



“...meeting community needs...enhancing quality of life.”

## MEMORANDUM

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TO: Appleton Redevelopment Authority

FROM: Matt Rehbein, Economic Development Specialist

DATE: June 14, 2018

RE: 222 N. Oneida Street - Demolition/Remediation Update

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Demolition activities started on the 222 N. Oneida Street building on May 22, 2018. The demolition, remediation, and site restoration is complete as of this week.

Despite ten (10) soil borings completed in the parking lot area during our due diligence, we discovered approximately 1,500 tons of contaminated material over and above the originally estimated 600 tons. One of the contaminated areas extended to the west of the property line, and excavation ceased at the property line. We believe that all contaminated soil on-site was removed; however, we are still awaiting lab reports from samples taken to confirm. Until the lab reports are received, we cannot be certain of the desired “clean closure” status or what requirements for ongoing monitoring may be required by the DNR.

In addition, old foundations were discovered during excavation, resulting in additional unforeseen costs. As excavation was completed, staff followed the Procurement Policy Change Order procedure as applicable under Sec. IV.P.(2).(e).

We calculated an estimate per ton of contaminated material for disposal which includes, removal, hauling, and tipping fees of \$42.95/ton. It should be noted, this is only an estimate as assumptions were made regarding tons per cubic yard of material. In addition, there will be additional costs for sampling and hours on-site for engineers. Based on information known to date, budget estimates to follow:

2,100 tons - 600 tons (original estimate)	=	1,500 tons extra material
1,500 tons @ \$42.95	=	\$64,425
Cost to remove foundations	=	\$4,582
Additional samples and testing	=	\$1,500
<b>Total Additional Costs</b>	=	<b>\$70,507</b>
<i>(Less) anticipated contingency</i>	=	<i>(\$14,584)</i>
<b>Total Over Originally Approved Expenditure</b>	=	<b>\$55,923</b>

**Overall Impact on the ARA Budget:**

ARA account balance on March 7, 2018	=	\$312,000
Anticipated costs to complete project	=	(\$132,257)
Contingency	=	(\$14,584)
Additional costs	=	(\$55,923)
<b><u>Remaining ARA Balance Estimate</u></b>	<b>=</b>	<b><u>\$109,236</u></b>

Please note, these are the best estimates based on information to date. Once soil samples come back and are reviewed by our engineers and the DNR, we will be able to provide a full picture of what will be required on site.