



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

June 26, 2024

Nivas Vijay, CHMM
Senior Project Manager/Principal
Heartland Environmental Associates, Inc.
3410 Mishawaka Avenue
South Bend, Indiana 46615

Re: Environmental Assessment, UST Removal, and
Remediation
Lane Service
406 West Main Street
Knightstown, Henry County, Indiana
Brownfield Site #4240409
Heartland – POSI Project Amendment #4

Dear Nivas:

The Indiana Brownfields Program (Program) is in receipt of Heartland Environmental Associates, Inc.'s (Heartland) proposal (see Attachment A) submitted in response to the Program's request for a cost estimate for the completion of environmental assessment, UST removal, and remediation activities at the Lane Service property in Knightstown, 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, Heartland will perform the following tasks:

- Task A:** Complete a Phase I Environmental Site Assessment (Phase I ESA) according to the American Society of Testing and Materials (ASTM) 1527-21 and All Appropriate Inquiry (AAI) standards and 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 UST Removal and Remediation Activities
- Task D:** Conduct Phase II Subsurface Investigation 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

Heartland 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:

- June 26, 2024: Project Amendment transmitted to consultant
- June 28, 2024: Signed Project Amendment and Site Access Agreement received by the Program
- July 26, 2024: Phase I ESA and geophysical survey completed and Phase I ESA Report submitted to the Program
- July 26, 2024: RWP, HASP, and SAP due
- August 5, 2024: UST removal and remediation field work initiated
- August 26, 2024: Subsurface investigation activities initiated
- October 3, 2024: UST Closure Report and Subsurface Investigation Report submitted to the Program
- December 9, 2024: Quarterly groundwater monitoring initiated (if required)
- December 31, 2026: 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. Heartland 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 Heartland's signed acknowledgment on the Project Amendment, invoicing can begin according to the following proposed payment schedule:

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

Modifications to the above schedule shall be discussed with the Program's Project Manager for the Site, Haley Faulds, 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 Heartland.

PROJECT AMENDMENT #4

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

Project Name: Lane Service
406 West Main Street
Knightstown, Henry County, Indiana
Brownfield Site #4240409

Proposed Budget: \$183,238

Heartland will perform the Scope of Work described above and in Attachment A for a total project cost of \$183,238. 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 Heartland'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.



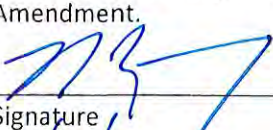
James P. McGoff, Director Environmental Programs
Indiana Finance Authority

6/26/2024

Date

ACKNOWLEDGED BY: Heartland Environmental Associates, Inc.

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



Signature

6/28/24

Date



Print Name & Title

For Approval of Charges, Send Invoice(s) to:

Haley Faulds
Indiana Brownfields Program
100 N. Senate Avenue, Room 1275
Indianapolis, Indiana 46204
Email: hfaulds1@ifa.in.gov
Telephone: (317) 234-0685

Attachment A
Approved Proposal & Scope of Work

Response to Request for Proposals

Project Name: Lane Service in Knightstown, Indiana

Proposal for Environmental Assessment, Underground Storage Tank Removal and Remediation Services for the Lane Service property located at 406 West Main Street in Knightstown, Henry County, Indiana

Submitted to:

Indiana Brownfields Program
Attn: Ms. Haley Faulds
Project Manager
100 North Senate Avenue
Room 1275
Indianapolis, Indiana 46204

Submitted by:



Contact:

Nivas R. Vijay, CHMM
Heartland Environmental Associates, Inc.
nvijay@heartlandenv.com
3410 Mishawaka Avenue / 1324 East 16th Street
South Bend, Indiana 46615 / Indianapolis, Indiana 46202

June 10, 2024

June 10, 2024

Ms. Haley Faulds
Project Manager
Indiana Brownfields Program
100 North Senate Avenue
Room 1275
Indianapolis, Indiana 46204
Electronic Mail: Hfaulds1@ifa.in.gov

**Re: Response to Request for Proposals for Environmental Assessment, Underground
Storage Tank Removal and Remediation Services
Lane Service
406 West Main Street in Knightstown, Henry County, Indiana 46148
Indiana Brownfields Program Site #4240409 / Facility #12679
Heartland Proposal #P2024-05-095**

Heartland Environmental Associates, Inc. (Heartland) is pleased to submit this Scope of Services proposal to the Indiana Brownfields Program (IBP) to provide environmental assessment, underground storage tank (UST) removal and remediation services for the above referenced facility in Knightstown, Indiana. These include such scope of service items as outlined in the IBP's Request for Proposal (RFP) issued May 21, 2024.

Heartland understands that the IBP plans to contract with an environmental consulting firm prequalified by the IBP in April 2023 to provide environmental assessment and remediation services for this project. Heartland's staff and project team has extensive experience working with the IBP on a broad array of environmental projects and is confident of its ability to provide the scope of services outlined within the RFP. Heartland has reviewed the RFP and certifies that we have the competent staff and resources available to complete these tasks as proposed in the contents of this offer. Heartland's staffing, resources and company qualifications were provided to the IBP in Heartland's prequalification submittal dated April 2023.

Please feel free to contact me if you have further questions at (574) 289-1191, or by electronic mail at nvijay@heartlandenv.com. I hereby state that I have authority to submit this response, establish fees, and bind to the terms and conditions of this RFP, including, but not limited to, all agreements incorporated in the RFP and contractual obligations set forth.

Respectfully Submitted,



Nivas R. Vijay, CHMM
Senior Project Manager / Principal

1.0 Site Background

The Lane Service property, located at 406 West Main Street in Knightstown, Indiana, consists of a vacant property that is capped with one (1) commercial structure, one (1) fuel dispenser, asphalt and concrete parking areas and landscaped areas. The commercial structure consists of a former auto repair garage and a small office area and encompasses approximately 1,288 square feet. The site is located on one (1) parcel of land (Parcel ID #33-16-33-231-224.001-030) situated on an area of approximately 0.33-acres. The site is presently listed on Indiana Department of Environmental Management (IDEM) databases and historical documents, including historic UST notification forms, inspections, etc., and with several violation letters, were available for review within the files of the IDEM Virtual File Cabinet (VFC). However, no historical environmental assessment documents pertaining to the site were available for review.

