Table 1
Estimated Volume of Soil to be Disposed Off-Site
Riverfront Development - Stoughton Wisconsin
May 17, 2021

Location	Area (square feet)	Depth (ft bgs)	Volume (cubic yards)	Conversion Factor (tons/cy)	Tons	Volume Contingency Removed
Public Works Facility						
Area 1	3,614	4	536	2.0	1,072	804
Area 2	1,009	8	299	2.0	598	448
Area 3	20,323	10	7,527	2.0	15,054	11,291
Subtotal					*16,724*	12,543
Roberts Elec (Area 4)	521	6	116	2.0	232	174
Millfab Lead (Area 5)	6,319	4	936	2.0	1,872	1,404
Total					**18,828**	14,121

Notes:

- According to Brink's team, prior to Remedial Action, the site had a net cut of approximately 5,000 cy.

- Remedial Action cleanup objectives were established to be protective of direct contact exposures.

- Areal extents for the remedial action excavations were determined using typical industry standards and usually accepted by The WDNR.

- A contingency has been included in these calculations by use of a conversion factor of 2 tons per cubic yard. Actual conversion will likely be in the 1.2 to 1.5 tons/cy.

Table 2
Estimated Amount of Project Costs
Riverfront Development - Stoughton Wisconsin
May 17, 2021

	Public Works Site					Millfab Lead					Roberts Electric					TOTAL	Rate Contingency Removed
	Description	Quantity	Units	Rate	Extension	Description	Quantity	Units	Rate	Extension	Description	Quantity	Units	Rate	Extension		
Remedial Action																	
	Tipping	16724	Tons	$ 20.00	$ 334,483	Tipping	1872	Tons	$ 20.00	$ 37,446	Tipping	232	Tons	$ 20.00	$ 4,631	**$ 376,560**	$ 320,076
	Transportation	16724	Tons	$ 12.00	$ 200,690	Transportation	1872	Tons	$ 12.00	$ 22,468	Transportation	232	Tons	$ 12.00	$ 2,779	**$ 225,936**	$ 150,624
	Consulting	120	HR	$ 115.00	$ 13,800	Consulting	80	HR	$ 115.00	$ 9,200	Consulting	40	HR	$ 115.00	$ 4,600	**$ 27,600**	$ 27,600
	Laboratory	100	SMPL	$ 250.00	$ 25,000	Laboratory	40	SMPL	$ 100.00	$ 4,000	Laboratory	10	SMPLE	$ 100.00	$ 1,000	**$ 30,000**	$ 30,000
Subtotal					*$ 573,973*					*$ 73,113*					*$ 13,010*	**$ 660,096**	$ 528,300
Other Site Investigation																	
	Add'l Wells/Sampli	1	LS	$ 25,000.00	$ 25,000	None Needed	0	LS	$ -	$ -	None Needed	0	LS	$ -	$ -		
	Reporting	100	HR	$ 115.00	$ 11,500												
Subtotal					*$ 36,500*					*$ -*					*$ -*	**$ 36,500**	$ 36,500
Closure																	
	Package Prep	100	HR	$ 115.00	$ 11,500	Package Prep	40	HR	$ 115.00	$ 4,600	Post Close Mod	20	HR	$ 115.00	$ 2,300		
	WDNR Fees	1	LS	$ 2,500.00	$ 2,500	WDNR Fees	1	LS	$ 1,800.00	$ 1,800	WDNR Fees	1	LS	$ 800.00	$ 800		
Subtotal					*$ 14,000*					*$ 6,400*					*$ 3,100*	**$ 23,500**	$ 23,500
Estimated Totals					**$ 624,473**					**$ 79,513**					**$ 16,110**	**$ 720,096**	$ 588,300

NOTES:

- The Phase 1 portion of the development includes the remedial actions for three areas, two of which appear outside of the areal extents of Phase 1 of the development - as described to True North.

- The Phase 1 portion of the development is reflected in this cost estimate. There will be other costs associated with the Highway Trailers property but I'm not expecting that to be significantly more than what the Public Works site looks like. This is a guess but an educated guess.

- I'm sure that Brink's team will come back with some additional thoughts on the cut/fill process. If they were net loss of about 5,000 cy and we are proposing removal of 9,000 cy just on this Phase, they will need to import the difference. There is also some concern about being "short" for the SW ponds.

- The quantities derived for the tonnages does allow for some flexibility. We have built in contingencies with the estimated volumes and the estimated tipping and transportation unit rates. We are using a tipping/transportation rate of $20/$12 per ton. Based on recent projects, we suspect that the actual rates will be approximately $17/$8 per ton once we have the projects competitively bid.

Table 3
City of Stoughton Out-of-Pocket Costs
Riverfront Redevelopment - Stoughton - Phase 1 ONLY
May 17, 2021

PROJECT ACTIVITIES	City Costs TIF	WEDC GRANT Reimbursement	TOTAL		Contingency Removed
Remediation Action Activities					
Contaminated Soil Tipping	$ 376,560.00	$ (250,000.00)	$ 126,560.00		$ 240,057.07
Contaminated Soil Hauling	$ 225,936.00	$ -	$ 225,936.00		$ 112,968.03
Coordination, Soil Monitoring, and Documentation	$ 27,600.00	$ -	$ 27,600.00		$ 27,600.00
Laboratory	$ 30,000.00	$ -	$ 30,000.00		$ 30,000.00
Subtotal	**$ 660,096.00**	**$ (250,000.00)**	**$ 410,096.00**		**$ 410,625.10**
Acquistion			$ -	WEDC Grant	**$ (250,000.00)**
			Total City Costs		
TOTAL	**$ 660,096.00**	**$ (250,000.00)**	**$ 410,096.00**		**$ 160,625.10**

