



**KLEINFELDER**

*An employee owned company*

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OCT 20 2005

ENVIRONMENTAL PROTECTION

File: 59975.01  
October 11, 2005

Mr. Scott Smale  
Nevada Division of Environmental Protection  
Bureau of Corrective Actions  
333 W. Nye Lane  
Carson City, Nevada 89706

**SUBJECT: Final Phase III Closure Plan  
Former Hawthorne Landfill  
Mineral County, Nevada**

*Reference: "Draft Phase III Closure Plan, Former Hawthorne Landfill, Hawthorne, Nevada", dated August 17, 2005, by Kleinfelder, Inc.*

Dear Mr. Smale:

Kleinfelder is pleased to provide this final Phase III Closure Plan for the former Hawthorne Landfill, Mineral County, Nevada. We provide this final plan to document minor changes to the scope of services and to provide additional cost estimate documentation. The proposed work will be performed under the existing contract between Kleinfelder and the Nevada Division of Environmental Protection (NDEP) (Contract No. DEP 06-015).

### **Background**

Three individual contract phases of work were developed to complete this project. Phases I and II were completed in 2004 and 2005 under the previous contract between the NDEP and Kleinfelder (Contract No. DEP02-026). In August 2005, Kleinfelder prepared a draft Phase II Closure Plan. Since the completion of the draft plan,

Kleinfelder has selected the asbestos abatement contractor and the asbestos disposal location will be the current Hawthorne Landfill.

### **Scope of Services**

The tasks outlined in the draft plan included:

- Task 1: Prepare a Phase III Workplan
- Task 2: Asbestos Disposal
- Task 3: Surface Debris Disposal
- Task 4: Trench Surveying
- Task 5: Report of Completion

The following are clarifications to the services described in the draft plan.

- Task 1: Kleinfelder prepared asbestos abatement specifications that were provided to three asbestos abatement contractors at a pre-bid meeting. Based on proposal cost and response time, Diversified Demolition Company was selected to provide asbestos abatement services. Asbestos abatement services are outlined in the attached proposal, and include abatement and disposal of asbestos cement (AC) tiles and thermal system insulation (TSI) located on the subject site.
- Task 2: Asbestos containing material (ACM) disposal will occur at the Class I Hawthorne Landfill, not onsite as previously indicated in the draft plan. Kleinfelder also subcontracted Sato Environmental to provide independent third-party review of abatement contractor performance.

### **Limitations**

This final Phase III Closure Plan assumes all surface debris on the subject site, including ACM, is non-hazardous. The asbestos abatement activities are intended to be a source reduction project. As stated in the abatement specification, identified piles of ACM will be removed, but a potential exists that unidentified and/or buried ACM will remain at the subject site following abatement activities. The abatement specifications were developed based on discussions with the NDEP, EPA Region 9, the Nevada Division of Industrial Relations Nevada Asbestos Abatement Program and Mineral County.

If you have any questions or require any additional information regarding this scope of services and fee estimate, please contact either of the undersigned at (775) 689-7800.

Respectfully submitted,

**KLEINFELDER, INC.**



Joshua P. Fortmann, C.E.M.  
Project Geologist



Eric Hubbard, C.E.M.  
Geoscience Manager

- Attachment A: Cost Estimate
- Attachment B: Asbestos Abatement Proposal
- Attachment C: Mineral County Cost Estimate

# **Attachment A**

## **Cost Estimate**

**Cost Estimate  
Hawthorne Bowling Alley  
Hawthorne, Nevada**

Kleinfelder preliminary planning budget: \$ 2,000

**Task 1: Prepare a Phase III Workplan**

Kleinfelder: Coordination and meeting \$ 4,500

Sato Environmental: Preliminary design and meeting \$ 3,000

Subtotal: \$ 7,500

**Task 3: Asbestos Disposal**

Kleinfelder: Oversight \$ 3,040

Sato Environmental: Oversight and Clearance \$ 4,000

Diversified Demolition \$ 19,967

Subtotal: \$ 27,007

**Task 3: Surface Debris Disposal**

Kleinfelder: Oversight/documentation \$ 3,500

Mineral County: Disposal equipment/operation \$ 84,493

Subtotal: \$ 87,993

**Task 4: Trench Surveying**

Kleinfelder \$ 1,000

Denson Surveying \$ 3,300

Subtotal: \$ 4,300

**Task 5: Report of Completion**

Kleinfelder \$ 3,100

Sato Environmental \$ 1,500

Subtotal: \$ 4,600

**Total: \$133,400**

Outside services include a 10% markup.

