CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE COMMON COUNCIL

Resolution by the Common Council of the City of Stoughton
Approving Supplemental Site Investigation Services related to contamination at the Former Millfab Holley (Millfab) Property Located at 433 E South Street in Stoughton.

Committee Action:

Fiscal Impact: Not to exceed $76,215

File Number:	**Date Introduced:** March 22, 2022

The City of Stoughton, Wisconsin, Common Council does proclaim as follows:

RECITALS

WHEREAS, the City owned property located at 433 E. South Street, which was formerly known as the Millfab Holly (Millfab) property, is located with the City of Stoughton's Tax Increment District (TID) #8; and

WHEREAS, the above property has been identified as contaminated during historical sampling activities; and

WHEREAS, the contaminants discovered during sampling include polycyclic aromatic hydrocarbon and metal contaminations exceeding Wisconsin Department of Natural Resources (WDNR) standards as well as chlorinated solvents, semi-volatile organic compounds and pentachlorophenol; and

WHEREAS, the City has received the attached proposal from True North Consultants for obtaining both soil and water samples, submitting these samples for laboratory analysis, update the Site Investigation Report (SIR), and modify the Remedial Action Plan/Material Management Plan as applicable; and

WHEREAS, True North Consultants proposal for the project costs is not to exceed $76,215; and

WHEREAS, TID #8 has sufficient cash reserves at the present time for payment of proposed project costs;

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Stoughton approves the proposal for supplemental site investigations at the former Millfab property for an amount not to exceed $76,215; and

BE IT FURTHER RESOLVED that the Director of Planning & Development shall be authorized to sign the attached proposal.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Tim Swadley, Mayor Date

Council Action: _____ ☐ **Override** **Vote** _____

TRUE NORTH
CONSULTANTS

525 Junction Road, Suite 1900
Madison, WI 53717

P: 608 234 5092
F: 608 237 2453

mail@consulttruenorth.com

March 11, 2022

Mr. Rodney Scheel
City of Stoughton - Department of Planning & Development
207 S. Forrest Street
Stoughton, WI 53589

RE: Proposal for Supplemental Site Investigation Services
Former MillFab- Holley Property
433 East South Street
Stoughton, WI 53589
True North Proposal No.: T22005I-CO2

Dear Mr. Scheel:

True North Consultants, Inc. (True North) is pleased to provide this proposal to perform supplemental Site Investigation activities at the Former Millfab Holley (Millfab) property located at 433 East South Street in Stoughton, Wisconsin (*property*). The sampling and assessment activities included in the proposal primarily are related to contamination at the former MillFab site. However, a small amount of sampling related to the adjacent former Stoughton Department of Public Works (DPW) site is included in the proposal.

The work is being conducted to collect sufficient data to plan for the redevelopment of the *property*. Contamination was identified at the *property* during historic sampling activities. Information collected during the previous work indicates that polycyclic aromatic hydrocarbon (PAH), and metal contamination exceeding WDNR standards is present within the shallow fill soils at the *property*. Additionally, chlorinated solvents and semi-volatile organic compounds(SVOCs), including pentachlorophenol (PCP), were identified in the fill soils at sampling location in the southern portion of the *property* during recent sampling completed in January 2022. This additional sampling was being performed to meet landfill disposal profiling criteria. After review of that data the WDNR suggested that additional environmental assessment activities be conducted at the *property* to determine the current extent and degree of soil and groundwater contamination. Specifically, the WDNR requested that the area of impact of the recently identified solvent and PCP contamination be assessed and the area impacted by the historic PAH release in the southeastern part of the *property* be better delineated.

The following sections of this proposal present the scope of services for the investigation activities, estimated costs, schedule, and limitations.