The site historically operated as a gasoline filling station beginning by at least 1976. Limited information obtained by Heartland as part of the preparation of this submittal indicates that the site currently contains at least two (2) USTs, situated in one (1) individual tank pit on the eastern portion of the site parcel. Additionally, one (1) fuel dispenser island is present, situated southwest of the location of the suspected tank pit, just south of the site building. The USTs are estimated to be 6,000-gallons in size and historically contained gasoline. The two (2) USTs were reportedly installed in 1990.

Historic documents indicated that prior to the installation of the two (2) 6,000-gallon USTs present onsite, the site historically operated three (3) USTs (two (2) 3,000-gallon and one (1) 2,000-gallon) from at least 1976 to at least 1990, when they were reportedly removed. However, no documentation pertaining to the removal and/or closure of these three (3) historic USTs were available for review.

According to recent UST Inspection documents, the two (2) 6,000-gallon USTs present onsite were recently accessed and gauged. One (1) of the USTs contained approximately 2.5-inches of residual tank contents and the other UST contained approximately 1-inch of contents. The documents also indicated that several violations were discovered during prior UST inspections. These violations included, but were not limited to: damaged spill buckets, no line leak detectors, lack of line tightness and leak testing results, lack of spill bucket and overfill protection testing and lack of release detection records.

On May 21, 2024, the IBP issued an RFP for the site. The proposed scope of work included the completion of a Phase I ESA along with a geophysical survey, the removal of two (2) 6,000-gallon USTs, the removal of one (1) fuel dispenser and any associated UST system implements, along with the removal of up to 1,500-gallons of product/sludge material, over-excavation and disposal of up to 1,500-tons of impacted soil and the application of 1,500 pounds of Oxygen Releasing Compound (ORC). In addition, the scope of work includes the advancement of up to four (4) soil borings, the installation of up to four (4) groundwater monitoring wells with quarterly sampling for up to two (2) years and the completion of a vapor intrusion (VI) pathway analysis, including the installation of up to two (2) exterior soil-gas and/or indoor air/sub-slab sampling points and the collection of soil-gas vapor samples.

2.0 Technical and Operational Approach to Scope of Services

Heartland has reviewed the IBP's RFP and is willing to provide services related to each of the scope of services items outlined by the IBP. Heartland's technical approach to the scope of service items is discussed below.

2.1 Phase I Environmental Site Assessment and Geophysical Survey

Heartland will conduct a Phase I ESA in accordance with the All Appropriate Inquiry (AAI) rule per the most recent American Society of Testing and Materials (ASTM) standard, *Standard Practice for Environmental Site Assessments: Phase I ESA Process* (ASTM E-1527-13/E1527-21).

Heartland's Phase I ESA approach is to assess the potential presence or absence of contaminants in the form of hazardous substances. This is accomplished through site interviews, available historical data, regulatory agency interviews and file searches, and a physical inspection of the property. Hazardous substances refer to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) substances, Resource Conservation and Recovery Act (RCRA) substances, and petroleum products. At a minimum, this Phase I ESA will consist of the following:

1. Compilation of the development history of the area, with an emphasis on chemical substances which may have been used or disposed of onsite and could have contributed to possible contamination.
2. A review of regulatory agency databases in order to determine potential environmental concerns relative to the sites and adjacent sites within the specified search radii.
3. A physical inspection of the area to determine current site conditions and detect the potential for a release of hazardous substances.
4. Final report for the site that will include conclusions and recommendations, based upon the information obtained from the above referenced tasks.

Data obtained during the Phase I ESA will be further utilized to assist in the development of the Phase II ESA scope of work.

In concert with the Phase I ESA, Heartland will utilize a ground penetrating radar (GPR) at the site to survey and locate any suspected USTs or former UST excavation pits. Ground penetrating radar is a geophysical technique that uses electromagnetic waves for willow subsurface reconnaissance and exploration. An electromagnetic impulse in the form of ultra-high frequency radio waves are emitted into the ground by a transmitting antenna, and the resulting reflection of transfer of waves from contamination plumes, boundary layers or buried objects is detected by a receiving antenna. The presence of buried objects or significant changes in conductivity of the layers will cause the electromagnetic wave to be reflected. Together these images provide direct information concerning subsurface conditions. These images will then be transposed onto a final

map, documenting the locations of any anomalies, including USTs, in a ground penetrating radar survey report, to be issued concurrently with the Phase I ESA report.

2.2 Underground Storage Tank Removal and Remediation

Based on a review of the RFP, Heartland is providing the IBP with costs to remove two (2) 6,000-gallon gasoline USTs and one (1) fuel dispenser along with any associated UST system components such as piping. Furthermore, costs are being provided to over-excavate up to 1,500-tons of impacted soil from the UST excavation pit(s), remove up to 1,500-gallons of petroleum liquid/sludge and to inject or otherwise introduce up to 1,500 pounds of ORC at the site. Please note these remediation alternatives are being provided for budgetary evaluation and will only be incorporated if determined necessary after consultation with IBP staff.

Note that Heartland will man this project from its Indianapolis, Indiana office, located approximately 35-miles from the project site.

Before initiating sampling activities, Heartland will prepare a site Sampling and Analysis Plan (SAP) and a site-specific health and safety plan (HASP) under the Occupational Health & Safety Administration (OSHA) 29 CFR 1910.120 for review and approval of IBP staff and any applicable state and/or federal agency. All site activities will be done in accordance with the SAP and HASP designed for the project. All site activities will be done in accordance with ASTM, IDEM and United States Environmental Protection Agency (USEPA) applicable guidelines.

