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

Christopher Bishop, LPG
Senior Project Manager
Atlas Technical Consultants, LLC
7988 Centerpoint Drive, Suite 100
Indianapolis, Indiana 46256

Re: Environmental Assessment, UST Removal, and Remediation
Payne's Auto Sales
10415 East US Highway 40
Charlottesville, Hancock County, Indiana
Brownfield Site #4240408
Atlas – POSI Project Amendment #2

Dear Chris:

The Indiana Brownfields Program (Program) is in receipt of Atlas Technical Consultants, LLC's (Atlas) 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 Payne's Auto Sales property in Charlottesville, 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, Atlas 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

Atlas 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 22, 2024: Phase I ESA and geophysical survey completed and Phase I ESA Report submitted to the Program
- July 22, 2024: RWP, HASP, and SAP due
- August 5, 2024: UST removal and remediation field work initiated
- August 19, 2024: Subsurface investigation activities initiated
- October 4, 2024: UST Closure Report submitted to the Program
- November 1, 2024: Subsurface Investigation Report submitted to the Program
- December 9, 2024: Quarterly groundwater monitoring initiated (if required)
- December 9, 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. Atlas 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 Atlas'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, 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 Atlas.

PROJECT AMENDMENT #2

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

Project Name: Payne's Auto Sales
10415 East US Highway 40
Charlottesville, Hancock County, Indiana
Brownfield Site #4240408

Proposed Budget: $177,479

Atlas will perform the Scope of Work described above and in Attachment A for a total project cost of $177,479. 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 Atlas'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: Atlas Technical Consultants, LLC

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

Mark Cobb
Signature

Mark Cobb - Branch Manager
Print Name & Title

June 28, 2024
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

ATLAS Technical
Consultants LLC

7988 Centerpoint Drive
Indianapolis, IN 46256

Phone +1 317 849 4990
Fax +1 317 849 4278

www.oneatlas.com

May 30, 2024
(revised May 14, 2024)

Mr. Mitchell Smith
INDIANA BROWNFIELDS PROGRAM
100 NORTH SENATE AVENUE, ROOM 1275
INDIANAPOLIS, IN 46204
(317) 234-8833
mismith@ifa.in.gov

SUBJECT: BID PROPOSAL FOR ENVIRONMENTAL ASSESSMENT FOR:
Payne's Auto Sales
10415 East US Hwy 40
Charlottesville, Hancock County, Indiana
BFD #4240408
Atlas Proposal No. 24-05951

Dear Mr. Smith:

Atlas Technical Consultants LLC (Atlas) is pleased to provide the Indiana Brownfields Program (Program) our response to your May 16, 2024, Bid Proposal Memorandum for the above-referenced location (herein referred to as the Site).

A copy of the bid proposal memorandum is included as **Appendix A**. A brief description of our understanding of the environmental issues at the Site and the tasks to be completed are presented in **Appendix B**. A separate Cost Analysis Spreadsheet is included as **Appendix C**.

Atlas appreciates this opportunity to provide this proposal, and we look forward to working with the Program on this project. We excel at obtaining No Further Action (NFA) letters for our petroleum clients. Please contact us should you have any questions or comments about this proposal.

Respectfully submitted,
ATLAS TECHNICAL CONSULTANTS LLC

W. Calvin Kelly

Brownfields Program Manager
calvin.kelly@oneatlas.com

Christopher J. Bishop, LPG

Senior Project Manager
chris.bishop@oneatlas.com

Enclosures: Appendix A: Program Bid Proposal Memorandum
Appendix B: Narrative Description of Environmental Issues and Project Tasks
Appendix C: Cost Analysis Spreadsheet

APPENDIX A

Program Bid Proposal Memorandum

Indiana Brownfields Program • 100 North Senate Avenue, Room 1275 • Indianapolis, IN 46204
www.brownfields.in.gov
Phone: (317) 234.4293 • Fax: (317) 234.1338

