

February 14, 2018

Matthew Rehbein
Economic Development
City of Appleton
100 North Appleton Street
Appleton, WI 54911-4799

Re: Proposed Site Investigation and Remedial Activities at the 222 N. Oneida Street property in Appleton, WI.

Dear Mr. Rehbein:

Thank you for the opportunity to present this proposal and cost estimate to provide a site investigation and remedial activities for the 222 N. Oneida Street property. This proposal is intended to present a work scope and cost estimate for our services.

PROJECT INFORMATION

Previously OMNni Associates conducted a Phase I environmental site assessment (ESA) of the property at 222 N. Oneida Street, Appleton, WI to identify potential areas of contamination from current or previous uses of the property. The Phase I ESA identified a potential for underground storage tanks to still be present on the property as well as a concern for contamination associated with those underground storage tanks.

A Phase II ESA was also conducted at the property to determine if the tanks remain or if there was any contamination as a result of the prior history of the property. It was discovered that the property had multiple exceedances in soil and groundwater for their respective limits. It was recommended at that time that a notification of release be completed.

OMNni proposes to conduct a site investigation to define the extent of the contamination and assist with remedial actions during the demolition at the property in order for the City of Appleton to pursue beneficial reuse of the property.

PROPOSED SCOPE OF WORK

We propose the following scope of work:

1. Obtain bids from geoprobe contractors and select suitable contractor to perform activities.
2. Create a site work plan and submit the plan to the DNR.
3. Submit previously obtained analytical data to licensed landfill to obtain approval for the disposal of the impacted material that will be removed from the site. It is anticipated that the soil will go to Outagamie County Landfill or Waste Management's Whitelaw facility.

4. Develop a health and safety plan for OMNNI staff who will be on site for the remedial activities.
5. Assist the City of Appleton with their request for quote (RFQ) for the demolition and excavation related to the property.
6. Provide direction to the contractor to dig up to five test pits and give direction if the soil needs to be disposed of, due to contamination.
7. OMNNI will be on site during the excavation of the parking lot area to document soil conditions and assist with delivery of waste manifests to the contractor. Additionally, OMNNI will be available on an "On-Call" basis for the building demolition if any contamination is identified within or below the building footprint.
8. Obtain confirmatory soil samples at the base of the excavated soil for VOCs and/or PAHs depending on the location, and deliver to a certified laboratory for analysis.
9. Once site activities allow, OMNNI will coordinate the installation of two NR 141 groundwater monitoring wells to a depth of 15 feet. Wells will be placed in the vicinity of TW09 and TW06. These wells will be developed and sampled for volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs).
10. Abandon the remaining temporary wells on site in compliance with DNR requirements.
11. Evaluate data collected and prepare a site investigation report including OMNNI's interpretation of information gathered. The report would include a summary of all of the efforts to date at the site, the degree and extent of contamination, and would present recommendations to the DNR based upon the data collected.

NOT INCLUDED IN THIS SCOPE OF WORK

The following items are not included within this agreement, but are available at the request of the client. Consultant will not proceed with additional work without verbal or written confirmation from client.

1. Applicable DNR review fees. A site investigation review fee is anticipated to be \$1,500, plus additional applicable site closure review fee which could be an additional \$1,050 plus any continuing obligation fees listed within NR 749.
2. Any additional sampling beyond two rounds of groundwater sampling and all laboratory samples are based on a standard turn around.
3. Site closure documentation preparation and submittal is not part of this current scope of work, but is anticipated to be approximately \$5,000. However, this is variable as it is dependent on the results of the site investigation.
4. No landfill tipping fees are part of this scope of work.

5. This scope does not address any sampling that may be needed as a result of importing fill into the site.

CITY'S RESPONSIBILITY

Our proposal assumes the City will provide the following services:

1. Provide access to the subject property.

PROPOSED SCHEDULE

The proposed schedule for the work would be as follows:

- We understand that the City of Appleton is in the process of submitting an RFQ for the demolition of the building to take place before May 1, 2018. OMNNI would be able to start work on the project and work concurrently with the building demolition activities.
- It is OMNNI's intent to submit the site investigation report within 30 days of obtaining the results from the groundwater wells. The groundwater wells are anticipated to be installed after major demolition activities have been finished.

COST ESTIMATE

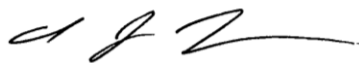
Our cost estimate is based on assumed time-and-materials requirements, and our existing fee schedule with the City for our consulting costs. Costs for geoprobe contractors, lab fees, and landfill administrative fees will be billed out at actual costs. The cost estimates are as follows: consulting fees of \$18,864, geoprobe subcontractor fees of \$2,600, landfill administrative fee of \$175, and environmental laboratory fees of \$1,325. The overall estimated costs including subcontractor fees is \$22,964.

CONDITIONS

Upon acceptance of this proposal, OMNNI Associates would begin this project under our existing 2018 Contaminated Soils & Materials Testing contract.

If you have any questions regarding this proposal, please do not hesitate to contact me. Your signature below will authorize us to proceed.

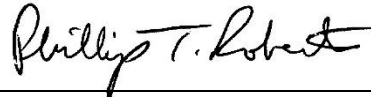
Sincerely,
OMNNI Associates, Inc.



Christopher J. Rogers P.G.
Hydrogeologist / Project Manager

City of Appleton
(Client)

OMNNI Associates, Inc.
(Consultant)



Matthew Rehbein
Economic Development Specialist

Phillip T. Roberts, P.E.
Engineering Services Manager

Date: _____

February 14, 2018 _____