August 7, 2020
File No. 25164220.00

Mr. Rodney Scheel
City of Stoughton
207 S. Forrest St.
Stoughton, WI 53589

Subject: Proposal for Site Investigation
Stoughton Public Works Garage
501 and 515 South Fourth Street, Stoughton, WI
WDNR BRRTS #02-13-585835

Dear Mr. Scheel:

SCS Engineers (SCS) is pleased to submit the following proposal for a Wisconsin Administrative Code, Chapter NR 716 Site Investigation for the above-noted Property. SCS understands that the Property is slated for redevelopment in the near future, and that additional investigation of soil and groundwater contamination identified at the site is needed prior to redevelopment.

The purpose of the investigation is to evaluate the degree and extent of contamination related to historical site use, including the former presence of a manufactured gas plant and crude oil underground storage tanks.

Our proposed scope of services is based on SCS's conversations with the Wisconsin Department of Natural Resources (WDNR) project manager for the site. The areas of focus for additional investigation include further delineation of contamination identified in a recent Phase 2 Environmental Site Assessment (ESA) and an evaluation of the soil vapor exposure pathway.

SCOPE OF SERVICES

SCS will perform the following tasks:

Task 1 – Work Plan Development and Submittal

- Communicate with WDNR and the City of Stoughton.
- Develop a Work Plan to assess the degree and extent of contamination identified in a May 2020 Phase 2 ESA. The Work Plan will include:
  - A summary of the site history and Phase 2 ESA findings.
  - The number and approximate locations of soil samples to be collected using a Geoprobe™ drill rig and analyzed for volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs).
  - The number and approximate locations of monitoring wells to be installed at the site and sampled for VOCs and PAHs.

  - A proposed timeline for the work.

- Submit the Work Plan to WDNR for review.

Task 2 – Soil and Groundwater Investigation

SCS will perform the following scope of work to evaluate soil and groundwater.

- Clear public and private utilities prior to conducting field work. Public utilities will be cleared through Digger's Hotline. A private utility locating firm will be contracted to clear private utilities, if needed.

- Advance 10 soil borings to 15 to 20 feet below ground surface (bgs), continuously log soil according to the unified soil classification system, screen soil using a photo-ionization detector (PID), and evaluate soil for visual signs of fill or contamination.

- Collect soil samples from each boring based on PID readings and visual observations for laboratory analysis of VOCs and PAHs. Up to one sample per boring will be collected for VOCs and up to two samples per boring will be collected for PAHs.

- Submit one soil sample for additional laboratory analysis of total metals (arsenic, barium, cadmium, total chromium, lead, mercury, and selenium) and polychlorinated biphenyls (PCBs) for landfill profiling of soil cuttings.

- Contain soil cuttings exhibiting elevated PID readings and/or visual signs of fill or contamination in drums for landfill disposal. We assume that a location is available for drum storage on site while disposal is arranged.

- Coordinate disposal of drummed soil cuttings, to include submitting a landfill profile and arranging transport to the landfill.

- Convert five of the above-noted borings to NR 141 2-inch PVC monitoring wells and survey top of casing elevations.

- Develop and sample each well for VOCs and PAHs (one round of sampling). Groundwater metals samples are not included in this proposed scope of work based on the Phase 2 ESA conclusion that groundwater pathway exceedances for metals in soil are not a concern at the site.

- Contain and dispose of groundwater generated during well development and sampling. We assume the Madison Metropolitan Sewerage District will approve the water for discharge.

- Abandon all borings not converted to monitoring wells, per NR 141.

- Properly preserve and transport soil and groundwater samples under chain of custody to state-certified laboratory for analysis.

Task 3 – Site Investigation Report Preparation

SCS will prepare a Site Investigation Report (SIR) to include:

- Summary of field investigation methods and findings.
- Map showing sample locations.
- Geologic cross section.
- Tabulated analytical results with relevant regulatory standards.
- Laboratory reports.
- Soil boring logs, monitoring well construction forms, and borehole abandonment forms.
- Initial evaluation of remedial options.