SCOPE OF WORK

True North will complete supplemental Site Investigation activities at the *property*. The scope of work will include the following:

- Coordinate drilling, private utility locating, and laboratory subcontractors, arrange for utility clearance, and correspond with appropriate Client and site contacts to facilitate field activities.
- Supervise the installation of sixteen (16) soil borings on the former MillFab property at approximate locations identified on **Figure 1** using direct-push technology (DPT) drilling methods to a depth of approximately 15 feet below ground surface (bgs). Additionally, four (4) borings will be installed on the DPW property to supplement the 2020 assessment work.
- Collect two (2) to three (3) soil samples from each soil boring for laboratory analysis by Pace Analytical (Pace) for volatile organic compounds (VOCs), SVOCs, and/or RCRA metals.
- Install temporary well casings at seven (7) of the borings and collect a groundwater sample from each temporary well. Submit the groundwater samples for laboratory analysis by Pace for VOCs, SVOCs, and RCRA metals.
- Convert nine (9) of the soil borings at the MillFab site and three (3) borings on the DPW site to 2-inch diameter NR141-compliant monitoring wells. Develop each well per WDNR requirements.
- Collect water level data and groundwater samples from each of the 12 new monitoring wells and the existing six (6) wells at the DPW site. Water level data will be used to evaluate groundwater flow. Submit the groundwater samples for laboratory analysis by Pace for VOCs, SVOCs, and RCRA metals.
- Incorporate the DPW data into the Site Investigation Report (SIR) for the DPW site and prepare a SIR for the Millfab site that would include a description of site activities, figures, tables, and a summary of findings with conclusions and recommendations. Additionally, modify the Remedial Action Plan/Material Management Plan to include this additional information.

True North has included the sample locations based on the data from the historic Phase 2 sampling completed by AECOM in 2018 and the recent sample collection at four (4) test pits completed by CGC at the *property*. True North may modify the proposed locations due to access or utility impediments. True North assumes that the Client will assist with arranging unrestricted access for the field activities.

All borings that are not converted into monitoring wells will be backfilled per WDNR requirements and the surface will be repaired to match existing conditions as best as possible. Investigation-derived wastes (IDW) will either be stored on-site in 55-gallon drums, pending analytical and disposal, or thin-spread on-site as deemed appropriate based on field screening activities.

PROJECT COSTS

True North proposes to conduct the above scope of services on a not to exceed, time and materials basis with an estimated cost of **$76,215**. True North will not exceed this cost without prior written approval from Client. The estimated costs are detailed as follows:

