Indiana Brownfields Program

an Indiana Finance Authority Environmental Program

100 North Senate Avenue, Room 1275
Indianapolis, Indiana 46204
www.brownfields.in.gov

James P. McGoff
Director of Environmental Programs
(317) 232-2972
jmcgoff@ifa.in.gov

October 25, 2024

Mr. Glen Howard
Senior Project Manager
SES Environmental
3807 Transportation Drive
Fort Wayne, Indiana 46818

Re: Environmental Assessment, UST Removal, and Remediation
Former Doehermann Tire Service
601 (615) East State Boulevard
Fort Wayne, Allen County, Indiana
Brownfield Site #4240901
SES – POSI Project Amendment #4

Dear Glen:

The Indiana Brownfields Program (Program) is in receipt of SES Environmental's (SES) proposal (*see* Attachment A) submitted in response to the Program's request for a cost estimate for the completion of environmental assessment, underground storage tank (UST) removal, and remediation activities at the Former Doehermann Tire Service property in Fort Wayne, Indiana (Site). We have attached a Project Amendment to be attached as part of Exhibit A of your firm's Professional Services Contract with the Indiana Finance Authority (Authority) which acknowledges the Program's acceptance of your proposal and will serve as your authorization to proceed.

Scope of Work

As outlined in Attachment A, SES will perform the following tasks:

Task A: Complete a geophysical survey
Task B: Complete a Site-specific Remediation Work Plan (RWP), Health & Safety Plan (HASP), and Sampling and Analysis Plan (SAP)
Task C: Conduct soil and groundwater investigation activities
Task D: Conduct UST removal and/or remediation activities
Task E: Conduct soil gas and/or vapor sampling activities (if required)
Task F: Conduct quarterly groundwater monitoring events (if required)
Task G: Complete and submit all necessary reports

Site Access

SES will need to execute a site access agreement (Site Access Agreement) with the owner of the Site granting access to the Site for the environmental assessment and/or remediation activities. An executed copy of the Site Access Agreement will be attached hereto by the Program as Attachment B after it is received from your firm. If the Site owner refuses to sign the Site Access Agreement, the Program may determine to withdraw funding for the Site.

Schedule for Project Tasks

The schedule outlined below approximates the timeline for implementation of the work outlined in Attachment A:

- October 25, 2024: Project Amendment transmitted to consultant
- October 28, 2024: Signed Project Amendment and Site Access Agreement received by the Program
- November 14, 2024: SAP, HASP, and geophysical survey results submitted to the Program
- December 30, 2024: Subsurface Investigation Report submitted to the Program
- February 3, 2025: RWP submitted to the Program
- March 10, 2025: UST removal and/or remediation field work initiated
- May 5, 2025: UST Closure or Remediation Completion Report submitted to the Program
- June 9, 2025: Quarterly groundwater monitoring, soil gas, and/or vapor sampling activities initiated (if required)
- June 9, 2027: Final quarterly report and invoice submitted to the Program

Total Estimated Project Expense Budget & Payment

The cost to complete the above-referenced Scope of Work will be based on the proposal contained in Attachment A and total project expense budget (Project Budget) outlined herein. SES will not change the Scope of Work or exceed the Project Budget for this project without prior written authorization from the Program. The Program has executed the Project Amendment attached hereto to authorize initiation of the activities under the Scope of Work. As soon as the Program receives SES's signed acknowledgment on the Project Amendment, invoicing can begin according to the following proposed payment schedule:

- Category I: Remediation Work Plan, HASP & SAP
- Category II: Subsurface Investigation, UST Removal & Remediation Activities
- Category III: Groundwater Monitoring & Soil Gas/Vapor Sampling
- Category IV: Reporting

Modifications to the above schedule shall be discussed with the Program's Project Manager for the Site, Mitchell Smith, and are subject to approval by the Program. Invoicing for this project will be in accordance with the above-listed payment milestones. The Program's *Financial Assistance Disbursement Guidelines – State Funding* (August 2018) (Disbursement Guidelines) will apply to invoicing for this project. The guidelines are attached to your firm's contract as Exhibit C and can also be found on the Program's web site at: www.brownfields.in.gov. Requests for payment should be submitted using the Disbursement Request Form attached hereto as Attachment C and should be accompanied by

all required supporting documentation. As there is no grant recipient for this project, the form may be submitted directly to the Program's Project Manager for the Site. Following invoice approval by the Program's Project Manager, payment will be made directly by the Program to SES.

PROJECT AMENDMENT #4

Description of Services: Environmental Assessment, UST Removal, and Remediation

Project Name: Former Doehermann Tire Service
601 (615) East State Boulevard
Fort Wayne, Allen County, Indiana
Brownfield Site #4240901

Proposed Budget: $231,450

SES will perform the Scope of Work described above and in Attachment A for a total project cost of $231,450. This form shall serve as an authorization by the Program to proceed with the Scope of Work. Invoicing may begin according to the above-referenced payment schedule in accordance with the Disbursement Guidelines upon the Program's receipt of SES's acknowledgment below.

PROPOSAL ACCEPTED BY:

I hereby acknowledge and agree to the proposal including the Scope of Work in Attachment A hereto and the conditions set forth in the letter to which this Project Amendment is attached.

James P. McGoff, Director Environmental Programs
Indiana Finance Authority

10/25/2024
Date

ACKNOWLEDGED BY: SES Environmental

I hereby acknowledge and accept the conditions set forth in the enclosed letter and this Project Amendment.

Cheryl Ryan
Signature

Cheryl Ryan, VP of Business Operations
Print Name & Title

10/25/24
Date

For Approval of Charges, Send Invoice(s) to:
Mitchell Smith
Indiana Brownfields Program
100 N. Senate Avenue, Room 1275
Indianapolis, Indiana 46204
Email: mismith@ifa.in.gov
Telephone: (317) 234-8833

Attachment A

Approved Proposal & Scope of Work

Glen A. Howard, CHMM
Senior Project Manager
3807 Transportation Drive
Fort Wayne, IN 46818
Phone: 260/497-7645
Fax: 260/497-7645
g.howard@sesadvantage.com

October 8, 2024

Mitchell Smith
Indiana Brownfields Program
100 North Senate Avenue, Room 1275
Indianapolis, IN 46204

Ref: Proposal for Environmental Assessment and Remediation Services
Former Doehrmann Tire Service
615 East State Boulevard
Fort Wayne, Allen County, Indiana 46805
BFD #4240901
FID #6187

M. Smith:

This letter serves as a proposal and our statement of interest to provide environmental services at the referenced site in accordance with your *Bid Proposal for Environmental Assessment And Remediation Services (Bid Proposal)* dated September 24, 2024.