Prior to removal activities, Heartland will contact the appropriate utility companies to locate and mark site underground utility conduits/lines. Off-site utilities will also be located if determined necessary. For the purposes of this investigation, it is not anticipated that the services of a private utility locator will be necessary. Note that the proposed GPR survey will also assist in identifying utility corridors present at the site.

As part of environmental services provided, Heartland will provide oversight for the removal of the UST system at the site, including any associated piping and components. Additionally, any residual liquids and sludge from the tanks will be cleaned and containerized for disposal prior to the removal of the USTs. It is anticipated that liquid/sludge material to be removed will not exceed 1,500-gallons. Heartland will also provide temporary chain link fencing around all excavation areas at the site.

Heartland will collect confirmation samples as required by IDEM UST guidance, which require one (1) confirmation soil sample per 20 feet of sidewall, two (2) confirmation soil samples on the bottoms of the tank pit under the UST (for USTs less than 10,000-gallons in size) and one (1) groundwater sample per tank pit. Field oversight activities will include coordination with the selected UST removal subcontractor and the laboratory, as well as health and safety oversight.

Field oversight will also include screening of bottom samples and sidewall samples. Based on field observations, Heartland will evaluate for the presence of impacts to soil. Heartland will work closely with the IBP to document impacts present and will advise the IBP during the course of the UST removal should it be necessary to over-excavate encountered impacted soils within and

surrounding the tank pit. Petroleum impacted soils determined to exhibit the highest petroleum impacts will be over-excavated, if determined necessary. Over-excavation of impacted soils will not exceed 1,500-tons, unless determined necessary based on field observations and further authorized by the IBP. Over-excavated soils will be removed and disposed of as impacted waste at an authorized landfill. After completion of UST removal and any necessary soil over-excavation, the UST/soil excavation pit will be backfilled with granular, compactable material and finished to grade with at least four (4) inches of crushed stone.

Soil removed offsite for disposal will be trucked to Waste Management's Crossroads Eco Center Landfill located in Morristown, Indiana, distanced approximately 18-miles from the site. Further, backfill will be sourced from local sources to minimize mobilization and overall costs. Local sources will potentially include Irving Materials Inc. in Greenfield, Indiana for clean sand backfill and for #53 stone materials. Backfill will be sourced from a "clean", commercial source. Confirmation sampling of backfill is included in Heartland's scope of work.

Soil confirmation samples will be collected, and samples will be submitted to the laboratory under proper chain-of-custody protocol. Soil samples collected will be submitted for laboratory analysis of volatile organic compounds (VOCs) using USEPA SW-846 Method 8260, polynuclear aromatic hydrocarbons (PAHs) using USEPA SW-846 Method 8270 via Selected Ion Monitoring (SIM) and lead using USEPA SW-846 Method 6010B.

Should groundwater be encountered in the UST/soil excavation pit(s), one (1) groundwater sample will be collected from each excavation pit and submitted for laboratory analysis of VOCs using USEPA SW-846 Method 8260, PAHs using USEPA SW-846 Method 8270SIM, lead using USEPA SW-846 Method 6010B and lead scavengers using USEPA SW-846 Method 8011. Should groundwater not be encountered, groundwater samples will be collected for confirmation as part of the larger Phase II ESA activities to be completed at the site. Laboratory quality assurance/quality control (QA/QC) samples will be collected for this confirmatory sampling event.

All soil and groundwater samples collected will be placed on ice and delivered to Pace Analytical Services, LLC (Pace) in Indianapolis, Indiana for laboratory analysis. Samples will be delivered to the laboratory under Heartland chain-of-custody protocol.

Prior to the backfilling of the excavation pit, oxygen releasing agents will be introduced into the base of the excavation pit. If placement of these materials into the UST pit is not feasible, these materials will be introduced into the area of excavation via direct push injections. The exact volume of oxygen releasing agent to be applied will depend on the size of the excavation area. It is anticipated that no more than 1,500 pounds of this material will be introduced and will only be utilized if determined necessary after the completion of initial subsurface investigative activities and after consultation and approval from the IBP.

Please note, for purposes of this proposal, Heartland is proposing to the IBP to utilize EOS Remediation, LLC's EO_x[™], a product similar in nature, with similar chemical and physical properties, to that of the typical ORC Advanced[®] compound utilized on similar IDEM and IBP projects sold by Regenesys, Inc. A product specification sheet can be provided upon request.

After the completion of the UST removal and soil remedial activities, a UST Closure/Soil Remediation Completion Report will be prepared. The UST Closure/Soil Remediation Completion Report will document site activities, confirmation sampling activities, disposal locations, and adherence of the UST closure activities to IDEM Risk-Based Closure Guide Version 2 (R2) guidance. Figures of the site with the locations of confirmation samples and tabulated analytical results, along with a photographic log documenting site activity, will be provided as part of this report. Both the field oversight of the UST removal and the final report will be completed by personnel with a UST Decommissioning License accredited by the State of Indiana.

2.3 Subsurface Investigation

Heartland's approach during subsurface investigations is designed to identify the vertical and horizontal extent of soil and/or groundwater contamination, the contaminant transport mechanisms, probable sources, and potential receptors of the contamination. Before initiating sampling activities, Heartland will prepare a site SAP and a site-specific HASP for review and approval of IBP staff and any applicable state and/or federal agency. All site activities will be done in accordance with the SAP and HASP designed for the project.

Prior to investigation activities, Heartland will contact the appropriate utility companies to locate and mark site underground utility conduits/lines. Off-site utilities will also be located if determined necessary. For the purposes of this investigation, it is not anticipated that the services of a private utility locater will be necessary.

Heartland will provide oversight for the advancement of up to four (4) soil borings on the property. Specific soil boring locations will be determined after consultation with IBP staff and will be outlined in Heartland's SAP submitted prior to initiation of site activities.