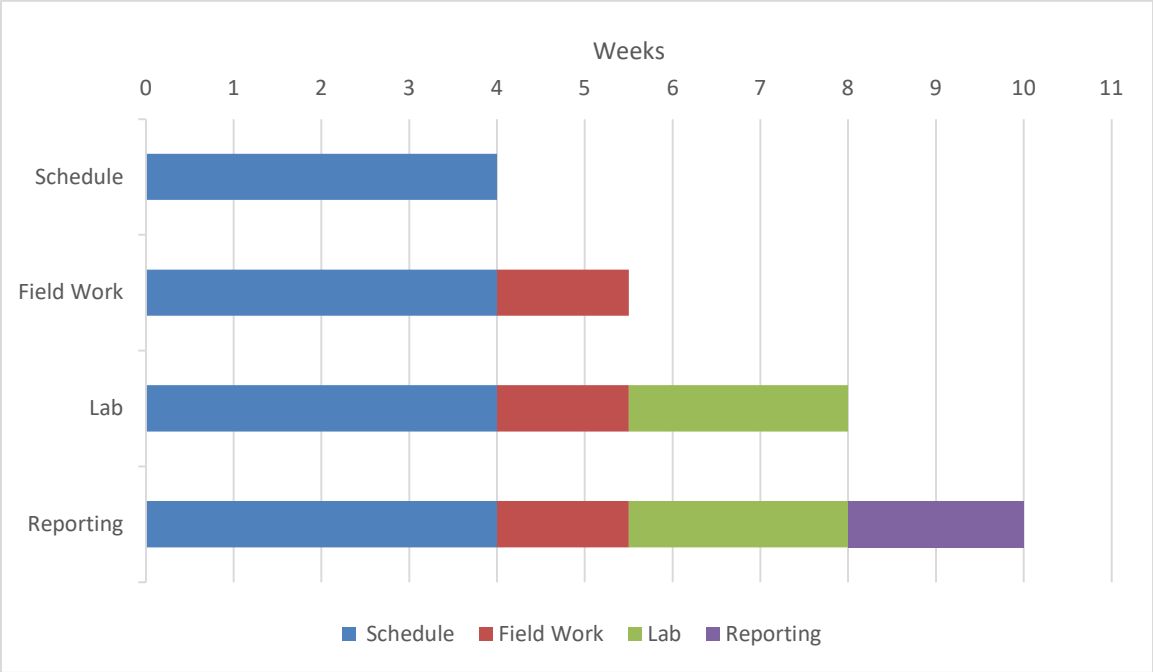
Task	Description	Amount	Unit	Unit Rate	Extension
1	**Project Coordination and Correspondence**				
	Principal Consultant	20	HR	$150	$3,000.00
	Staff Consultant	10	HR	$105	$1,050.00
	Associate Consultant	6	HR	$95	$570.00
	Expenses	1	LS	$250	$250.00
2	**Soil Boring/Grab Groundwater Sampling/Well Installation**				
	Associate Consultant	100	HR	$95	$9,500.00
	Equipment and Expenses	1	LS	$500	$500.00
	Sub: Lab – Soil (VOCs/Metals)	45	SMPLE	$180	$8,100.00
	Sub: Lab – Soil (SVOCs)	56	SMPLE	$210	$11,760.00
	Sub: Lab – Groundwater (VOCs, SVOCs, Metals)	7	SMPLE	$390	$2,730.00
	Sub: Driller	1	LS	$15,000	$15,000.00
	Sub: Waste Disposal	1	LS	$1,000	$1,000.00
3	**Well Surveying**				
	Associate Consultant	3	HR	$95	$285.00
	Sub: Surveyor	1	LS	$800	$800.00
4	**Groundwater Monitoring**				
	Staff Consultant	8	HR	$105	$840.00
	Associate Consultant	16	HR	$95	$1,520.00
	Equipment and Expenses	1	LS	$500	$500.00
	Sub: Lab – Groundwater (VOCs, SVOCs, Metals)	18	SMPLE	$390	$7.020.00
	Sub: Waste Disposal	1	LS	$1,000	$1,000
5	**Reporting**				
	Principal Consultant	16	HR	$150	$2,400.00
	Staff Consultant	60	HR	$105	$6,300.00
	Associate Consultant	40	HR	$95	$3,800.00
	CAD Operator	10	HR	$85	$850.00
	Administrative Staff	8	HR	$55	$440.00
ESTIMATED TOTAL					**$76,215.00**

True North assumes that all work will be completed during normal business hours and that unrestricted access to the *property* will be arranged by the Client. True North reserves the ability to modify the final locations of the borings based on access or utility impediments. Any

additional work requested by Client and performed by True North will be completed in accordance with the attached 2022 Civil and Environmental Engineering Fee Schedule.

SCHEDULE

True North estimates that its work can commence immediately upon receiving a signed copy of this agreement. The estimated time to complete the project is presented below:



LIMITATIONS & QUALIFICATIONS

It is assumed for purposes of this estimate that access to the *property* is available during normal working hours and there are no encumbrances on the *property* that may limit access. Standard turnaround times of two weeks are assumed for the laboratory analysis. Expedited analysis may be requested for an additional fee.

The results reported and any opinions reached by True North are for the benefit of Client and, unless agreed to by True North in writing, are not to be disclosed to or relied upon by any third party.

This proposal is valid for a period of 45 days from the date of this proposal. In the event that authorization is received after 45 days from the date of this proposal, True North reserves the right to resubmit a new cost estimate for approval to reflect any additional costs associated with the proposed scope of work, if necessary.