Review of historical sources indicates the southwest portion of the subject property was occupied by various automotive repair and filling stations from at least 1927 until 1990. Review of a Sanborn map from the year 1951 indicates three gasoline underground storage tanks (USTs) were located at the property associated with the filling station. Regulatory records indicate four USTs, ranging in capacity from 1,000 to 6,000 gallons, were removed in 1990; however, no records of sampling or subsurface investigations at the former UST or repair garage areas were found (per *Application for POSI*).

SES recommends geophysical survey to determine if USTs remain. Assuming that tanks were actually removed in the 1990s, subsurface investigation will be conducted to verify the presence or absence of contaminations in soil and groundwater. If USTs and/or soil contamination are identified, remediation by removal will be conducted to support future commercial use. In addition, if applicable based on subsurface and/or removal findings, groundwater monitoring will initiate to assess temporal changes and potentially support conditional closure. Additional scope details are provided in the following narratives.

Initial Assessment

Prior to initiating site work, SES will arrange for public and municipal underground utilities to be identified. In addition, a geophysical survey will be conducted via real time scanning for abandoned USTs at the property. Prism GeoImaging, Inc. recommends EM61 metal detection mapping followed by ground penetrating radar (GPR) scanning of any possible UST anomalies. EM61 is a time-domain electromagnetic pulse-induction metal detector manufactured by Geonics Ltd in Mississauga Ontario Canada. It is purpose built to detect USTs, buried drums, and similar ferrous metal objects. GeoImaging deliverables will be paint marks on the ground and a short letter report with figures summarizing the results and findings.

Subsurface Assessment

A Sampling and Analysis Plan (SAP) will be prepared detailing methods and procedures to be utilized to assess soil and groundwater conditions. Sampling will generally be conducted as follows:

1. Indiana 811 will be notified to mark underground utilities at the jobsite. Utility locating at offsite areas may also be required.
2. Based on removals, up to 12 borings will be advanced using direct-push probing methods.
3. Borings will extend to depths of approximately 20 feet, groundwater, or refusal
4. All soil samples will be visually inspected in the field by a SES geologist and classified according to color, texture, and relative moisture content in accordance with ASTM Standard D 2488.
5. A portion of each sample interval will be equally divided and placed in a plastic container for headspace analysis using a PID instrument.
6. Two soil samples will be retained from each proposed boring for laboratory testing. By convention, the interval exhibiting the highest PID response will be retained for testing as well as a lower interval that does not exhibit field evidence of impact.
7. In-field sample preservation for volatiles will be consistent with Method 5035A and will include the use of Terra Core® sampling devices. To minimize VOC loss, SES will collect subsamples from the soil core as quickly as possible, taking special care to limit exposure and disaggregation of the soil.
8. Each sample interval will be labeled and placed in a cooler containing ice pending transport to the laboratory. Chain of-custody documentation will be maintained throughout sample collection and transport to the laboratory.
9. Following soil sampling, a temporary groundwater sampling point will be constructed at each location where groundwater is encountered, or a discrete groundwater sampler will be utilized at each location. Temporary sampling points will be constructed with small diameter PVC riser piping and screen.
10. Groundwater that accumulates in sampling points will be sampled and tested.
11. Samples (2 soil and 1 groundwater per location) will be analyzed for VOCs, SVOCs/PAHs, PCBs, and RCRA 8 metals per *Bid Proposal*. Quality assurance samples will include trip blanks, duplicates, and MS/MSDs. A level IV analytical data package will be requested from the laboratory if delineation or closure is anticipated.
12. Investigation derived materials will be contained within properly labeled, 55-gallon drums pending off-site disposal. Disposal will occur within 30 days after receipt of test results.
13. Mapping will be conducted to establish boring locations relative to a structure. The borings will also be located by GPS.

If field evidence of petroleum is evident during sampling, a *Leaking UST Initial Incident Report* will be issued to LeakingUST@idem.in.gov after Program approval. In addition, a representative soil sample may be collected from the identified UST/excavation area(s) for waste characterization. The samples will be analyzed in accordance with criteria provided by the solid waste disposal facility chosen to receive the waste. However, SES anticipates only minimal waste analytical sampling and testing will be conducted, and we expect to claim the exemption of 40CFR 261.4(b)(10) – if petroleum impact is evident.

Following environmental field investigation, a written summary of the field activities and analytical results, along with maps will be submitted to the Program project manager. SES understands that analytical results should be compared to the IDEM R2 published levels for soil and groundwater.

UST Removal and Remediation

SES understands costs to remove two 6,000-gallon gasoline USTs, one 1,500-gallon gasoline UST, one 1,000-gallon gasoline UST, excavate up to 1,500 tons of contaminated soil, and to remove up to 2,000 gallons of petroleum liquid/sludge should be included; but actual to be subject to results of initial assessment.

Work Plan/Health and Safety Plan/Preparations

A Work Plan will be prepared detailing methods and procedures to be utilized during UST and soil/product removal. Temporary chain link fencing around the construction site will be specified. A site-specific Health and Safety Plan will also be prepared. Both plans will be submitted for agency review and approval.