Soil borings will be advanced using a direct push technology rig. During soil boring installation, soils will be continuously sampled in 2-foot intervals to the base of each boring, which will be at least 20 feet below grade. Each soil interval will be screened for total photo-ionizable vapors (TPVs) using a pre-calibrated PID equipped with a 10.2 eV lamp. Additionally, each soil interval will be inspected for indications of potential impacts, such as staining, hydrocarbon or solvent odors, and elevated soil gas readings. Observations and soil screening results will be recorded on Heartland boring logs. Prior to sampling, each of the soil borings will be surveyed and located with global positioning system (GPS) coordinates.

During soil boring advancement, strict decontamination procedures will be followed to reduce the potential for cross-contamination. All drilling and down-hole sampling equipment will be decontaminated prior to first use onsite, and thereafter between uses. Decontamination will occur utilizing a high-pressure spray washer coupled with wash in an Alconox solution, followed by distilled water rinse.

Two (2) soil samples will be collected from each soil boring, at the first encountered subsurface soil interval and at the interval exhibiting the highest field screening results or at the interval immediately above the first-encountered groundwater saturated zone. Soil samples will be

submitted for laboratory analysis of VOCs using USEPA SW-846 Method 8260, PAHs using USEPA SW-846 Method 8270SIM and lead using USEPA SW-846 Method 6010B. Laboratory QA/QC samples will be collected for this sampling event. Please note that, if determined appropriate, base of boring samples may be collected in lieu of initial encountered subsurface interval soil samples to provide for vertical delineation of impacts. The developed SAP will document which approach is more appropriate based on observations made during UST removal activities.

In addition to soil samples, groundwater samples will be collected from temporary 1-inch diameter piezometers installed in each soil boring advanced. Groundwater samples will be submitted for analysis of VOCs using USEPA SW-846 Method 8260, PAHs using USEPA SW-846 Method 8270SIM, lead using USEPA SW-846 Method 6010B and lead scavengers using USEPA SW-846 Method 8011. After collection of the groundwater samples, each of the piezometers will be abandoned and finished to grade.

All soil and groundwater samples collected will be placed on ice and delivered to Pace in Indianapolis, Indiana for laboratory analysis. Samples will be delivered to the laboratory under Heartland chain-of-custody protocol.

Once the laboratory data has been received, Heartland will prepare a Phase II ESA report for the site. The report will include field observations from the site sampling activities, a site plan illustrating soil boring/sample locations, laboratory analytical results, comparison of the project data to the IDEM R2 Published Levels, conclusions and recommendations. The report will evaluate existing site conditions and determine whether additional site activities will be necessary to further characterize or remediate any encountered site impacts.

Prior to submitting the final Phase II ESA report, Heartland will confer with the IBP Project Manager and will provide preliminary tabulated analytical results and figures for review and will consult with the IBP about the findings and necessary future assessment steps, if any, which may be required.

2.4 Ground Water Monitoring

Based on a review of the RFP, Heartland is providing the IBP with costs to provide long-term ground water monitoring after the completion of initial subsurface investigative activities. Please note long-term groundwater monitoring costs are being provided for budgetary evaluation and will only be incorporated if determined necessary after the completion of subsurface investigative activities, remedial alternative evaluation and after consultation with IBP staff.

Heartland will provide oversight for the advancement of up to four (4) additional soil borings on the property. Specific soil boring locations will be determined after consultation with IBP staff and will be outlined in Heartland's SAP submitted for the site prior to initiation of these site activities. Please note that soil borings will not be advanced if determined, after consultation with IDEM and IBP staff, that monitoring wells should be installed in locations within 5-feet of historic soil borings.

Soil borings will be advanced using a direct push technology rig. During soil boring installation, soils will be continuously sampled in 2-foot intervals to the base of each boring. Each soil interval will be screened for TPVs using a pre-calibrated PID equipped with a 10.2 eV lamp. Additionally, each soil interval will be inspected for indications of potential impacts, such as staining, hydrocarbon or solvent odors, and elevated soil gas readings. Observations and soil screening results will be recorded on Heartland boring logs. Prior to sampling, each of the soil borings will be surveyed and located with GPS coordinates.

The four (4) soil borings will be completed with permanent 2-inch diameter groundwater monitoring wells. The monitoring wells will be constructed of 2-inch Schedule 40 flush-threaded PVC with 10-ft of 0.010-in. factory slotted screen to account for seasonal fluctuations. The annular space around the well screen will be surrounded with silica or washed quartz sand. The remaining annular space will be filled with bentonite-cement grout to the ground surface. A locking manhole cover will be installed over each well to prevent damage and to inhibit tampering. Groundwater monitoring wells will be developed using IDEM approved well development methodology in accordance with Indiana Administrative Code 312 IAC 13-8-3(m) and allowed to stabilize for a minimum of 48 hours prior to sampling.

During soil boring advancement and monitoring well installation activities, strict decontamination procedures will be followed to reduce the potential for cross-contamination. All drilling and down-hole sampling equipment will be decontaminated prior to first use onsite, and thereafter between uses. Decontamination will occur utilizing a high-pressure spray washer coupled with wash in an Alconox solution, followed by distilled water rinse.

After completion of the installation of the groundwater monitoring wells, Heartland will sample the groundwater monitoring well network. Groundwater monitoring wells will be sampled utilizing IDEM approved low-flow sampling methodology. Low-flow sampling methodology will include a flow through sampling cell for measuring groundwater quality parameters (temperature, pH, conductivity, dissolved oxygen, oxygen reduction potential and turbidity).

Depth to groundwater data will be collected from each monitoring well to properly evaluate groundwater flow direction at the site. Groundwater monitoring wells will be additionally gauged utilizing a Solinst Oil/Water Interface Probe to evaluate for the presence of any light non-aqueous phase liquids (LNAPLs). Well locations will be surveyed and located via GPS.

Groundwater samples from the groundwater monitoring wells will be submitted to Pace for laboratory analysis of VOCs using USEPA SW-846 Method 8260, PAHs using USEPA SW-846 Method 8270, lead using USEPA SW-846 Method 6010B and lead scavengers (if determined necessary) using USEPA SW-846 Method 8011. All groundwater samples collected will be placed on ice and delivered to the laboratory under Heartland chain-of-custody protocol. Laboratory QA/QC samples will be collected for these sampling events.