TERMS OF AGREEMENT

If this proposal meets with your approval, please sign the attached service agreement and return it to our office via mail, fax or e-mail. This agreement for professional services represents a contract between True North Consultants, Inc. and Client. Our Schedule of Terms and Conditions from the previously executed agreement dated August 10, 2020 and executed on August 25, 2020 are hereby incorporated as part of this agreement. Written authorization to proceed will form a binding contract and indicates your acceptance of our Schedule of Terms and Conditions.

True North appreciates the opportunity to offer this proposal for environmental consulting services. If you have any questions, please contact us at 608-234-5092.

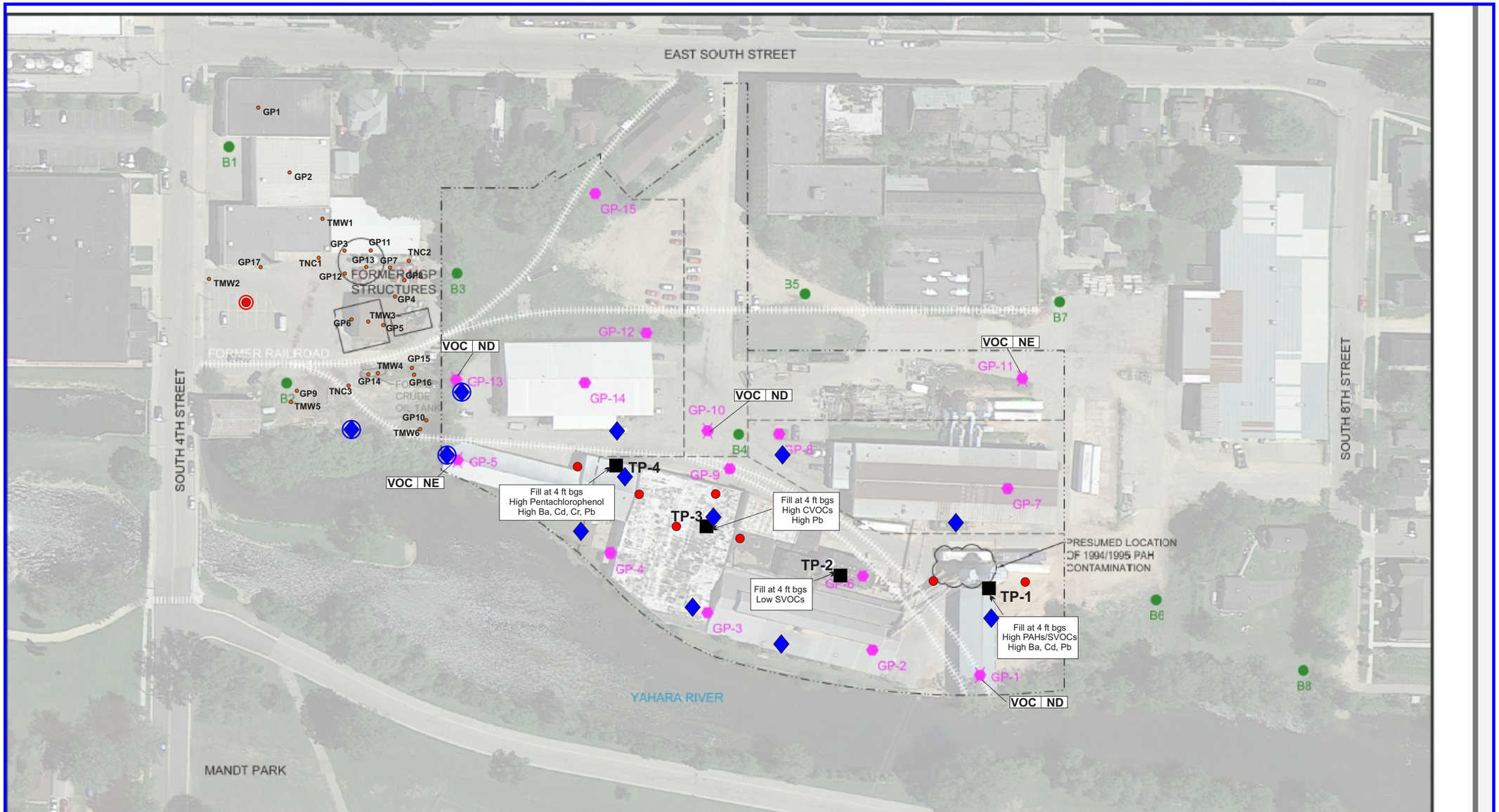
Regards,
TRUE NORTH CONSULTANTS

Mark Fryman
Staff Consultant

Christopher H. Valcheff
Vice President

True North Project # T220051-CO2 is hereby accepted and the Schedule of Terms and Conditions are agreed to:

CITY OF STOUGHTON	TRUE NORTH CONSULTANTS
By:	*By:* *Christopher H. Valcheff*
Signature:	*Signature:*
Date:	*Date:* *March 11, 2022*



LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE TAX PARCEL BOUNDARY
- 2015 GEOTECHNICAL SOIL BORING
- SOIL PROBE BORINGS
- TEMPORARY WELL
- TP-2 - Test Pit (Jan. 2022)

NOTES

1. AERIAL PHOTOGRAPH FROM GOOGLE EARTH PRO. IMAGE DATED JUNE 2014

- PROPOSED MONITORING WELL
- PROPOSED BORING with Grab Groundwater Sample

0 120'