Removals

Removals will generally be conducted as follows, after subsurface investigation, if buried tanks are evident:

1. A *Notification for Underground Storage Tanks* form will be submitted to the IDEM UST Section indicating the intent to close the UST system. Also, at least 14 days before closure, IDEM-UST, the OSFM and the local fire department will be notified.
2. Indiana 811 will be notified to mark underground utilities at the jobsite.
3. The USTs and associated product piping will be removed from the site (if approved by Program).
4. Tanks will be purged and cleaned by a certified contractor.
5. Recovered petroleum liquid/sludge, not exceeding 2,000 gallons, will be contained, and disposed properly.
6. Soil sampling will be conducted in accordance with IDEM's *UST Closure Assessment Guidelines* and per IDEM's Risk-based Closure Guide (R2) analyzed for volatile organic compounds (VOCs) including 1,2dibromoethane, and 1,2-dichloroethane), polycyclic aromatic hydrocarbons (PAHs), and/or total lead. Testing may be expanded to include additional parameters based on Subsurface Investigation results.
7. Petroleum impacted soil, not exceeding 1500 tons, will be removed, and transported off-site under manifest to an approved disposal site. As previously noted, SES anticipates claiming the exemption of 40CFR 261.4(b)(10).
8. SES will continually monitor soil during excavation, and collect samples as needed to ensure the project is completed in accordance with work plan specifications.
9. Excavated/removed soil will be transported to a licensed solid waste-disposal facility. Waste manifests will be maintained for all off-site shipments.
10. At least one sample per 50 cubic yards of segregated material will be collected and submitted for VOCs, PAHs and/or lead/lead scavenger analyses in accordance with SW 846 Method 8260, 8270, and 6010, respectively. Soils with release-related chemicals at concentrations exceeding relevant remediation objectives should not be returned to the excavation.
11. Excavation extents will be dependent on PID readings, visual, and olfactory screening results.
12. SES will collect soil samples from exposed tank excavation sidewalls and bottom, as well as along product piping. One soil sample will be collected for each sidewall or every 20 feet. These soil samples will be collected from the vertical midpoint of the sidewall. At least two bottom samples will be collected beneath each UST (3 samples if UST is > 10,000 gallons in capacity).
13. In-field sample preservation for volatiles will be consistent with Method 5035A and will include the use of Terra Core® sampling devices. To minimize VOC loss, SES will collect subsamples from the soil core as quickly as possible, taking special care to limit exposure and disaggregation of the soil.
14. Samples will be placed in laboratory provided sample containers. Containers will be properly labeled, entered into chain-of-custody documentation, and placed into an ice-filled cooler for shipment to the laboratory.

15. All retained soil samples will be promptly delivered to a sub-contract laboratory for VOCs, PAHs, and/or lead/lead scavengers. If requested by the Program, testing will be expanded to include analysis for SVOCs, RCRA 8 metals and/or PCBs based on actual tank contents.
16. A groundwater sample required for a complete UST closure assessment will be manually obtained from the excavation. Or a sample will be obtained during subsurface investigation detailed in the next section of this proposal (VOCs – 8260, PAHs – 8270, lead– 6010).
17. QA/QC samples consisting of field duplicates and MS/MSD samples will be retained per 20 samples. A level IV analytical data package will be provided upon request but not included at this time.
18. Up to 1500 pounds of Oxygen Releasing Compound (ORC) will either be applied at the base of the excavation areaif initial assessment findings petroleum impacted groundwater. Please note that ORC for application at base of excavation must be ordered prior to initiating soil removal.
19. The excavations will be backfilled with granular soil/aggregate and topped with crushed stone (nominal 4 inches). The aggregate will not be density tested for compaction and screening for contaminants in the aggregates will not be conducted. SES understands that cohesive backfill material (e.g., clays, silty clays) will require confirmation sampling.
20. Level D personnel protective equipment will be required for all on-site work tasks.
21. Photos will be taken documenting the UST Closure and Removal activities and included in the UST Closure Report.

Following all removals and ORC application activities, an UST Closure Report will be prepared in general accordance with IDEM UST Closure Assessment Guidelines and Risk-based Closure Guide. The report will be provided to IDEM, Program and electronically to the owner. SES understands all data should be submitted electronically to olqdata@idem.in.gov.

Vapor Sampling

The following vapor sampling activities are to be conducted in conjunction with the subsurface investigation or groundwater monitoring.

Up to two exterior soil gas and two indoor air/subslab soil gas samples will be collected in accordance with the IDEM R2 to determine if a vapor plume exists on the Site and if it is migrating along preferential pathways in conduits such as a sewer line.

- Stainless-steel points for exterior soil gas locations will be installed, then developed. Samples will be collected with laboratory-supplied, one-liter vacuum canisters ('Summa'-type), fitted with a flow controlling apparatus to limit canister filling to 200 cubic centimeters per minute (cc/m). The sample canister and attachment apparatus ('sample train') will be verified as free of leaks using a shut-in test prior to sampling. A tracer gas will also be utilized during sample collection to verify the integrity of the sub-slab sample point installation.

If preferential pathways are identified in conduit(s), collect up to two conduit vapor samples (suspected source, up gradient, and downgradient) biannually over the course of a year and collect those samples when baseline flow is relatively low – typically, between 9:00 AM and 3:00 PM for sanitary sewers. For all other appropriate conditions, we will refer to the IDEM R2 section 2.2.6.4 Sampling Conduit Vapor.

- Coordination with City/Town is anticipated along with a permit and/or notice of work.
- Conduit vapor samples will be collected using a pre-cleaned, evacuated, laboratory-supplied 1-L Summa canisters equipped with regulator valves preset for a 5-minute sampling period.

Analytical results will be compared to the IDEM R2 published levels for soil and groundwater. Results and maps will be submitted to the Program Project Manager for review prior to final submittal of the concurrent Quarterly

Groundwater Monitoring report. An initial vapor evaluation report is anticipated and subsequent will be included in quarterly monitoring reports.

Groundwater Monitoring

Groundwater monitoring, if applicable, will be initiated by installing up to eight monitor wells. Wells will be installed by advancing borings using conventional 4 ¼ inch inner diameter hollow-stem augers to a depth determined from previous investigation. Alternatively, to limit generation of soil cuttings, wells may be installed using geoprobe direct push technology and in this case, pre-pack well screens will be used. A permanent groundwater monitor well will be installed at each boring location. Wells will be constructed using conventional 2-inch, PVC casing, and a 10-foot 0.010-slotted screen (pre-pack screen for geoprobe install). Well screens will be positioned at the first aquifer. Washed, commercial, quartz sand pack will be placed around the screened interval to a level approximately one foot above the screen and capped with 2 feet of bentonite. Grout will then be placed from the top of the bentonite seal to the ground surface. The wells will be finished with a watertight expansion seal, and a protective steel cover set in concrete, flush with grade.

Soil cuttings generated from monitor well installation will be contained within properly labeled, 55-gallon drums pending off-site disposal. Disposal will occur within 30 days of well installation.

