



AECOM
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March 29, 2016

Mr. Eric Rakers
City Engineer
City of De Pere
335 South Broadway
De Pere, WI 54235

Ms. Kim Flom
Economic Development and Planning Director
City of De Pere
335 South Broadway
De Pere, WI 54235

Subject: Additional Soil Sampling and Analysis Proposal for the Richco Road Property, Parcel WD-L178-2, De Pere, Wisconsin – Change Order to AECOM Project No. 60487544 and Associated Commercial Terms and Conditions

Dear Mr. Rakers and Ms. Flom:

AECOM Technical Services, Inc. (AECOM) has prepared this change order for additional soil sampling in order to define the extent of polynuclear aromatic hydrocarbons (PAHs) and metals (lead and arsenic) identified during the soil sampling event that occurred in February 2016.

We estimate a fee of \$3,920 for the sampling described below. Project activities and assumptions are also provided below.

Site Description and Previous Environmental Information

The subject property is located in the City of De Pere, Brown County, Wisconsin. The site is bounded by Richco Road to the west, commercial and industrial properties to the north and south, and a railroad right-of-way and residential properties to the east. The site is situated on the southern portion of Parcel Number WD-L178-2.

In February 2016, AECOM conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property. Results of the Phase I ESA indicated that the subject property historically had been developed as agricultural property and more recently as industrial property. Recognized environmental conditions were not identified as a result of the Phase I ESA.

In addition, three hydraulic probes were advanced on the property during February 2016. Analytical results from this sampling event revealed detections of PAHs, lead, and arsenic at the property.

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Scope of Services

AECOM's proposed scope of work will be performed and managed under specified tasks described as follows:

Task 1 – Pre Field Activities (Site Safety Plan and Utility Location)

This task includes activities associated with coordination of an analytical laboratory and utility clearance. AECOM will coordinate mobilization to the site and set-up, as well as sample handling. We will also contact Wisconsin Digger's Hotline to locate public utilities

Task 2 - Field Implementation – Soil Sampling

AECOM proposes to advance four hydraulic probes to collect soil samples. Each of the collected soil samples will be screened in the field for volatile organic compounds (VOCs) using a photoionization detector (PID). Soil samples will be visually classified using the Unified Soil Classification System (USCS) and will include observations such as color, odor, and presence of non-natural materials, as appropriate. The following table includes the parcel location, purpose of the sample locations and analytical testing protocol.

Parcel/Location	Sample Locations	Depth (feet)	PID	PAH	Metals
WD-L178-2	B-161	12.0	Yes	Yes	Yes
WD-L178-2	B-162	12.0	Yes	Yes	Yes
WD-L178-2	B-163	12.0	Yes	Yes	Yes
WD-L178-2	B-164	12.0	Yes	Yes	Yes

Task 3 – Laboratory Testing

Collected soil samples will be placed into ice-filled coolers and delivered to AECOM's subcontract laboratory, Pace Analytical Laboratory (Pace), Green Bay, Wisconsin under Chain-of-Custody control. The laboratory will perform analyses using EPA Method 8270 for PAHs and EPA Method 6010 for metals (submitted for arsenic and lead).

Task 4 – Project Management/Summary Report

A brief letter report summarizing the results of the investigation will be prepared once analytical results have been received. The report will include a sample location map, soil boring logs or tabulated soil descriptions, data table summary, and a brief narrative with description of sampling procedures and results. The report will be submitted in draft to the City of De Pere for review and upon City of De Pere approval, could be provided to the WDNR. As discussed, the Phase I ESA report will be a separate deliverable.

Project management will involve handling project information requests, subcontractors, and preparation and review of the project contracts, invoices, and scheduling.

Cost Estimate and Assumptions

AECOM's estimated cost for professional environmental consulting services to meet the scope of work presented within this proposal is \$3,920, of which, \$1,690 is for other direct costs (ODCs) such as subcontract analytical laboratory services, geoprobe drilling supplies, and materials costs. This estimated project cost for services is limited to those tasks and associated activities described in this proposal. AECOM is not responsible for delays or scope changes outside its direct control. If conditions are not as expected or an item is uncovered that affects the scope of services or cost estimate, City of De Pere will be contacted in order to discuss how to proceed.

AECOM will perform the scope of work discussed in this change order, and any optional or additional tasks authorized, on a time-and-material basis in accordance with the AECOM Project No. 60487544 and **Commercial Terms and General Conditions**. The labor and ODCs to include subcontractors, equipment, reimbursables, and reasonable out-of-pocket expenses by AECOM are listed by task below:

AECOM's estimate is based on the following assumptions:

- Site access is the responsibility of City of De Pere.
- The City will mark/flag the property limits of the KSC, Inc. property prior to performance of sampling in the detention basin.
- All field work is completed under OSHA Level D personal protective equipment.
- The budget includes costs for AECOM to contact Wisconsin Diggers Hotline for utility clearance. The City is responsible for locating any utilities not marked by Diggers Hotline. AECOM is not responsible for any damages caused by striking miss-marked or unmarked utilities.
- The laboratory testing program described above reflects our opinion of the testing parameters based on past experience and does not include WDNR input.
- Minimal excess soil will be generated during the advancement of the soil probes. Based on the limited depth of the soil probes and the presence of only low-level shallow impacts on the site we do not anticipate a need to drum soil cuttings. Excess soil generated during the site investigation will be left on-site adjacent to the borehole where the soil originated. Additional field costs may be incurred for delays caused by restricted or difficult access or circumstances beyond the control of AECOM such as adverse weather conditions. Such costs incurred have not been included, but will be charged to the project.

Schedule

As noted above, AECOM anticipates that the field work will require a total of 1 day to complete. The draft summary report will be submitted to the City within 30 days after receiving the analytical results from the laboratory.

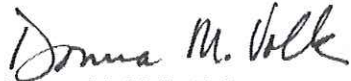
Proposal Acceptance

Please indicate your acceptance of this Proposal dated March 29, 2016, by having an authorized representative of your firm execute the attached Authorization and return it to our Green Bay, Wisconsin office. Note that we cannot begin work until the signed authorization is returned. If you have questions regarding the proposal, please call Ms. Donna Volk at 414.944.6171 or Mr. Steve Schubring at 920.406.3149.

AECOM appreciates the opportunity to provide environmental services to the City of De Pere at the former O'Keefe property.

Sincerely,

AECOM Technical Services, Inc.



Donna M. Volk, P.G.
Geologist



Steven Schubring, P.G.
Operations Manager

Attachments:

- Commercial Terms
- General Conditions and Services
- Authorization Form
- User Questionnaire



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Authorization

March 29, 2016

I hereby authorize AECOM to proceed with the scope of work for the former O'Keefe property in the City of De Pere, Wisconsin, as described in AECOM's change order above, dated March 29, 2016, with a budget authorization of \$3,920 under the general terms and conditions specified in the proposal.

Signature

Date

Print Name

Title/Organization

I agree to accept invoices from AECOM via e-mail and not postal mail:

Yes

Signature: _____

E-mail address: _____

Recipient Mr/Ms: _____

Return to:

Name: Mr. Steven Schubring/AECOM

Address: 1035 Kepler Drive, Green Bay, WI 54311

Fax: 920-468-3312

Phone: 920-406-3149

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