The soil cuttings and purge water generated from the monitoring well installation and sampling activities will be contained in 55-gallon drums and disposed of appropriately and within one (1) month of generation, if practical.

Once the laboratory data has been received, Heartland will prepare a Groundwater Sampling Report for the site. The report will include field observations from the site sampling activities, a site plan illustrating groundwater monitoring well locations, groundwater flow direction maps, laboratory analytical results, comparison of the project data to the IDEM R2 Published Levels, conclusions and recommendations.

For budgetary purposes, Heartland is providing the IBP with a budget to conduct quarterly monitoring of the proposed groundwater monitoring well network for a period of two (2) years (eight (8) quarters). Heartland is further providing budgetary numbers for groundwater monitoring well abandonment activities, to be completed after the completion of the groundwater monitoring activities and the issuance of a No Further Action (NFA) status for the site.

2.5 Vapor Sampling

After consultation with IBP staff and if determined necessary based on a review of completed Phase II ESA and groundwater monitoring results, Heartland will conduct a vapor intrusion (VI) screening to evaluate whether a vapor exposure pathway is present and to assess whether any preferential pathways are present for migration of vapors. As part of this VI screening up to two (2) exterior soil-gas sampling points and/or two (2) indoor air/sub-slab soil gas sampling points will be installed onsite. Note that if two (2) sub-slab soil-gas sampling points will be installed within the site structure, then they will be paired with two (2) indoor air samples.

Individual soil-gas sampling points will be installed at locations and depths to be determined during subsurface investigation activities. Soil borings will be advanced in the pre-determined soil-gas sampling locations, installed to a maximum depth of 5 feet bgs. After installation of the soil-gas sampling points, a tracer gas will be utilized to conduct leak detection testing. Leak detection testing is required to confirm the soil-gas sampling points and associated tubing is free of defect to ensure sample integrity.

Upon successful leak detection testing, Heartland will utilize laboratory prepared 1-liter Summa[®] Canisters equipped with air flow regulators to collect grab soil-gas samples at all sampling locations. In addition, one (1) duplicate soil-gas sample will be collected as part of the sampling event, per IDEM requirements.

After installation of the sub-slab sampling points (if this sampling is determined to occur), a tracer gas will be utilized to conduct leak detection testing. Leak detection testing is required to confirm the sub-slab points and associated tubing is free of defect to ensure sample integrity. Upon successful leak detection testing, Heartland will utilize laboratory prepared 6-liter Summa[®] Canisters equipped with air flow regulators to collect samples at each sub-slab sampling location, as well as indoor air samples (if determined appropriate) and an ambient outdoor air sample. Samples will be collected over a period of 24-hours and submitted for laboratory analysis of VOCs using USEPA Method TO-15.

Soil-gas samples will be stored under Heartland chain-of-custody (COC) protocol and transported to Pace Analytical National Center for Testing and Innovation (Pace National) in Mt. Juliet, Tennessee. Samples will be submitted for analysis of VOCs using USEPA Method TO-15.

After completion of the soil-gas sampling, sampling points will be abandoned with hydrated bentonite chips and finished at grade to match the existing surface area.

Once the laboratory data has been received, Heartland will prepare a VI Assessment Report for the site. The report will include field observations from the site sampling activities, a site plan illustrating sample locations, laboratory analytical results, comparison of the project data to the IDEM R2 Published Levels, conclusions and recommendations. The report will evaluate existing site conditions and determine whether additional site activities will be necessary to further characterize or remediate any encountered site impacts.

Prior to submitting the final VI Assessment report, Heartland will confer with the IBP Project Manager and will provide preliminary tabulated analytical results and figures for review and will consult with the IBP about the findings and necessary future assessment steps, if any, which may be required. The results of any completed VI Assessment may be reported, if determined appropriate, concurrent with quarterly sampling results.

Note that, if determined necessary, additional VI preferential pathways, particularly related to subsurface conduits, may be evaluated. If determined necessary, additional preferential pathway analysis may incorporate up to two (2) biannual conduit vapor samples collected over the course of one (1) year. If sanitary sewer baseline sampling is conducted, samples will be collected during times when flow is relatively low (i.e., between 9:00am and 3:00pm). Preferential pathway vapor analysis will be conducted, if determined necessary, in accordance with guidance outlined in the IDEM R2.

3.0 Fee Schedule

Estimated costs to complete the above summarized scope of services are provided in the table below.

Indiana Brownfields Program Lane Service in Knightstown, Indiana Environmental Assessment and Remediation Services Estimated Project Fees	
Initial Assessment Activities	
Phase I Environmental Site Assessment - Lump sum fee for completion of Phase I ESA in accordance with ASTM 1527-21/AAI Rule	\$1,800
Geophysical Survey Lump sum fee for completion of geophysical survey utilizing Heartland’s Sensors & Software Model LMX100™ GPR unit	\$0
Initial Assessment Subtotal	\$1,800
Underground Storage Tank Removal and Remediation	
Task	Cost