Following well construction, groundwater will be purged to remove fines and to improve connection with the water bearing formation. Relative elevations will then be established for the top of each point/well using standard level survey methods. Elevations will be established to an accuracy of 0.01 feet. A horizontal control survey will also be conducted to locate the position of each well relative to significant site features. The wells will also be located by GPS.

On a quarterly basis, for a period of two years, groundwater samples will be collected from the monitor well locations. Results will be used to confirm acceptable levels of contamination remain and/or to track the reduction in aqueous-phase contaminant mass over time.

Sampling will be initiated by removing the well caps, and then allowing sufficient time for groundwater levels to equalize with ambient pressure conditions. The depth to water will then be gauged at each monitor well. Gauging will be conducted using an electronic water level indicator with an accuracy of 0.01 feet. The water level indicator will be cleaned with a detergent solution and tap water rinse prior each measurement.

Following gauging, groundwater samples will be collected using low flow/low stress techniques. A small-diameter low-flow bladder pump will be used to purge and sample monitor wells. The purge rate will be set not to exceed 500 milliliters per minute (ml/min). During purging, regardless of the sample type or well recovery, field indicator parameters will be monitored and documented. These parameters are measured to document that the purging procedure is adequate, and that the stagnant water in the well has been removed. These parameters will begin to stabilize as purging continues and should completely stabilize at the end of well purging. Turbidity, dissolved oxygen, oxygen reduction potential (ORP), specific conductivity, pH, and temperature will be measured. After stable conditions are established, water samples will be collected using the bladder pump and discharged directly into the appropriate sample containers. The following sample collection sequence will be followed for consistency:

1. Measure water level.
2. Purging with mechanical bladder pump (low flow-low stress).
3. After stable field readings are attained, collect sample under low flow conditions.
4. Collect sample for volatile organics and then inorganics.

5. Quarterly groundwaters testing will include VOCs, PAHs, and total and dissolved lead. Testing parameters are subject to change based on Program input and prior testing results
6. Place samples into appropriate containers and follow sample preservation, packaging, and shipping procedures.

QA/QC samples will include a trip, equipment blank, and blind duplicate. A MS/MSD will be collected for the final sampling event. Upon completion of a groundwater quarterly sampling event, a written report of analytical results and field activities will be submitted to the Program's project manager for review. SES understands that analytical results should be compared to the IDEM R2 published levels.

Quarterly groundwater monitoring will continue for a period of two years. Well abandonment activities will be conducted after an NFA designation is obtained.

Budget and Schedule

SES will provide environmental field and contracting services on a time and materials basis and in accordance with the listed special conditions. SES's total estimate of probable costs for the overall project is **$231,450.**

SES understands initial assessment results are due approximately one month after contract signing. Based on initial assessment results, subsurface investigation or removals are to be initiated in approximately two months after contract signing, but subject to work plan approvals, weather, soil conditions, and holidays. A completion report is due within two months; and quarterly monitoring, if necessary, will initiate thereafter. Final reports are due approximately 2.5 years after contract signing, but subject to actual site conditions.

Special Conditions

1. We will communicate with you, as needed, should our operational circumstance change materially.
2. We will request that equipment run on biodiesel fuel, contractors avoid idling, and have Tier 3 compliance emissions. Field equipment which runs on electricity will carry the EnergyStar rating, whenever possible, and written reports will be provided on recycled paper. Green technologies will include trucks mobilizing from local firms, where applicable. Based on cost estimate review, impacted soils will be transported to Republic's NSA Landfill located approximately 9 miles from the site. Trucking will be provided by CBK (13 miles away) and backfill will be provided by Stone Street Quarries (13 miles away).
3. Reports to be electronically provided (via email) in pdf to Program, and owner.
4. SES understands all data should be submitted electronically to olqdata@idem.in.gov.
5. Field personnel will have 40-Hour HAZWOPER supervision and up to date 8-hour refresher training.
6. Daily tailgate meetings will be held each morning prior to work commencing.
7. Level D PPE will apply for all tasks. Work requiring personnel to don any level of protective equipment above Level D or confined space entry will result in additional expense.
8. It is assumed that site security is not an issue at the site locations.
9. Access to sites will be provided without any special fees or permitting and tank owners will de-energize tank systems.
10. Owner must make the work areas accessible – and move/remove all ancillary equipment, vehicles, and trailers – so that areas are accessible for working.
11. Contacting Indiana 811 will be sufficient to locate underground utilities.
12. Hand digging will be conducted in areas where digging crosses a marked (or suspected) utility.
13. Costs associated with protecting, repairing, or replacing utilities that are necessary to be disturbed in order to accommodate the proposed scope of work, are not included but will be provided at a negotiated rate.
14. We will exercise care to minimize damage of the surrounding surfaces. However, we are not responsible for the surrounding paved areas that are in poor condition prior to work beginning.
15. Costs/services do not include pavement saw-cutting. If saw-cutting is necessary, we request a negotiated rate to be determined.
16. Costs/services do not include asbestos survey or demolition notices.