1 INCH = 120 FEET
SCALE IS APPROXIMATE

FIGURE 1

PROPOSED SAMPLING LOCATIONS

525 JUNCTION ROAD
SUITE 1900
MADISON, WI

TRUE NORTH CONSULTANTS

CLIENT

STOUGHTON REDEVELOPMENT AUTHORITY
207 SOUTH FORREST STREET
STOUGHTON, WI 53589

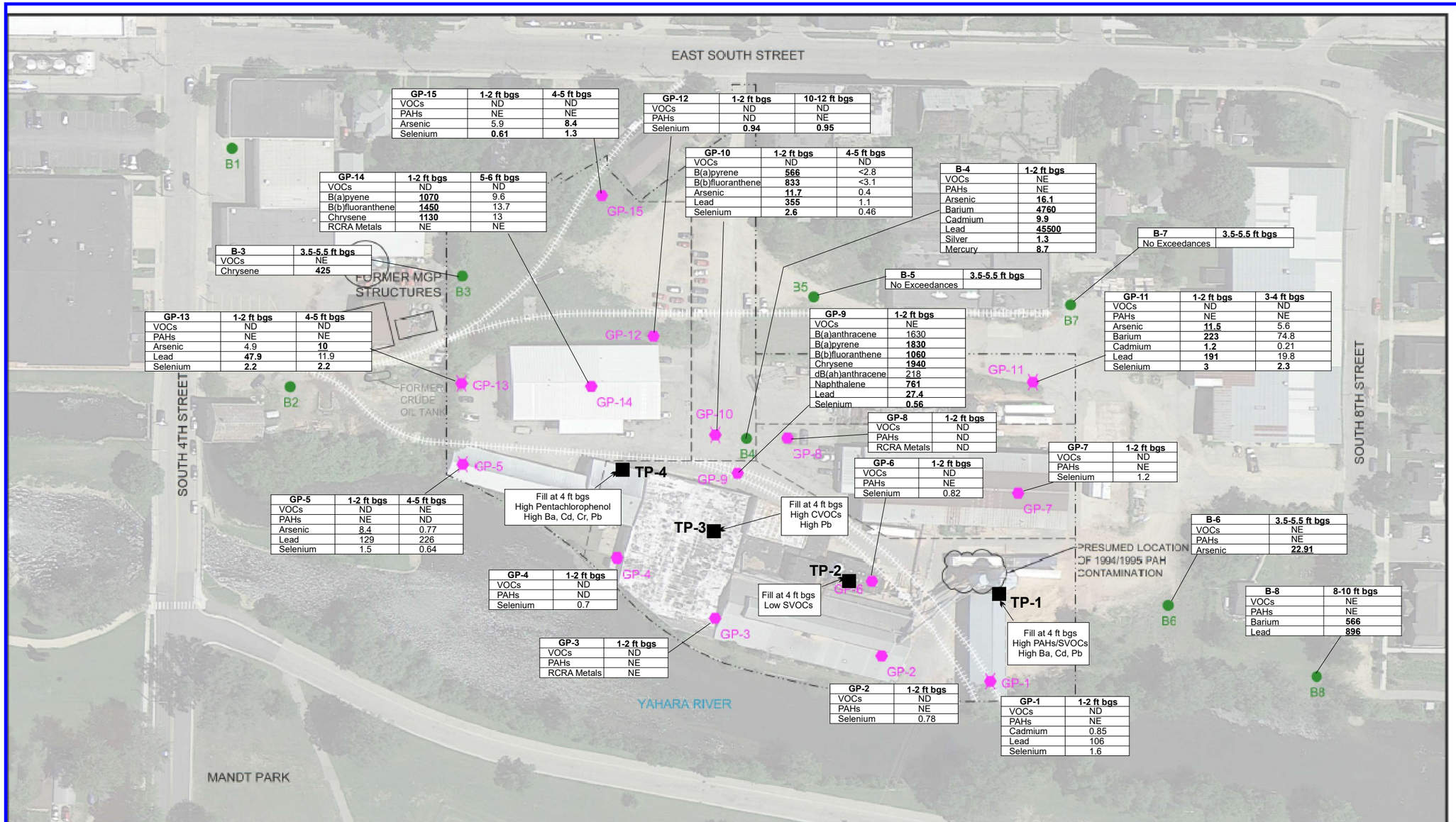
SITE LOCATION

FORMER MILLFAB HOLLEY MOULDING PROPERTY
433 EAST SOUTH STREET
STOUGHTON, WI

PROJECT NUMBER T220-051

DATE 02/18/2022

SOURCE AECOM PHASE II
Field Measurements



GP-15	1-2 ft bgs	4-5 ft bgs
VOCs	ND	ND
PAHs	NE	NE
Arsenic	5.9	**8.4**
Selenium	**0.61**	**1.3**

GP-12	1-2 ft bgs	10-12 ft bgs
VOCs	ND	ND
PAHs	ND	NE
Selenium	**0.94**	**0.95**

GP-14	1-2 ft bgs	5-6 ft bgs
VOCs	ND	ND
B(a)pyene	**1070**	9.6
B(b)fluoranthene	**1450**	13.7
Chrysene	**1130**	13
RCRA Metals	NE	NE

GP-10	1-2 ft bgs	4-5 ft bgs
VOCs	ND	ND