Assumptions

- An SCS field geologist will be on site for two days to observe and document drilling activities and collect soil samples, one day to develop and survey the monitoring wells, and one day to measure water levels and collect groundwater samples from the wells.
- Sample locations are accessible using standard drilling equipment.
- Groundwater is present within 20 feet of ground surface.
- Samples will be reported on a standard 10-day laboratory reporting schedule.
- Additional sampling may be necessary depending on findings. Costs do not include Case Closure reporting.
- The City of Stoughton will pay any regulatory fees, if applicable.

PROJECT TEAM

Key SCS team members for the project, their roles, and their qualifications and experience are provided below.

Ray Tierney, PG, Project Director – Ray Tierney will provide overall project direction and quality assurance. Ray is a hydrogeologist with over 30 years of experience managing and directing diverse site investigation, remediation, and redevelopment projects.

Robert Langdon, Project Manager – Robert Langdon will serve as the day-to-day project manager, communication with the project team and WDNR, coordinating field work, and overseeing data evaluation and reporting. Robert has over 25 years of experience in the environmental field, including drilling oversight, groundwater monitoring well installation, and groundwater sampling.

Meghan Blodgett, PG, Senior Project Professional – Meghan Blodgett will coordinate field and reporting activities and assist with WDNR communications, data evaluation, and reporting. Meghan has over 9 years of experience in the environmental field, including drilling oversight, soil and groundwater sampling, and remedial excavation oversight at brownfield redevelopment sites.

Jaclyn Rennebohm, Staff Professional – Jaclyn Rennebohm will coordinate with subcontractors; review data; prepare reports; and help oversee drilling/well installation, surveying, sampling, and hydraulic testing, as needed. Jaclyn has over 5 years of experience that includes groundwater monitoring; monitoring well construction, development, and abandonment; remedial excavation oversight; and coordination with owner, contractor, and regulatory agencies.

Adam Watson, Field Professional – Adam Watson will serve as the lead field professional, overseeing drilling/well installation, sampling, surveying, and hydraulic testing. Adam has over 3 years of experience in the geoscience field, including bedrock and soil drilling oversight; groundwater monitoring; and monitoring well construction, development, and abandonment.

ESTIMATED COST

Our estimated cost is detailed in the table below.

Task		Cost
1	Work Plan Development and Submittal*	$2,600
2	Field Investigation	
	SCS Project Coordination	$1,700
	SCS Field Supervision and Sampling	$5,800
	Geoprobe and Utility Locate Subcontractors	$7,800
	Laboratory Subcontractor	$3,100
	Soil Cuttings Disposal	$1,400
3	Site Investigation Report Preparation*	$6,300
	Total	**$28,700**

* Cost does not include WDNR fees of $700 for Work Plan review and written response and $1,050 Site Investigation Report review. Requesting a written response to the Work Plan from WDNR is not required but is helpful in confirming that the WDNR project manager concurs with the site investigation scope.

These are estimated costs only. Actual costs will depend on conditions encountered in the field, actual hours worked, and final subcontractor costs.

Final billings will be based upon actual time and materials used extended at the quoted fee rates in the Fee Schedule. Final billings will not exceed the cost estimate without prior written approval. The scope of services will not change from that outlined in this proposal without your prior authorization.

If the proposal is acceptable to you, please sign and return the agreement to us by email (rlangdon@scsengineers.com) or fax (608-224-2839). Please contact me at 608-212-3995 if you have any questions or comments concerning our proposal and Agreement.

Sincerely,

Meghan Blodgett, PG
Hydrogeologist
SCS Engineers

Robert Langdon
Senior Project Manager
SCS Engineers

MDB/jsn/REL/RT

Encl. Agreement for Professional Services
Fee Schedule

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SCS Engineers File No.: 25164220

AGREEMENT BETWEEN SCS ENGINEERS AND CLIENT FOR PROFESSIONAL SERVICES August 7, 2020

THIS AGREEMENT (hereafter "Agreement") is made by and between the City of Stoughton (hereafter "Client"), and Stearns, Conrad and Schmidt, Consulting Engineers, Inc. dba SCS Engineers (hereafter "SCS").