17. Cost assume sampling will not exceed a depth of 20 feet.
18. Excavation support system are included as sloping/benching will be the method of protecting employees from caveins. Sheeting and/or metal shoring are not included.
19. Costs/services assume no erosion control measures will be required, nor dust control.
20. Costs/services do not include excessive frost removal, dewatering soil, or excavations, and/or the use of ground thawing equipment.
21. SES notes that costs do not include the application of stone rip rap to stabilize excavations.
22. Costs/services do not include brine (interstice fluid) disposal.
23. Geophysical cannot be completed under wet soil conditions or with several inches of snow cover. GPR results can be limited by high-conductivity materials such as clay, rocky, and salt contaminated soils. It also needs an open and flat area to conduct the survey. How deep and what utilities, UST's, voids, etcetera are identified depends on these factors.
24. Waste disposal costs and methods are contingent upon the completion, submittal and approval of a non-hazardous special waste profile sheet and required analysis. SES anticipates only minimal waste analytical sampling and testing will be conducted, and we expect to claim the exemption of 40CFR 261.4(b)(10).
25. Site and/or UST owner must sign/date/approve profiles, and manifests without delay.
26. Liquid, sludge and/or soil waste will not leave the site until a waste profile has been signed by the Generator and approved by the disposal facility.
27. Bulk non-hazardous impacted liquid/sludge must be pump-able (less than 25% solid).
28. Concrete/asphalt will be applied at the surface upon request at a negotiated unit price.
29. Drilling and Probing fees will be invoiced at itemized, lump sum, or daily rate as invoiced by subcontractor.
30. ORC for application at base of excavation must be ordered prior to initiating soil removal; otherwise, a second mobilization fee will apply along with site security fees. A specific delivery date of ORC to the jobsite cannot be guaranteed by hauler. As noted above, ORC injection fees are included in this proposal.
31. Costs do not include seeking access to offsite properties.
32. Costs assume subsurface investigation and monitor well installation can be completed within one (1) mobilization, each.
33. Costs assume removals can be completed within one (1) mobilization.
34. Costs assume that the soil will be live loaded into trucks and not required to be stockpiled.
35. Pricing is based on all waste being profiled and approved prior to mobilization to the site.
36. The duration field work for low flow groundwater sampling is subject to groundwater conditions and when stable conditions are demonstrated.
37. Dissolved metals testing, if determined to be necessary, will be at cost plus markup.
38. Investigation derived material disposal is based on non-hazardous conditions with profiling based on testing results. Additional sampling/testing to determine profiling and disposal will be at cost plus markup, as SES labor and equipment.
39. Services will be conducted Monday through Friday only, excluding all holidays or travel advisories days.
40. All costs assume normal working conditions will be encountered and that any delays, obstructions, or other limitations may result in additional expense.
41. Invoices will be based on actual field measurements and quantities and the duration of actual field services provided, per the listed unit rates.
42. SES and SES's sub-contractor standard pay rates apply (non-union, non-prevailing wage).
43. SES will engage subcontractors; rent or purchase special equipment; purchase expendable supplies; and so forth. Such purchases and/or subcontracts shall be charged to Client at their direct cost plus 8%.
44. Landfills, contractors, drivers, operators, disposal facilities, etc. are consistently increasing rates due to increased expenses in overall operations, which could affect actual invoicing and fees.

Closing

Please contact the undersigned at g.howard@sesadvantage.com or 260.497.7645 with any questions regarding this proposal.

Sincerely,
SES Environmental

Glen A. Howard, CHMM
Senior Project Manager

Attachment A – Cost Analysis Spreadsheet

Attachment A

Cost Analysis Spreadsheet

SES former Doehrmann Tire 615 E State Blvd., Fort Wayne, Allen Co.	Quantity	Unit	Standard Unit Rate	Approved $UBTOTAL	Approved Category TOTAL	Invoice #1 (Date)	Invoice #2 (Date)	Invoice #3 (Date)	Invoice #4 (Date)	Invoice #5 (Date)	Invoice #6 (Date)	Invoice #7 (Date)	Invoice #8 (Date)	Invoice #9 (Date)	Amount Remaining
I. Category - Phase I Site Assessment															$ -
II. Category - Geophysical and Profiling					$ 3,920.00										
A. Staff Hours (list hours for each staff separately for this Category)				$ 140.00											$ 140.00
Field Tech - recordkeeping, sampling (no Prism Oversight)		*hr*	$ *75.00*	$ -											
Senior PM - coordination	1	hr	$ 140.00	$ 140.00											
Drafting - Site Maps		*hr*	$ *75.00*	$ -											
B. Materials and Equipment (list each separately for this Category)				$ -											$ -
PID		day	$ 90.00	$ -											
Sampling Supplies (auger, gloves, baggies, ice, etc)		per	$ 15.00	$ -											
C. Travel (reimbursed at state rates)				$ -											$ -
Mileage (10 round trip)		mi	$ 0.46	$ -											
Hotel		night	$ 107.00	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$ 3,780.00											$ 3,780.00
Envision - VOCs, lead, PAHs (groundwater)		per	$ 112.00	$ -											
Envision - 3 samples VOC, SVOC, 8 metals of crushed concrete for filling after removal		ea	$ 368.00	$ -											
Envision - TOX, PCB, flash, TCLP-metals, total VOCs, total SVOCs (soil) 2 day TAT		*per*	$ 1,010.00	$ -											
Probe Unit - one boring determine if petroleum is present and profiling for disposal		est	$ 2,505.00	$ -											
Prism	1	est	$ 3,500.00	$ 3,500.00											
markup	0.08		$ 3,500.00	$ 280.00											
III. Category - Soil Removal & Remediation (Field Phase)					$ 149,588.24										
A. Staff Hours (list hours for each staff separately for this Category)				$ 7,130.00											$ 7,130.00
Field Tech (7 days) + recordkeeping, ect	70	hr	$ 75.00	$ 5,250.00											
Senior PM - waste disposal arrangements	2	hr	$ 140.00	$ 280.00											
Scientist - Injection Oversight	16	hr	$ 100.00	$ 1,600.00											
B. Materials and Equipment (list each separately for this Category)				$ 1,120.00											$ 1,120.00
PID	7	day	$ 90.00	$ 630.00											
Sampling Supplies (gloves, baggies, ice, etc)	7	per	$ 45.00	$ 315.00											
Mapping Equipment/Camera/General Supplies	7	per	$ 25.00	$ 175.00											
Other (office copies, expendables, field)		ea	$ 50.00	$ -											
			$ -												
C. Travel (reimbursed at state rates)				$ 32.20											$ 32.20
Mileage (7 days @ 10 mi round trip)	70	mi	$ 0.46	$ 32.20											
Hotel		night	$ 107.00	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$141,306.04											$ 141,306.04
SCS Contracting			$ 122,110.20												
Mobilization/Demobilization	1	ls	$ 2,785.00	$ 2,785.00											
Site Safety & Security-Temporary Fencing	1	ls	$ 800.00	$ 800.00											
Permitting		ls		$ -											
Pavement debris disposal and hauling (recycling facility)	3	loads	$ 200.00	$ 600.00											
UST System removal	2	days	$ 3,200.00	$ 6,400.00											
Lift Removal (assumes accessible)		est	$ 1,500.00	$ -											
Granular Fill for tank		ton	$ 28.00	$ -											
HydroVac Services -		hrs	$ 240.00	$ -											
Vacuum Truck / Transport	4	hrs	$ 165.00	$ 660.00											
Disposal of residual liquid/sludge	2000	gal	$ 0.65	$ 1,300.00											
Profiling- liquid	1	ea	$ 200.00	$ 200.00											
Solidfication		ton	$ 330.00	$ -											
Excavate, Load, Dispose Impacted Soil at NSA Landfill	1500	ton	$ 32.50	$ 48,750.00											
Hauling - to Landfill	112	hrs	$ 140.00	$ 15,680.00											
Granular Fill/Stone Sand - excavation	1570	ton	$ 21.00	$ 32,970.00											
crushed concrete Stone (4 inches at surface)	40	ton	$ 28.00	$ 1,120.00											
Per Diem and Lodging		nights	$ 570.00	$ -											
30-cy yard Dumpster (tank shell disposal)		ea	$ 870.00	$ -											
Drummed Waste	3	ea	$ 600.00	$ 1,800.00											
Residual Gas Sludge Drum Disposal		ea	$ 575.00	$ -											
Waste Oil Profiling		ea	$ 840.00	$ -											
Residual Heating Oil Drum Disposal		ea	$ 525.00	$ -											
Residual Kerosene Drum Disposal		ea	$ 525.00	$ -											
Residual Used Oil Sludge Drum Disposal		ea	$ 500.00	$ -											
Residual Hydraulic Oil Sludge Drum Disposal		ea	$ 550.00	$ -											
Markup	0.08		$ 113,065.00	$ 9,045.20											
Fuel surcharge (variable and subject to current rate at time of)	5.00%	variable		$ -											
ORC -			$ 9,930.42	$ -											
ORC purchase	1520	lbs	$ 5.25	$ 7,980.00											
ORC Shipment/Tax/Handling (at least 2 days shipping)	1	est	$ 1,214.83	$ 1,214.83											
Markup	0.08		$ 9,194.83	$ 735.59											
ORC Injection (Seretech)			$ 4,752.00												
Unit/Pump/Trailers/Labors (Seratech or SCS Drilling)	1	est	$ 4,400.00	$ 4,400.00											
markup (of a subcontractor)	0.08	ea	$ 4,400.00	$ 352.00											
Envision (6 bottom, 6 sidewall, 10 extra for excavation, 2 water, 3 dup, 1 trip, 3 manual)			$ 4,513.43	$ -											
Envision - VOC	33	per	$ 54.00	$ 1,782.00											