<p>Project Management, SAP and HASP Development</p> <ul style="list-style-type: none"> - Anticipated 6 hours of project management time at \$100/hr 	<p>\$600</p>
<p>Underground Storage Tank Removal</p> <ul style="list-style-type: none"> - Costs for removal and disposal of two (2) 6,000-gallon USTs and one (1) fuel dispenser - Includes disposal of up to 1,500-gallons of waste liquid/sludge material generated <ul style="list-style-type: none"> o 1,500-gallons of waste liquid/sludge material disposed of at a rate of \$1.01/gal - Includes removal of all UST piping, and vent lines, dispenser islands and canopy - Include temporary fence installation costs 	<p>\$8,707</p>
<p>Underground Storage Tank Removal Oversight, Sampling</p> <ul style="list-style-type: none"> - Anticipated 40 hours of project geologist time at \$75/hr 	<p>\$3,000</p>
<p>Equipment and Expendable Supplies</p> <ul style="list-style-type: none"> - Supplies for oversight and sampling, including travel expenses 	<p>\$454</p>
<p>Underground Storage Tank Removal Confirmation Sampling Laboratory Analytical Costs</p> <ul style="list-style-type: none"> - Anticipated costs for laboratory analysis (Estimated 19 soil samples and 1 groundwater sample to be collected plus laboratory QA/QC samples) - Note unit rate schedule for laboratory analytical costs provided below 	<p>\$3,757</p>
<p>Soil Remedial Excavation</p> <ul style="list-style-type: none"> - Costs for removal and disposal of up to 1,500-tons of petroleum impacted soil <ul style="list-style-type: none"> o Cost per ton to remove and dispose of impacted soil provided at \$55.88/ton - Costs include import of granular, compactable backfill to grade excavation pit - Backfill cost per ton provided at \$14.30 /ton for clean sand and \$28.11/ton for gravel/stone - Includes union associated trucking and operators 	<p>\$107,663</p>
<p>Oxygen Releasing Agent Introduction</p> <ul style="list-style-type: none"> - Cost for up to 1,500 pounds EOS Remediation, LLC EO_x[™] introduction - Note, if it is determined that IBP prefers introduction of Regenesis, Inc. ORC Advanced® in lieu of EO_x[™] introduction, cost increases to \$8,900 	<p>\$7,700</p>
<p>Remediation Reporting</p> <ul style="list-style-type: none"> - Includes all reporting and administrative costs for preparation of final reports 	<p>\$1,760</p>
<p>Underground Storage Tank Removal and Remediation Subtotal</p>	<p>\$133,641</p>

Subsurface Investigation	
Task	Cost
Project Management, SAP and HASP Development - Anticipated 4 hours of project management time at \$100/hr	\$400
Field Sampling Oversight - Anticipated 10 hours of project geologist time at \$75/hr & 8 hours of field technician time at \$70/hr	\$1,310
Equipment and Expendable Supplies - Supplies for oversight and sampling, including vehicle mileage	\$632
Drilling Subcontractor - Includes Soil-Gas Probes	\$2,600
Laboratory Analytical Costs - Anticipated costs for laboratory analysis (Estimated 8 soil samples to be collected (4 soil borings with 2 soil samples per boring), 4 groundwater samples to be collected, plus laboratory QA/QC) - Further includes costs of VI sampling, including 2 exterior soil-gas and/or 2 paired indoor air/sub-slab soil-gas samples, plus QA/QC - Note unit rate schedule for laboratory analytical costs provided below	\$4,407
Subsurface Investigation Reporting - Includes all reporting and administrative costs for preparation of final reports	\$1,440
Subsurface Investigation Subtotal	\$10,789
Groundwater Monitoring	
Monitoring Well Installation	
Task	Cost
Project Management, SAP and HASP Development - Anticipated 2 hours of project management time at \$100/hr	\$200
Monitoring Well Installation Oversight - Anticipated 10 hours of project geologist time at \$75/hr and 8 hours field technician time at \$70/hr	\$1,310
Equipment and Expendable Supplies - Supplies for oversight and sampling, including vehicle mileage	\$199
Drilling Subcontractor	\$4,400

Waste Disposal - Disposal of soil cuttings generated during monitoring well installation activities and well development purged water (anticipated two (2) drums to be generated)	\$363
Monitoring Well Installation Subtotal	\$6,472
Quarterly Groundwater Sampling	
Task	Cost
Project Management and Field Sampling Oversight - Anticipated 1 hours of project management time at \$100/hr and 8 hours of field technician time at \$70/hr	\$660
Equipment and Expendable Supplies - Supplies for oversight and sampling, including vehicle mileage and low-flow sampling equipment	\$460
Laboratory Analytical Costs - Anticipated costs for laboratory analysis (Estimated 4 groundwater samples to be collected plus laboratory QA/QC samples) - Note unit rate schedule for laboratory analytical costs provided below	\$1,160
Waste Disposal - Disposal of up to 1 drum of purged groundwater generated during sampling activities	\$182
Quarterly Groundwater Monitoring Reporting - Includes all reporting and administrative costs for preparation of final reports	\$1,080
Quarterly Groundwater Monitoring Subtotal (Per Quarter)	\$3,542
Quarterly Groundwater Monitoring Subtotal (Eight Quarters)	\$28,336
Monitoring Well Abandonment	
Task	Cost
Monitoring Well Abandonment - Lump sum cost for monitoring well abandonment for up to eight (8) monitoring wells by licensed State of Indiana water well driller	\$2,200
Additional Fee Schedule Documentation	
Unit Rate Schedule for Laboratory Costs for soil and groundwater samples, if necessary, along with unit rate schedule for 55-gallon drum waste disposal	Soil Samples: VOCs: \$57.08 PAHs: \$66.40 Lead: \$12.75

	RCRA 8 Metals: \$66.00 PCBs: \$63.80 Groundwater Samples: VOCs: \$57.08 PAHs: \$66.40 Lead: \$12.75 Lead Scavengers: \$59.40 RCRA 8 Metals: \$66.00 PCBs: \$63.80 TO-15: \$275.00 Waste Disposal (Per 55-Gallon Drum): \$182
Estimated Project Total (All Phases)	\$183,238

Heartland will work closely with IBP staff to ensure than all costs incurred as part of procured consulting services are the most cost efficient and will work with IBP staff to minimize, where possible, incurred environmental consulting costs related to site specific project work. A copy of the IBP Cost Analysis Spreadsheet is provided in Appendix A.

Note that, as stated in the RFP, Heartland understands that this site has been approved for the Excess Liability Trust Fund (ELTF) Eligibility Application for UST Decommissioning or Replacement 50% Cost Reimbursement. Heartland is prepared to, as part of the provided scope of services, prepare and submit all necessary documentation for the ELTF 50% Reimbursement application. Heartland has experience in the application process and has successfully completed and obtained eligibility and reimbursement under this program for completed tank removal / closure projects.