WITNESSETH

That for the considerations set forth below, the parties agree as follows:

1. **Scope of Services:** SCS shall provide professional services (hereafter "Services") for the project (hereafter "Project") as set forth in the attached Scope of Services dated August 7, 2020, in accordance with the terms and conditions of this Agreement.

2. **Basis of Compensation:**

SCS will be compensated for time and expenses in accordance with SCS' standard rates in effect at the time of performance, provided that total compensation will not exceed $28,700 without the authorization of Client.

3. **General Conditions**:

a. Payments for invoices prepared by SCS are due and payable upon receipt. Payments due SCS under this Agreement shall be subject to a service charge of one and one-half (1-1/2) percent per month for invoices not paid within thirty (30) days after the date of receipt of invoice.

b. Client agrees to pay all costs and expenses of SCS, including reasonable attorneys' fees, arising out of or in connection with collecting amounts for which Client is responsible pursuant to this Agreement.

c. This Agreement may be terminated by either party upon 15 days' written notice to the other party. Upon termination, SCS shall be paid for all Services rendered to the date of termination together with any termination expenses incurred.

d. Any work in addition to that described in Article 1 above performed at the request of the Client shall be compensated on a time-and-materials basis at the rates contained in SCS's Standard Fee Schedule in effect at the time of performance of the Services. Unless expressly stated therein, the scope of work does not include testimony or responding to subpoenas or other legal orders requiring production of records or testimony. In the event SCS receives a subpoena or other legal order for the production of project records or testimony related to the Scope of Service or other work for Client, SCS will be compensated by client at current Fee Schedule rates.

e. The parties hereto shall each maintain in full force and effect Commercial General Liability insurance with coverage limits which are reasonable in light of the Services to be undertaken, and Workers' Compensation Insurance as required by law.

f. All reports, drawings, renderings, source and object code, software, data and other works and documents prepared by SCS under this Agreement, and all intellectual property rights in the same, shall be owned exclusively by SCS.

g. Neither party shall delegate its duties under this Agreement without the written consent of the other party. Each party binds itself to the successors, administrators and assigns of the other party in respect of all covenants of this Agreement.

h. The parties agree that the total liability of SCS under this Agreement and for the Project shall be limited to Fifty-Thousand Dollars ($50,000) or the amount of SCS's total fees hereunder (whichever is greater), unless Client pays for the assumption of additional liability by SCS as a separate line item in Article 2 above.

i. Unless otherwise expressly stated in the Scope of Services, SCS shall have no responsibility for site health and safety, except with respect to the activities of SCS and its subcontractors. In no event shall SCS be responsible for the means, methods or manner of performance of any persons other than SCS and SCS's subcontractors.

j. Client agrees that SCS will not be responsible for liability caused by the presence or release of hazardous substances or contaminants at the site, unless the release results from the sole negligence of SCS or its subcontractors. The Client will make others responsible for liabilities due to such conditions, or will indemnify, defend and save harmless SCS from such liabilities. At no time shall title to hazardous substances, solid wastes, petroleum contaminated soil or other regulated substances pass to SCS, nor shall any provision of this Agreement be interpreted to permit or obligate SCS to assume the status of a "generator," "owner," "operator," "transporter," "arranger" or "treatment, storage or disposal facility" under state or federal law. The provisions of this Article 3j shall survive any termination of this Agreement.

k. SCS shall be entitled to rely on information provided by Client. SCS shall be entitled to an equitable adjustment in the price and schedule if conditions differ materially from information provided by Client, or differ from what could reasonably be anticipated given the nature of the Services.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the last date written below.