SES former Daehrmann Tire 615 E. State Blvd., Fort Wayne, Allen Co.	Quantity	Unit	Standard Unit Rate	Approved $UBTOTAL	Approved Category TOTAL	Invoice #1 (Date)	Invoice #2 (Date)	Invoice #3 (Date)	Invoice #4 (Date)	Invoice #5 (Date)	Invoice #6 (Date)	Invoice #7 (Date)	Invoice #8 (Date)	Invoice #9 (Date)	Amount Remaining
Envision - PAHs	32	per	$ 54.00	$ 1,728.00											
Envision - RCRA 8 metals		per	$ 70.00												
Envision - Lead	32	per	$ 12.96	$ 414.72											
Envision - PCBs		per	$ 97.20	$ -											
Level IV data package	15%		$ 3,924.72	$ 588.71											
				$ -											
IV. Category - Subsurface Investigation (Field Phase)					$ 26,230.66										
A. Staff Hours (list hours for each staff separately for this Category)				$ 2,225.00											$ 26,230.66
Field Tech - Soil sampling, probe oversight, and recordkeeping	22	hr	$ 75.00	$ 1,650.00											
Field Tech - prep, chains, boring log forms	6	hr	$ 75.00	$ 450.00											
PM - coordinate field work and management	1	hr	$ 125.00	$ 125.00											
B. Materials and Equipment (list each separately for this Category)				$ 510.00											$ 510.00
PID	2	day	$ 90.00	$ 180.00											
Water Level	2	day	$ 20.00	$ 40.00											
Sampling Supplies (gloves, baggies, ice, etc)	2	day	$ 45.00	$ 90.00											
SES Probe Unit		est	$ 2,688.00	$ -											
Meters, Equipment, Field Expendables	2	day	$ 75.00	$ 150.00											
Other (office copies, document publication)	1	ea	$ 50.00	$ 50.00											
C. Travel (reimbursed at state rates)				$ 9.20											$ 9.20
Mileage	20	mi	$ 0.46	$ 9.20											
Hotel		night	$ 107.00	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$ 23,486.46											$ 23,486.46
Envision - VOC 36 + 3 dups+3 msmsd + 1 trip	43	per	$ 54.00	$ 2,322.00											
Envision - SVOCs with SIM PAHs - groundwater	14	per	$ 135.00	$ 1,890.00											
Envision - SVOCs - soil	26	per	$ 108.00	$ 2,808.00											
Envision - RCRA 8 metals	42	per	$ 75.60	$ 3,175.20											
Envision - dissolved RCRA 8 metals, lab filtering		per	$ 81.00	$ -											
Envision - PCBs	42	per	$ 94.50	$ 3,969.00											
Level IV	15%	ls	$ 13,256.14	$ 1,988.42											
Envision - TOX, PCB, flash, TCLP-metals, total VOCs, total SVOCs (soil)	*1*	*per*	$ 505.00	$ 505.00											
Locating (american or gprs)	1	est	$ 825.00	$ 825.00											
GPS (american or MLS)	1	est	$ 725.00	$ 725.00											
SCS Probing	1	ls	$ 4,353.00	$ 4,353.00											
LWR - pickup, transport and disposal non-haz	2	ea	$ 210.00	$ 420.00											$ 420.00
markup (probing/disposal)	0.08		$ 6,323.00	$ 505.84											
V. Category - Monitoring Well Install/Quarterly Monitoring (Field Phase)					$ 40,031.00										
A. Staff Hours (list hours for each staff separately for this Category)				$ 8,450.00											$ 8,450.00
Field Tech - Contractor Oversight	20	hr	$ 75.00	$ 1,500.00											
Field Tech - monitor well construct logs/forms	4	hr	$ 75.00	$ 300.00											
Field Tech - Quarterly Groundwater Sampling (10 hr per event)	80	hr	$ 75.00	$ 6,000.00											
Field Tech - Vapor Sampling (1 hr in conjunction with gw sampling)	2	hr	$ 75.00	$ 150.00											
PM - management + arrangements with City/Sewer	4	hr	$ 125.00	$ 500.00											
B. Materials and Equipment (list each separately for this Category)				$ 4,745.00											$ 4,745.00
PID		day	$ 75.00	$ -											
Survey Equipment	1	day	$ 90.00	$ 90.00											
Water Level	8	day	$ 15.00	$ 120.00											
YSI multi parameter meter	8	day	$ 125.00	$ 1,000.00											
Bladder pump	8	day	$ 180.00	$ 1,440.00											
Poly tubing for pump	3200	ft	$ 0.25	$ 800.00											
Meters, Equipment, Field Expendables (gw one day and vapor one day)	9	day	$ 80.00	$ 720.00											
Vapor Pins/Stainless Points/Vapor Equipment	4	est	$ 110.00	$ 440.00											
Sampling Supplies (gloves, baggies, ice, etc)	9	per	$ 15.00	$ 135.00											
			$ -												
C. Travel (reimbursed at state rates)				$ 46.00											$ 46.00
Mileage (10 round trip x 10 miles)	100	mi	$ 0.46	$ 46.00											
Hotel		night	$ 107.00	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$ 26,790.00											$ 26,790.00
Seratech	1	ea	$ 7,550.00	$ 7,550.00											
Well Permit/Permits		ea	$ 60.00	$ -											
Soil Gas Installs - at time of MW installs		est	$ 1,645.00	$ -											
Locating (american or gprs)	1	est	$ 825.00	$ 825.00											
GPS and elevation survey (american or MLS)	1	est	$ 775.00	$ 775.00											
markup	0.08		$ 10,795.00	$ 863.60											
continuous sampling	0	ea	$ 500.00												
Envision (8 well, trip, dup) VOCs	80	per	$ 54.00	$ 4,320.00											
Envisions - PAHs	72	per	$ 54.00	$ 3,888.00											
Envision - Lead total and dissolved	72	per	$ 31.32	$ 2,255.04											
Envision AIR - VOCs TO-15 (2 exterior + 2 subslab + 2 sewer (twice)	8	per	$ 156.80	$ 1,252.80											
Level IV for final event	15%	ls	$ 1,203.72	$ 180.56											
LWR - pickup, transport and disposal non-haz	**8**	**ea**	**$ 210.00**	**$ 1,680.00**											
Well Abandonment - inhouse or subcontracted	**8**	**ea**	**$ 400.00**	**$ 3,200.00**											