The estimated project schedule is provided below:

Indiana Brownfields Program Lane Service in Knightstown, Indiana Environmental Assessment and Remediation Services Estimated Project Schedule	
Project Activities	Estimated Delivery Date
Receipt of Notice of Award and Initiation of Project Planning	June 20, 2024
Contract Execution and Notice to Proceed	June 24, 2024
Initial Assessment Deliverables Due: <ul style="list-style-type: none"> ○ Phase I ESA ○ Geophysical Report 	July 18, 2024
Delivery of Site-Specific UST Removal Work Plan/HASP	July 18, 2024
Initiation of UST Removal and Remediation Activities	August 4, 2024
Completion of UST Closure Field Activities	August 9, 2024
Initiation of Subsurface Investigation (in concert with UST closure completion)	August 26, 2024
Delivery of UST Closure and Soil Investigation & Remediation Reports	October 3, 2024

Indiana Brownfields Program Lane Service in Knightstown, Indiana Environmental Assessment and Remediation Services Estimated Project Schedule	
Project Activities	Estimated Delivery Date
Delivery of ELTF 50% Eligibility Reimbursement Paperwork	Within 30-Days from the completion and submittal of the UST Closure Report
Monitoring Well Installation Activities (if necessary)	December 2024
Initiation of Quarterly Groundwater Monitoring (if necessary)	December 2024
Final Quarterly Report (if necessary)	December 2026
Monitoring Well Abandonment (if necessary)	February 2027 (after issuance of NFA letter)

5.0 Green Remediation Strategies

Heartland understands that the IBP desires to have site activities conducted with care taken to implement green remediation strategies that will serve to maximize sustainability, reduce energy and water usage, promote carbon neutrality, promote material reuse and recycling and protect and preserve land resources. Heartland is committed to conduct site activities in as “green” a manner as possible and works to conduct site activities in accordance with the USEPA’s *Principles for Greener Cleanups* and the ASTM E2893-13 *Standard Guide for Greener Cleanups*.

Specifically, the following steps will be implemented by Heartland and its subcontractors during site activities as part of the “green” remediation strategy:

- Idling of vehicles will not be permitted at any time;
 - Vehicles will include personal use cars and trucks and heavy equipment, including drilling equipment.
- Recycling containers will be placed onsite to recycle any and all appropriate waste generated during site activities. Furthermore, any personal food items brought onsite must be brought in reusable containers and/or recyclable containers to minimize onsite waste generation;
- Local trucking companies will be utilized to minimize mobilization travel and decrease fuel consumption and carbon emissions;
 - Trucks entering the site and awaiting loads will be asked to shut vehicles off and not idle while truck loading is ongoing.
- Should soil over-excavation be determined necessary, soils that are determined to be clean will be segregated and stockpiled for reuse as backfill;
- Soils removed offsite for disposal will be trucked to Waste Management’s Eco Center Landfill located in Morristown, Indiana, distanced approximately 18-miles from the site;
- When appropriate, Heartland will utilize its staff hybrid gasoline/electric vehicles to conduct field activities at times when large transport of field equipment is not necessary. Please note Heartland will man this project from its Indianapolis, Indiana office, located approximately 35-miles from the project site.

In addition to these green strategies, Heartland will require its subcontractors, including drilling and laboratory subcontractors, to follow green principles. Heartland's drilling subcontractor will be implementing the following activities:

- Idling of vehicles will not be permitted;
- Zero waste generation goals will be in place, with care taken to recycle any generated waste during site activities;
- Water usage will be kept to a minimum, with care taken to replace decontamination water when appropriate and to minimize spillage while decontamination of equipment is occurring. All used decontamination water will be containerized for disposal in reusable 55-gallon steel drums.

Heartland will be working with Pace as its laboratory subcontractor for this project. Pace has implemented the following green initiatives as part of its overall corporate strategy:

- Pace is a paperless laboratory, providing digital copies of final laboratory reports and using online tools to provide customers with access to laboratory documents. By being paperless, Pace uses less paper, printer toner and energy due to the lack of printers and copiers being run;
- Pace has implemented technological advances to allow for minimizing sample volume necessary to run specific analytic methods. Reduction of sample volume allows for less waste disposal and lesser sample vial usage. Furthermore, Pace provides reusable coolers to its clients for sample holding and delivery;
- Pace utilizes a gasoline/electric hybrid vehicle for local courier services and encourages carpooling amongst its staff; and
- Pace has implemented a solvent recycling program, recycling commonly utilized laboratory solvents such as methylene chloride for industrial repurposing as opposed to disposal, saving in disposal of hazardous wastes.

Heartland is committed to conducting site activities in as green a manner as possible to promote energy savings, promote reuse and recycling, minimize carbon footprint emissions and to minimize waste generation and disposal. Heartland field staff will constantly monitor site activities to make sure these strategies are being implemented and will document in its final reports to the IBP specific green strategies which were implemented during site activities.

6.0 Documentation

6.1 Reporting

All work completed by Heartland will be done in accordance with all federal, state and local safety and health regulations. Three (3) digital copies of all final reports will be made and provided to the IBP, the IDEM Petroleum Section and the site owner. Paper copies to the site owner will be provided upon request.

Please note, digital submittals of documents, in accordance with IDEM branch report submittal policies, will also be adhered to in order to properly submit appropriate reports for review.

6.2 Invoicing

Project work will be invoiced on a phased invoicing cycle. Heartland will provide the IBP with one invoice upon completion of each site activity, including completion of UST removal and remedial activities, completion of initial subsurface investigative activities, completion of monitoring well installation activities and completion of quarterly monitoring events. Heartland will work closely with the IBP to ensure a streamlined invoicing system is adhered to.