B(a)pyrene	**566**	<2.8
B(b)fluoranthene	**833**	<3.1
Arsenic	**11.7**	0.4
Lead	**355**	1.1
Selenium	**2.6**	0.46

B-4	1-2 ft bgs
VOCs	NE
PAHs	NE
Arsenic	**16.1**
Barium	**4760**
Cadmium	**9.9**
Lead	**45500**
Silver	**1.3**
Mercury	**8.7**

B-7	3.5-5.5 ft bgs
No Exceedances	

B-3	3.5-5.5 ft bgs
VOCs	NE
Chrysene	**425**

B-5	3.5-5.5 ft bgs
No Exceedances	

GP-13	1-2 ft bgs	4-5 ft bgs
VOCs	ND	ND
PAHs	NE	NE
Arsenic	4.9	**10**
Lead	**47.9**	11.9
Selenium	**2.2**	**2.2**

GP-9	1-2 ft bgs
VOCs	NE
B(a)anthracene	1630
B(a)pyrene	**1830**
B(b)fluoranthene	**1060**
Chrysene	**1940**
dB(ah)anthracene	218
Naphthalene	**761**
Lead	**27.4**
Selenium	**0.56**

GP-11	1-2 ft bgs	3-4 ft bgs
VOCs	ND	ND
PAHs	NE	NE
Arsenic	**11.5**	5.6
Barium	**223**	74.8
Cadmium	**1.2**	0.21
Lead	**191**	19.8
Selenium	**3**	**2.3**

