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MEMORANDUM

TO: Appleton Redevelopment Authority (ARA)
FROM: Matt Rehbein, Economic Development Specialist
DATE: October 3, 2018
RE: 222 N. Oneida Street - Demolition/Remediation Update

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

Our engineers originally anticipated two monitoring wells; however, based on the amount and location of contaminated soils, we authorized three monitoring wells in hopes of being able to secure the "clean closure" designation from the DNR. Two of those well samples have come back below the maximum standard for contaminants. The third well had a significant amount of sediment, so we allowed more time to, hopefully, secure a more accurate sample. A sample was taken from that well on September 27, 2018, and we are awaiting test results (typically 10 business days). Our engineers are confident we will not have construction limitations based on soils, and we will know if there are limitations based on the groundwater after we receive the recent sample results.

To date, we have spent \$198,172 on demolition, remediation and engineering. Our original cost estimates, approved by ARA on March 14, 2018, included Gene Frederickson Trucking & Excavating, Inc. to complete demolition and soils remediation for \$87,502.80 (with contingency) and approval for OMNNI Associates, Inc. to complete site investigation and remedial activities for \$25,260.40 (with contingency). Significantly more contaminated soils identified during demolition and excavation resulted in the overage. As detailed in the Memorandum to ARA dated June 14, 2018, per the Procurement Policy Change Order procedure as applicable under Sec. IV.P.(2).(e), the Mayor approved additional expenditure(s) as the excess contaminated soils were identified. This project is within the approved budget based on those adjustments.

Subject to the results of the water sample(s) taken on September 27, 2018 and DNR review of the soil and water testing results, we estimate spending another \$10,757 to close out this project. Assuming these numbers hold, ARA's remaining balance will be \$103,071 after this project is complete.

Please note, these are the best estimates based on information to date. Once all soil and water 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.