# **Attachment B**

## **Asbestos Abatement Proposal**

# DIVERSIFIED DEMOLITION COMPANY

Date: September 29, 2005

Kleinfelder, Inc.  
4875 Longley Lane, Suite 100  
Reno, Nevada 89502-5953  
Ph: 689-7800  
Fax: 689-7810

Attn: Mr. Josh Fortmann, Project Manager  
Re: Asbestos Abatement Project: Former Hawthorne Landfill, Hawthorne, Nevada

Diversified Demolition Company respectfully submits the following asbestos abatement scope and pricing on the above referenced project for your consideration.

Abatement scope:

- Pick up and bag visible ACM piles and ACM debris to a perimeter of approx: 10 ft from the boundary of each pile
- Pick up and bag visible contaminated soil
- Keeping this process wet
- Using 2 6mi bags and or wrap w/ 2 layers of 6mi poly and label

Abatement cost for the above scope of work \$18,152.00 ..... each additional pile \$ 1,000

We propose to furnish all labor, materials, equipment and insurance to remove and dispose of asbestos-containing materials from project area. Work shall be completed in accordance with state, local, and federal regulations.

A 10-day notification period is required prior to the start of work by OSHA and local EPA.

Exclusions: Permits, cutting and capping of utilities, any 3<sup>rd</sup> party clearance testing and or surveys for hazardous materials, contaminated fluids, underground tanks, protective coverings, overtime, engineering, grinding, access, noise, and any other item not mentioned above.

Any alteration or deviation from the above scope of work involving extra cost will execute a change order and will become an extra charge over and above this estimate.

Please sign below in acceptance of this proposal and fax back to our office @ 331-1572. Our terms are Net 30 days, with no retention to be withheld.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

Please feel free to contact me with any comments or questions @ 331- 1411.

Best regards,

Tony Valentine  
Estimating/Project Manager  
Division 7

59 Coney Island Drive  
Sparks, NV 89431

NV LIC. # 19007A  
CA LIC. # 684367

# **Attachment C**

## **Mineral County Cost Estimate**

### Former Hawthorne Landfill Brownfields Phase III

The Phase III contract for cleanup activities at the Hawthorne site will detail costs to complete 9 specific areas. The areas are identified in the attached map.

<b>Areas</b>	<b>Cost</b>
1. Final Cleanup and leveling (2 days)	
Equipment (loader, water truck)	2,200
Manpower (2 men for 2 days)	864
2. Cover central pits (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for 2 days)	1,296
3. Move cover to open trenches (2 days)	
Equipment (2 loaders, 2 dump trucks, water truck)	6,946
Manpower (6 men for 2 days)	2,592
4. Dig new trench and bury concrete (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for 2 days)	1,296
5. Move cover to largest pit area (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for 2 days)	1,296
6. Move additional cover over trenches (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for 2 days)	1,296
7. Move additional cover over trenches (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for two days)	1,296
8. Move additional cover over trenches (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for 2 days)	1,296

9. Move additional cover over trenches (2 days)	
Equipment (2 dozers, water truck)	6,200
Manpower (3 men for two days)	1,296
Total equipment	52,546
Total manpower	12,528

The above mentioned work involves the Hawthorne Utilities, Public Works and Road Department equipment and personnel.

Additionally, Mineral County will utilize field workers to complete the cleanup in the heavily vegetated areas.