SES former Daehrmann Tire 615 E. State Blvd., Fort Wayne, Allen Co.	Quantity	Unit	Standard Unit Rate	Approved $UBTOTAL	Approved Category TOTAL	Invoice #1 (Date)	Invoice #2 (Date)	Invoice #3 (Date)	Invoice #4 (Date)	Invoice #5 (Date)	Invoice #6 (Date)	Invoice #7 (Date)	Invoice #8 (Date)	Invoice #9 (Date)	Amount Remaining
VI. Category - Other					$ -										
A. Asbestos and Lead Paint Surveys				$ -											$ -
B. Property Acquisition				$ -											$ -
C. Demolition				$ -											$ -
D. Bond Counsel				$ -											$ -
E. Professional Services (Maximum 5% of loan amount)				$ -											$ -
VII. Category - Reporting					$ 11,680.00										
A.HASP/UST Form				$ 500.00											$ 500.00
B. SAP for Investigation				$ 300.00											$ 300.00
C. Work Plan Removals				$ 400.00											$ 400.00
D. UST Closure - Completion Report				$ 2,000.00											$ 2,000.00
E. Subsurface Investigation				$ 2,000.00											$ 2,000.00
F. Initial Vapor Evaluation/Report				$ 800.00											$ 800.00
G. Quarterly Groundwater Reports ($710 per quarter)				$ 5,680.00											$ 5,680.00
H. Final Conditions/NFA Report															$ -
															$ -
TOTAL					$ 231,445.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 231,445.50
Change Order #1					$ -										$ -
Change Order #2					$ -										$ -
Change Order #3					$ -										$ -
Change Order #4					$ -										$ -
Change Order #5					$ -										$ -
Revised TOTAL					$ 231,445.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 231,445.50
ADDITIONAL INFORMATION															
1. Category V items are lump sum estimates															
2. A, B, C, D, E, F, G and H in Category VI are maximum, not-to-exceed estimates. All reporting costs should be included in the report estimate, including staff time to prepare the report, mailing expenses, copying costs, etc.															
3. Payment for the reports listed in Category VI will be issued after the report has been reviewed and approved by the Brownfields Program. Payment for the Final Report will be made after the Brownfields Program has issued some form of completion documentation regarding the work completed.															
4. Requests for payment must be submitted on this form and be accompanied by the Disbursement Request Form and all appropriate supporting documentation.															
5. Following Program approval of the scope of work/budget, Program pre-approval is required for cost shifts between categories.															

Attachment B

Copy of Executed Site Access Agreement

SITE ACCESS AGREEMENT
PERMISSION TO ENTER PROPERTY
INDIANA BROWNFIELDS PROGRAM
PETROLEUM ORPHAN SITES INITIATIVE

This Site Access Agreement ("Agreement") is made by and between Whynot Group, Inc. ("Owner"), the Indiana Brownfields Program ("Program"), and SES Environmental ("Consultant") regarding the Owner's property located at 615 East State Blvd Fort Wayne, Allen County, Indiana ("Site"), Site Identification Number 4240901. The Program requests permission for the Consultant to enter the Site for the exclusive purposes of conducting environmental investigation and/or remediation activities associated with petroleum and/or hazardous substances contamination.

1. Owner hereby gives permission to the Consultant or other authorized environmental contractors, Indiana Department of Environmental Management ("IDEM") employees, Indiana Finance Authority ("IFA") employees, or other designees authorized by the Program and/or the Consultant (collectively, "Authorized Parties") to enter upon the Site to perform investigation and/or remediation activities at the Site. This permission is effective immediately upon the execution of this Agreement by Owner and the Consultant and acceptance of the Agreement by the Program.