Potential Import of Fill Costs (18,828 tons @ $15/ton)	$ 282,420.08	**$ 443,045.18**

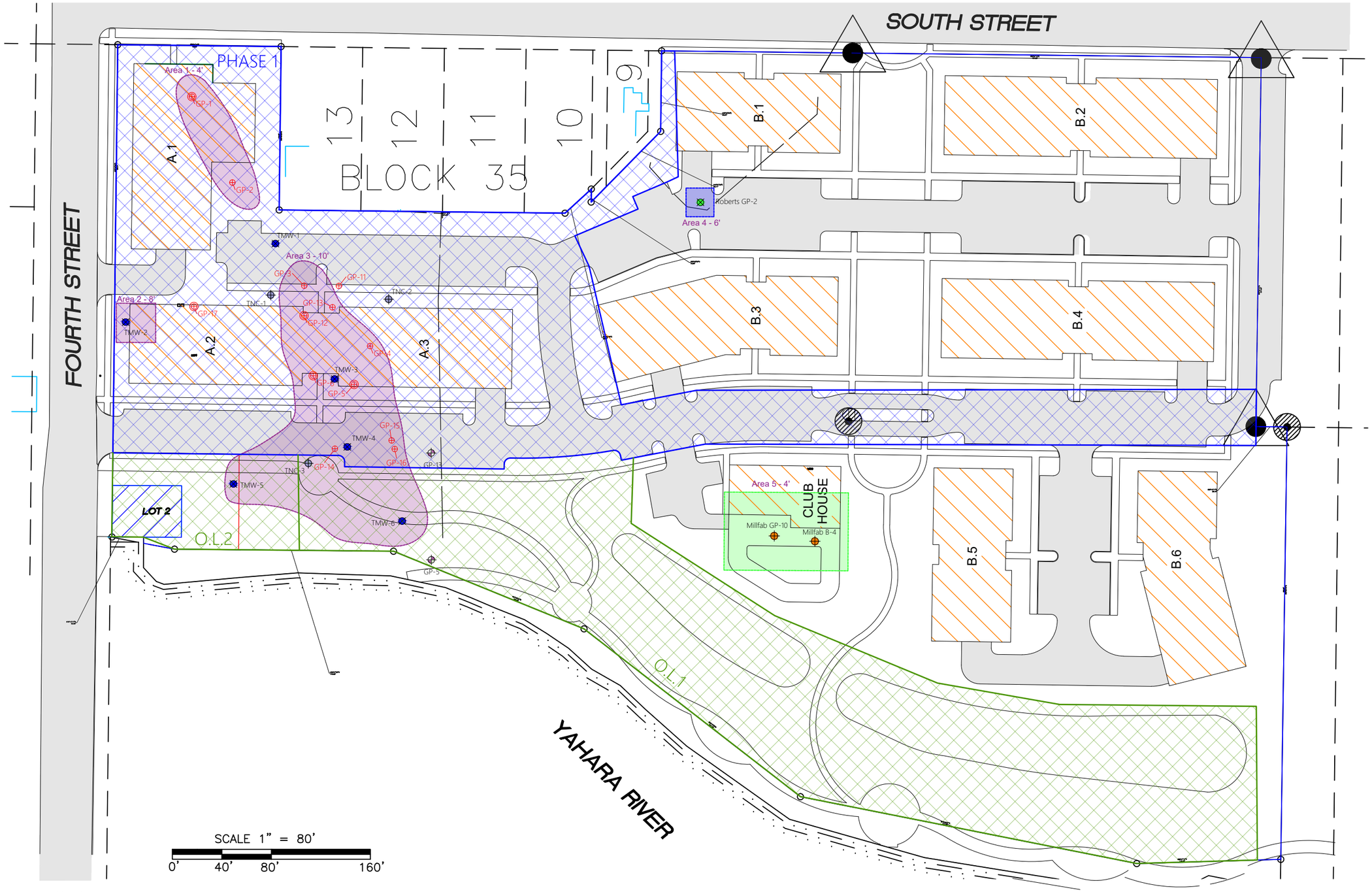
Notes:

- Matching costs for the grant include the acquisition cost of $400K and other eligible costs (e.g., infrastructure replacement - $1.8M).

- The total out of pocket costs are assumed based on what we know today and with some expectations of future work that may be required by the WDNR.

- The Contingency Removed column includes both the volume contingency and the rate contingency being removed from the calculations.

- The cost of imported fill is a conservative guess at what might be expected and is utilized as a "placeholder" for what might be expected from Brink's team.



PHASE I DEVELOPMENT & REMEDIAL ACTION AREAS

TRUE NORTH CONSULTANTS
525 Junction Road, Suite 1900
Madison, Wisconsin 53717

Site Location: STOUGHTON PUBLIC WORKS GARAGE
501 & 515 SOUTH 4TH STREET
STOUGHTON, WI 53589

Client: CITY OF STOUGHTON
207 S FORREST STREET
STOUGHTON, WI 53589

Figure: S-1.1

Project Number: T220051

Date: APRIL 2021

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- IRON STAKE FOUND
- SURVEY NAIL FOUND 7/8" X 24" REBAR 2.04 LBS/FT PLACED
- PROPOSED CLEAN-UP OBJECTIVE OF 800 ug/kg OF ANY SINGLE PAH
- Millfab - PROPOSED CLEAN-UP OBJECTIVE OF 300 mg/kg OF TOTAL LEAD
- Roberts - PROPOSED CLEAN-UP OBJECTIVE OF 100 mg/kg OF TOTAL LEAD