GP-8	1-2 ft bgs
VOCs	ND
PAHs	ND
RCRA Metals	ND

GP-7	1-2 ft bgs
VOCs	ND
PAHs	NE
Selenium	1.2

GP-6	1-2 ft bgs
VOCs	ND
PAHs	NE
Selenium	0.82

GP-5	1-2 ft bgs	4-5 ft bgs
VOCs	ND	NE
PAHs	NE	ND
Arsenic	8.4	0.77
Lead	129	226
Selenium	1.5	0.64

B-6	3.5-5.5 ft bgs
VOCs	NE
PAHs	NE
Arsenic	**22.91**

GP-4	1-2 ft bgs
VOCs	ND
PAHs	ND
Selenium	0.7

B-8	8-10 ft bgs
VOCs	NE
PAHs	NE
Barium	**566**
Lead	**896**

GP-3	1-2 ft bgs
VOCs	ND
PAHs	NE
RCRA Metals	NE

GP-2	1-2 ft bgs
VOCs	ND
PAHs	NE
Selenium	0.78

GP-1	1-2 ft bgs
VOCs	ND
PAHs	NE
Cadmium	0.85
Lead	106
Selenium	1.6

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE TAX PARCEL BOUNDARY
- 2015 GEOTECHNICAL SOIL BORING
- SOIL PROBE BORINGS
- TEMPORARY WELL

NOTES

1. AERIAL PHOTOGRAPH FROM GOOGLE EARTH PRO. IMAGE DATED JUNE 2014

TP-2 ■ - Test Pit (Jan. 2022)

0 120'

1 INCH = 120 FEET
SCALE IS APPROXIMATE

N

FIGURE 2

SOIL ANALYTICAL DATA

525 JUNCTION ROAD
SUITE 1900
MADISON, WI

TRUENORTH CONSULTANTS

CLIENT
STOUGHTON REDEVELOPMENT AUTHORITY
207 SOUTH FORREST STREET
STOUGHTON, WI 53589

SITE LOCATION
FORMER MILLFAB HOLLEY MOULDING PROPERTY
433 EAST SOUTH STREET
STOUGHTON, WI

PROJECT NUMBER T220-051

DATE 02/18/2022

SOURCE AECOM PHASE II
Field Measurements

TRUE NORTH CONSULTANTS

1000 East Warrenville Road, Suite 140
Naperville, IL 60563

O: 630.717.2880
F: 630.689.5881

ConsultTrueNorth.com

EXHIBIT A
ENVIRONMENTAL CONSULTING SERVICES
2022 FEE SCHEDULE

MADISON, WISCONSIN OFFICE

Professional Services	Hourly Rate
Project Executive	$ 185.00
Principal Consultant	$ 150.00
Senior Consultant	$ 125.00
Staff Consultant	$ 105.00
Associate Consultant	$ 95.00
Project Consultant	$ 85.00
Professional Engineer	$ 150.00
Certified Industrial Hygienist	$ 150.00
Industrial Hygienist	$ 105.00
Certified Safety Professional	$ 150.00
CAD Operator	$ 85.00
Administrative Staff	$ 55.00
Asbestos Inspector	$ 95.00
Lead Inspector/Risk Assessor	$ 95.00
Asbestos Project Manager / Air Sampling Professional	$ 95.00

Reimbursable Expenses	Unit Rate
Field Expenses/Rental Equipment	Cost + 15%
Analytical Services	Cost + 15%
Commercial Travel	Cost + 15%
Printing & Reproduction	Cost + 15%
Subcontractor Expenses	Cost + 15%
Printing & Reproduction	Cost + 15%
Other Direct Costs	Cost + 15%
Company Vehicle	$ 80.00 per Day
Vehicle Mileage, per mile	$ 0.585 per Mile

All rates are valid for the identified year starting January 1, 2022. Rates are subject to change on an annual basis without prior notice.