SCS ENGINEERS		**CLIENT:**	City of Stoughton
BY:	Ray Tierney	**BY:**	
NAME:	Ray Tierney, PG	**NAME:**	
TITLE:	Vice President	**TITLE:**	
DATE:	August 7, 2020	**DATE:**	

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Fee Schedule

Personnel

Category	Rate/Hour
Project Director/Senior Project Adviser	$ 206
Senior Project Manager/Senior Technical Adviser	$ 163 – $ 183
Project Manager/Senior Project Professional	$ 129 – $ 150
Project Professional	$ 119
Staff Professional	$ 114
Associate Professional	$ 108
Field Professional	$ 108
Senior Designer/CAD Technician	$ 108
Senior Technician	$ 98
Project Administrator	$ 93
Designer/CAD Technician	$ 90
Technician	$ 74
Administrative Assistant	$ 74

Equipment and Expenses

Groundwater Monitoring	
Brass Well Locks	$ 17/each
Chipped Bentonite	$ 12/bag
Dedicated Bailers	$ 65/each
Disposable Bailers	$ 15/each
Dissolved Oxygen Meter	$ 40/day
Field Filtering Apparatus	$ 22/day
Field Filters	$ 16/each
Ice	$ 7/bag
Low-flow Sampling Compressor/ Controller	$50/day
Petroleum Product Interface Probe	$ 70/day
pH Meter	$ 20/day
pH, Conductivity, Temp, TDS Meter	$ 20/day
Pressure Trans. / Data Logger	$ 125/day
Water Level Indicator	$ 30/day
Well Caps	$ 18.25/each
Pumps	
2" Gas Engine Pump	$ 45/day
Explosion Proof Pump	$ 100/day
Peristaltic Pump	$ 30/day
Submersible Pump	$ 100/day
Sump Pump	$ 15/day
Well Development Pump	$ 30/day

PPE and Air and Gas Monitoring	
Air Monitoring Detector Tubes	$ 15/each
Four Gas Meter	$ 65/day
Landfill Gas Meter	$ 100/day
Level D PPE	$ 5/day
Modified Level D PPE	$ 15/day
Personal Air Sampling Pump	$ 30/day
Respirator Cartridges	$ 35/pair
Tyvek Suit	$ 20/each
Soil Sampling and Testing	
Concrete Air/Slump	$ 30/each
Concrete Core Drill	$ 120/day
Concrete Cylinder Mold	$ 3/each
FID/PID Rental	$ 85/day
Hand Auger Kit	$ 30/day
Nuclear Density Gauge	$ 125/day
Soil Scale	$ 25/day
Stainless Vapor Pin Cap	$ 30/each
Vapor Pins	$ 60/each
Vapor Sampling Kit	$ 25/day
Surveying	
¾-inch Irons	$ 4/each
GPS Unit/Total Station	$ 50/day
Level/Laser Level	$ 5/hour

Marking Paint	$ 5/each
Survey Hubs	$ 0.60/each
Survey Lath	$ 0.75/each
Miscellaneous	
55-Gallon Drums	$ 65/each
Air Compressor	$ 40/day
Copies	$ 0.07/each
Curlex Blanket	$ 65/each
Curlex Staples	$ 10/box
Digital Camera	$ 10/day
Dump Trailer	$ 175/day
Hard Boom (10")	$ 1.80/foot
Metal Detector	$ 35/day
Oil Absorbent Boom (5" x 10')	$ 70/each
Oil Absorbent Boom (8" x 10')	$ 90/each
Oil Absorbent Pad	$ 1.00/each
Oil Dry Absorbent	$ 8/bag
Orange Safety Fence	$ 40/roll
Plastic Sheeting (20' x 100')	$ 80/roll
Portable Generator	$ 45/day
Spill Response Trailer	$ 200/day
Utility Trailer	$ 40/day
Vehicle	$ 0.575/mile
Water Storage Tank	$ 75/day

Equipment and expense rates may be modified by SCS Engineers from time to time as new equipment is added or costs change. Client will be notified prior to any change in the personnel rates that will affect the project billings.

Outside services contracted through SCS Engineers will be billed at cost plus 10 percent. Outside services may include, but are not limited to, laboratory testing, drilling, or other subcontracted services.

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