Alternatives Analysis*", we have developed the attached cost comparison flow chart to illustrate potential cost implications in relation to the presence of the Site building. For the purposes of the attached flow chart, we have considered the potential effects of 1). No Building Demolition, 2). Partial Building Demolition, and 3). Full Building Demolition, on the relative costs of additional investigation and remediation at the Site. The actual cost of the source area investigation and remediation will depend on the scope of work that is required and the remedial alternative chosen by the Responsible Party; therefore specific dollar amounts have not been identified on the attached flow chart. Alternatively, the flow chart uses "\$" to represent the relative cost of investigation and/or remediation.

As represented in the attached flow chart, the cost of additional source area investigation is affected by the presence or absence of the Site building. The cost of additional source area investigation for the Partial Building Demolition option may be up to three times the cost of investigation for the Full Building Demolition option; and the investigation costs for the No Building Demolition option may be up to five times the cost of the Full Building Demolition option.

The projected costs for source area remediation are similarly affected by the presence or absence of the Site building. The cost of remediation for the Partial Building Demolition option may be up to three times the cost of remediation for the Full Building Demolition option; and the remediation costs for the

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No Building Demolition option may be up to five times the cost of the Full Building Demolition option. The selected remediation alternative will be based on a focused feasibility study once the investigations have been completed and a source area(s) has been defined.

In the event that a source area(s) is not fully defined by the initial round of source area investigation and the Responsible Party elects to move directly to a remediation alternative, the remediation costs for the Full Building Demolition option may be up to three times the cost of remediation with a defined source area. Likewise, the cost for Partial Building Demolition may be up to five times the cost of Full Building Demolition with a defined source area(s); and costs for No Building Demolition may be up to seven times the cost of Full Building Demolition with a defined source area(s). These projected costs outline the importance of identifying and defining the extent of source area(s) at the Site.

If you have any questions regarding the attached flow chart, please give us a call.

Sincerely,

RANSOM CONSULTING, INC.



Eriksen Phenix, C.G.
Project Geologist



Peter J. Sherr, P.E.
Senior Project Manager

EPP/JLM/PJS:med

Attachments: Beal's Linen; Investigation/Remediation Conceptual Cost Comparison

BEAL'S LINEN; INVESTIGATION/REMEDIATION CONCEPTUAL COST COMPARISON