Adult field workers

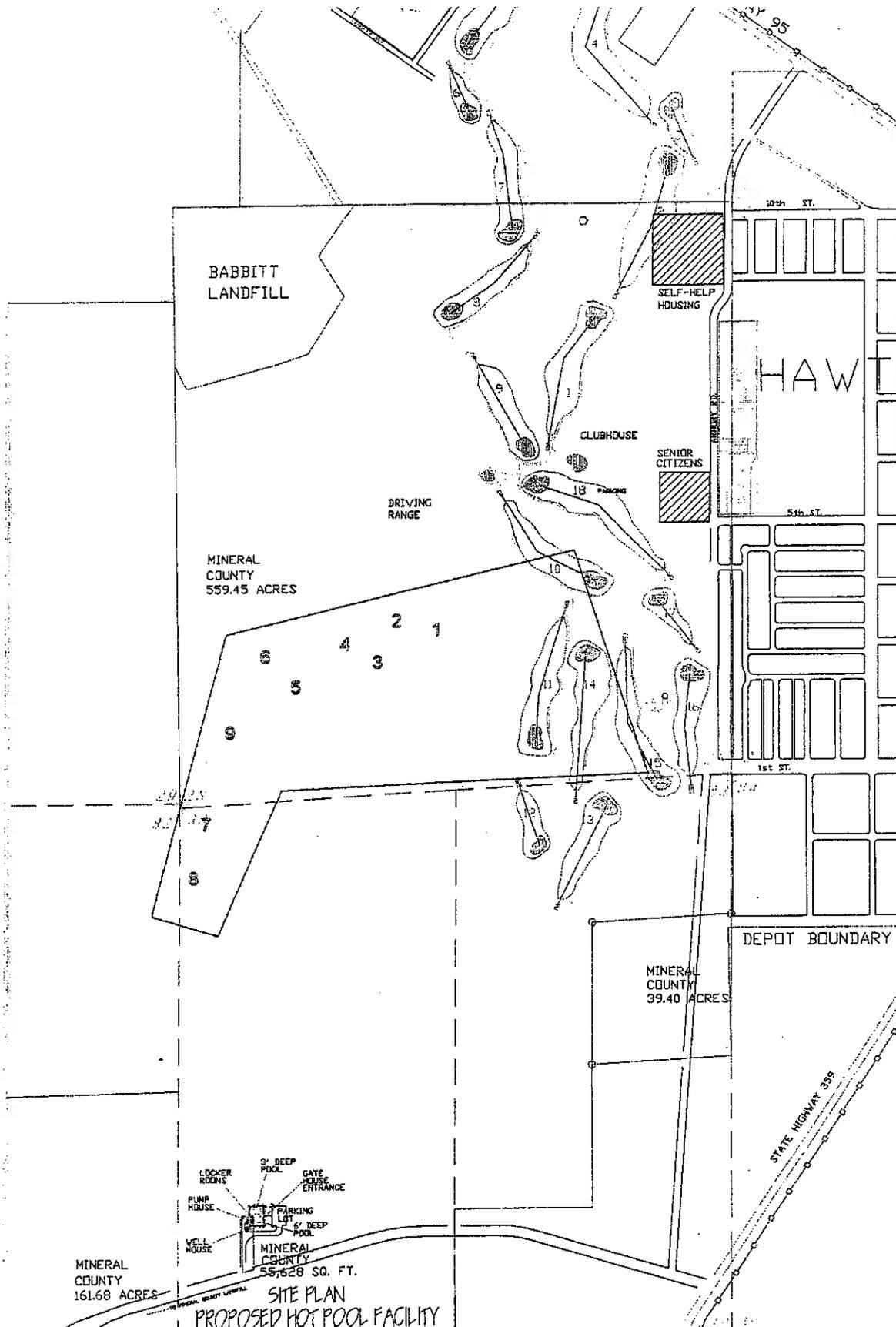
1,280 hours @ \$7.00/hr	8,960
Payroll taxes (10.9%)	977

Merriweather's Sanihut	1,800
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Accounting

    Mineral County Recorders Office 3% of  
    Mineral County's cost \$97,973

Total	\$76,811
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SITE PLAN  
PROPOSED HOT POOL FACILITY