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MEMORANDUM

TO: Appleton Redevelopment Authority

FROM: Matt Rehbein, Economic Development Specialist

DATE: March 14, 2018

RE: Contract for Demolition and Soils Remediation at 222 N. Oneida Street in Appleton, WI

The Appleton Redevelopment Authority (ARA) acquired the property at 222 N. Oneida Street in Appleton on December 21, 2017.

The property is currently vacant; staff has been preparing for demolition of the property and working with OMNNI Associates, Inc. to prepare a plan to address environmental contaminants on-site that will be satisfactory to the Wisconsin Department of Natural Resources.

As part of the preparation for demolition and remediation, four contractors were invited to respond to a Request For Quotations (RFQ attached) on February 19, 2018. Two responses were received on March 7, 2018. Both were responsive and comprehensive in scope and close in overall cost. Staff has reviewed both proposals and clarified approach and cost to both. The recommended proposal includes abandonment of sanitary and water laterals.

600 cubic yards of contaminated soil is estimated based on testing completed by OMNNI to date. Both proposals provide unit pricing should the actual amount of contaminated soil requiring removal be above or below 600 cubic yards, the recommended proposal is over 35% less in removal and transport costs should there be excess contaminated soil identified. To ensure continuation of operations should there be additional contaminated soil identified, staff is seeking a contingency of 20%.

Tipping fees are not included in either of the proposals. Staff did a comparison of tipping fees for the Waste Management facility in Whitelaw, WI and Outagamie County. The Whitelaw facility was least expensive with an estimated cost (based on 600 cubic yards of soils) of \$24,400 compared to \$33,475 at Outagamie County. Tipping fees will be paid directly to the facility by ARA (similar to DNR fees). There are sufficient funds within the 2018 Appleton Redevelopment Authority budget to complete this work.

Staff Recommendation:

Award the proposed contract to demolish the office building, remove the parking lot, haul contaminated soils to the Whitelaw facility, fill the site and topsoil/seed the site located at 222 N. Oneida Street to Gene Frederickson Trucking & Excavating, Inc. in the amount of \$72,919.00 with a 20% contingency of \$14,583.80 for a project total not to exceed \$87,502.80 **BE APPROVED.**