Appendix A: IBP Cost Analysis Spreadsheet

Lane Service, Knightstown, Henry County	Quantity	Unit	Unit Rate	Approved SUBTOTAL	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					\$ 1,800.00										\$ 1,800.00
II. Category - Phase II Site Assessment (Field Phase)					\$ 8,949.00										
A. Staff Hours (list hours for each staff separately for this Category)				\$ 1,310.00											\$ 1,310.00
Project Geologist	10	hr	\$ 75.00												
Field Technician	8	hr	\$ 70.00												
			\$ -												
			\$ -												
			\$ -												
B. Materials and Equipment (list each separately for this Category)				\$ 563.00											\$ 563.00
Low Flow Sampling Equipment	1		\$ 373.00												
PID	1		\$ 75.00												
Survey Equipment	1		\$ 75.00												
Equipment/Supplies	1		\$ 40.00												
			\$ -												
			\$ -												
			\$ -												
C. Travel (reimbursed at state rates)				\$ 69.00											\$ 69.00
Mileage	150	mi	\$ 0.46												
Hotel		night	\$ -												
D. Subcontractors (list all subcontractors separately for this Category)				\$ 7,007.00											\$ 7,007.00
Laboratory Subcontractor	1		\$ 4,407.00												
Drilling Subcontractor	1		\$ 2,600.00												
			\$ -												
			\$ -												
			\$ -												
			\$ -												
III. Category - Remediation, UST/AST/Hydraulic Lift Removal (Field Phase)					\$ 131,280.80										
A. Staff Hours (list hours for each staff separately for this Category)				\$ 3,000.00											\$ 3,000.00
Project Geologist	40	hr	\$ 75.00												
			\$ -												
			\$ -												
			\$ -												
			\$ -												
B. Materials and Equipment (list each separately for this Category)				\$ 325.00											\$ 325.00
Misc Equipment	1		\$ 100.00												
PID	3		\$ 75.00												
			\$ -												
			\$ -												
			\$ -												
			\$ -												
			\$ -												
C. Travel (reimbursed at state rates)				\$ 128.80											\$ 128.80
Mileage	280	mi	\$ 0.46												
Hotel		night	\$ -												
D. Subcontractors (list all subcontractors separately for this Category)				\$ 127,827.00											\$ 127,827.00
Soil Over-Excavation Subcontractor	1		\$ 116,370.00												
Laboratory Subcontractor	1		\$ 3,757.00												
ORC	1		\$ 7,700.00												
			\$ -												
			\$ -												
			\$ -												
			\$ -												
			\$ -												

Lane Service, Knightstown, Henry County	Quantity	Unit	Unit Rate	Approved SUBTOTAL	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
IV. Category - Monitoring Well Install/Quarterly Monitoring (Field Phase)					\$ 28,368.32										
A. Staff Hours (list hours for each staff separately for this Category)				\$ 6,790.00											\$ 6,790.00
Project Manager (Well Install)	2	hr	\$ 100.00												
Project Manager (Quarterly Sampling)	8		\$ 100.00												
Project Geologist (Well Install)	10		\$ 75.00												
Field Technician (Well Install)	8		\$ 70.00												
Field Technician (Quarterly Sampling)	64		\$ 70.00												
B. Materials and Equipment (list each separately for this Category)				\$ 7,534.00											\$ 7,534.00
Low Flow	8		\$ 373.00												
Misc Equipment/Supplies/Well Development	1		\$ 130.00												
Waste Disposal	10		\$ 182.00												
Well Abandonment	1		\$ 2,200.00												
Misc Equipment/Supplies (Quarterly Sampling)	8		\$ 50.00												
			\$ -												
			\$ -												
C. Travel (reimbursed at state rates)				\$ 364.32											\$ 364.32
Mileage	792	mi	\$ 0.46												
Hotel		night	\$ -												
D. Subcontractors (list all subcontractors separately for this Category)				\$ 13,680.00											\$ 13,680.00
Drilling Subcontractor	1		\$ 4,400.00												
Laboratory Subcontractor	8		\$ 1,160.00												
V. Category - Other					\$ -										
A. Asbestos and Lead Paint Surveys				\$ -											\$ -
B. Property Acquisition				\$ -											\$ -
C. Demolition				\$ -											\$ -
D. Bond Counsel				\$ -											\$ -
E. Professional Services (Maximum 5% of loan amount)				\$ -											\$ -
VI. Category - Reporting					\$ 12,840.00										
A. Health and Safety Plan				\$ 400.00											\$ 400.00
B. Sampling and Analysis Plan				\$ 600.00											\$ 600.00
C. QAPP				\$ -											\$ -
D. Phase II Report				\$ 1,440.00											\$ 1,440.00
E. Remediation Work Plan/Corrective Action Plan				\$ -											\$ -
F. UST Closure Report				\$ 1,760.00											\$ 1,760.00
G. Remediation Completion Report				\$ -											\$ -
H. Groundwater Monitoring Report (Final and Quarterly)				\$ 8,640.00											\$ 8,640.00
TOTAL					\$ 183,238.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,238.12
Change Order #1				\$ -											\$ -
Change Order #2				\$ -											\$ -
Change Order #3				\$ -											\$ -
Change Order #4				\$ -											\$ -
Change Order #5				\$ -											\$ -
Revised TOTAL					\$ 183,238.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,238.12
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 Hiner-Coffin Inc ("Owner"), the Indiana Brownfields Program ("Program"), and Hearland Environmental Associates ("Consultant") regarding the Owner's property located at 406 West Main Street, Knightstown, Henry County, Indiana ("Site"), Site Identification Number 4240409. 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 *Remediation Closure Guide* (March 22, 2012 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.

Rocambon
Hiner-Coffin Inc.
Site Owner

Thomson
Witness

5-1-2024
Date

5-1-2024
Date

Site Owner's Telephone Number: 317-502-0654

Site Owner's Mailing Address (if other than Site address): 9595 W OS40

Knightsown IN 46148

For the benefit of (Insert consulting firm's name):
Heartland Environmental Associates

[Signature]
Consulting firm's signature

6/28/24
Date

Accepted by the Indiana Brownfields Program by:

Sara Wasson for
Andrea Robertson Habeck
Technical Review Coordinator, Indiana Brownfields Program

6/25/2024
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