2. The permission granted by Owner under this Agreement is contemplated to be used for the following activities that may be performed by Authorized Parties:

a. Having access to areas where contamination may exist, including areas where underground storage tanks ("USTs"), aboveground storage tanks ("ASTs") or petroleum and/or hazardous substances releases are, or are suspected to be, located;

b. Investigation and/or remediation of soil and groundwater, including, but not limited to, the installation of soil borings, test pits and/or groundwater monitoring wells, the use of geophysical equipment, the use of drilling equipment for collection of soil and sediment samples, the logging, gauging and sampling of existing wells, video taping, preparation of site sketches, taking photographs, any testing or sampling of groundwater, soil, surface water, sediments, air, soil vapor or other material deemed appropriate by the Program and the like.

c. Removal, treatment and/or disposal of contaminated soil, water and solid and/or hazardous waste, which may include the installation of contaminant recovery wells or other treatment systems.

d. Excavation and disposal of USTs, associated piping and system components, including tank contents.

e. On-Site observation and oversight of environmental investigation and/or remediation activities.

f. Disclosure of environmental information as required by law.

3. Upon completion of the investigation and/or remediation, Authorized Parties will restore the property as near as practicable to its condition immediately prior to the commencement of such activities, but not including paving or concrete replacement at ground surface.

4. In the event there is residual contamination after completion of investigation and/or remediation activities, one or more land use restrictions (e.g., prohibiting ground water use) may be necessary to ensure safe use of the Site. Such restriction(s) will be required to be implemented through recordation of an environmental restrictive covenant (ERC) on the deed for the Site. By executing this Agreement, the Owner is agreeing to record such an ERC on the deed for the Site in the County Recorder's Office if it is required by the Program to achieve closure under the IDEM *Risk-based Closure Guide* (July 8, 2022 and applicable revisions). The Owner is responsible for the costs of recording such an ERC.

5. The granting of this permission by the Owner is not intended, nor should it be construed, as an admission of liability on the part of the Owner or the Owner's successors and assigns for any contamination discovered on the Site.

6. Authorized Parties may enter the Site during normal business hours and may also make special arrangements to enter the Site at other times after agreement from the Owner.

7. Authorized Parties shall enter upon the Site at their own risk, and Owner shall not be held responsible or liable for injury, damage, or loss incurred by any Authorized Party arising out of or in connection with activities under this Agreement, except to the extent that any injury is caused due to the acts or omissions of Owner, any lessee of the Site, or any employee or agent of the Owner.

8. Neither the State nor the IFA is providing any indemnification, either jointly or severally, to the Owner, the Consultant or its agents, assigns or designees.

9. The Program will supply to Owner all information derived from the environmental investigation or remedial activities conducted at the Site. The Program may use such information for any purpose at the Program's sole discretion. The Consultant will hold in confidence all such information except as instructed by the Program and the Owner or as required to be disclosed by law.

10. In exercising its access privileges, Authorized Parties will take reasonable steps not to interfere with the Owner's operations on the Site.

11. Authorized Parties will give notice to the Owner at least one (1) week in advance of the start of field activities on the Site.

12. Owner ensures that Owner and any/all Site operators will give Authorized Parties access to the entire Site for the purposes set forth in this Agreement.

13. Any party to this Agreement may terminate this Agreement by giving two (2) months advanced written notice, or all parties may terminate the Agreement at any time by written agreement.

14. This Agreement shall expire upon the Program's issuance of a No Further Action letter to the Owner indicating completion of project activities under the POSI grant award.

15. Copies of this Agreement may be executed separately by the parties, and once executed by the parties to this Agreement, all such copies taken together shall constitute a single contract. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original for all purposes.

Whynot Group, Inc,
Site Owner

9/4/2024
Date

Witness

9-4-24
Date

Site Owner's Telephone Number: 7659323224

Site Owner's Mailing Address (if other than Site address): 210 E US 52, Suite E
Rushville IN 46173

For the benefit of [Insert consulting firm's name]:
SES Environmental

Cheryl Ryan
Consulting firm's signature

10/25/24
Date

Accepted by the Indiana Brownfields Program by:

Mitchell Smith
Project Manager, Indiana Brownfields Program

10/25/24
Date

Attachment C

Disbursement Request Form

INDIANA BROWNFIELDS PROGRAM - DISBURSEMENT REQUEST FORM

Instructions: This Disbursement Request Form is to be typed and completed by the Financial Assistance Agreement Recipient for each payment request.

- The Disbursement Request Form is to be used for all eligible costs associated with the Financial Assistance Agreement Recipient's brownfields redevelopment project.
- Attach a copy of the claim (a bill, invoice or a statement) supporting this Request.
- Requested amounts must be rounded to the nearest whole dollar.
- Attach the Program change order approval if any part of the current claim is a result of a change order.

1a. Brownfield Program Site#: _____ 1.b. Funding Type: _____
2. Project Name: _____
3. Financial Assistance Recipient: _____
4. Contact Person: _____
5. Phone#: ( ) _____
6. Email: _____
7. Recipient's Authorized Representative: _____
8. Authorized Representative's Phone#: ( ) _____

9. Consultant: _____
10. Contact Person: _____
11. Phone#: ( ) _____
12. Email: _____

13. Invoice#: _____
14. Description of work for which claim is being made (service, fees, type of, etc.):

_____

_____

15. Amount of this Request: $ _____
16. Original Financial Assistance Amount: $ _____
17. Total Amount of Approved Change Orders: $ _____
18. Revised Project Budget: $ _____
19. Total Amount of Previous Disbursements: $ _____
20. Balance Available after this Disbursement: $ _____

21. Is any part of this claim a result of a change order? YES _____ NO _____
*If yes, please attach the Program change order approval

22. Do you want payment mailed directly to the consultant? YES _____ NO _____
*If yes, payment will be sent directly to the consultant listed in #9 above

23. Payment/Wiring Instructions (for the entity receiving payment)
23a. Bank Name: _____
23b. Bank Contact, Phone#: _____
23c. Account Number: _____
23d. Routing Number: _____

The undersigned hereby certifies that this Request is true and correct, that the claim underlying this Request is due in accordance with the Recipient's Financial Assistance Agreement with the Authority, and that the services contained in such claim were procured in accordance with Indiana's public bidding laws and federal cross-cutting requirements (e.g., Davis-Bacon), if applicable.

_____ _____

AUTHORIZED REPRESENTATIVE SIGNATURE **Date**