MEMORANDUM

TO: APPROVED CONSULTANTS

FROM: MITCHELL SMITH

SUBJECT: BID PROPOSAL FOR ENVIRONMENTAL ASSESSMENT AND REMEDIATION SERVICES; PAYNE'S AUTO SALES, 10415 E US HWY 40, CHARLOTTESVILLE, HANCOCK COUNTY

BFD SITE #4240408

DATE: 5/16/2024

CC: ANDREA ROBERTSON HABECK, SARA WESTRICK CORBIN

Introduction

The Indiana Finance Authority, through the Indiana Brownfields Program (Program), is soliciting proposals for environmental services (Proposal) consisting of environmental assessment, underground storage tank (UST) removal, and remediation activities to be performed at 10415 East U.S. Highway 40 in Charlottesville, Hancock County (Site). This Request for Proposal (RFP) provides specifications and requirements for the sixteen (16) environmental consulting firms selected in March 2023 under a Request for Qualifications issued by the Program to complete a Proposal with itemized costs for services.

Project History and Site Description

The overall objective of this project is to complete environmental assessment and remediation activities on the subject property for its intended future commercial use and to achieve a No Further Action (NFA) designation.

The approximately 0.22-acre Site is one parcel identified by State parcel number 30-08-35-303-031.000-011. The is currently inactive and used for storage. From 2012 until 2024, Payne Auto Sales and Parts, Inc. operated on the Site with used car and auto parts sales. Prior use of the Site is noted to include gasoline and service station operations, however the years of operation are unknown. The previous owner noted that USTs were removed from the Site, but no documentation is available for review and no reports of any kind are available for review on IDEM's Virtual File Cabinet (VFC).

Craney Transport, LLC (Owner) acquired the Site in March 2024. Redevelopment plans include the renovation of the Site for retail business.

Adjoining properties to the Site are as follows: to the north, East Main Street (US Highway 40) with residential and commercial properties beyond; to the east, East Street with residential properties beyond; to the south, a residential property with South Street beyond; and, to the west, residential properties with Carthage Road beyond. Documents that are available on IDEM's Virtual File Cabinet (VFC) are listed in **Attachment 1**.

Scope of Work

Initial Assessment

- A Phase I and geophysical survey of the Site must be completed.

UST Removal and Remediation

For the purpose of this RFP, the costs to remove two (2) 2,000-gallon USTs (contents unknown), excavate up to 1,000 tons of contaminated soil, remove up to 1,000 gallons of petroleum liquid/sludge and **install temporary chain link panel fencing around any excavation to ensure the site is safe** should be included in your firm's Proposal. Specifically, the following activities should be completed as part of the remediation phase of the project:

- Prior to the initiation of any UST removal and/or remediation activities, a Work Plan/Health and Safety Plan (Work Plan/HASP) must be submitted to the Program project manager for review and approval.
- All USTs, including any associated piping, must be removed from the Site. The USTs must be purged and cleaned by a certified contractor prior to removal and disposal.
- The contents of the USTs must be removed and disposed of properly. The potential amount of petroleum liquid/sludge to be removed must not exceed 1,500 gallons without prior authorization from the Program.
- Petroleum contaminated soils that exhibit the highest adsorbed/dissolved petroleum hydrocarbon concentrations should be over-excavated and disposed of properly. The potential amount of contaminated soil to be excavated must not exceed 1,000 tons without prior authorization from the Program. The excavated areas should be backfilled with granular fill material to bring the excavation to grade and topped with approximately four inches of crushed stone.
- Confirmatory soil samples must also be obtained at the conclusion of the over-excavation activities. All soil samples collected during remediation should be analyzed in accordance with IDEM's Risk-based Closure Guide (R2) (July 2022 and applicable revisions), UST Closure Assessment Guidelines and Petroleum Remediation Program Guide, and R2 sampling parameters. Samples should be analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs) (including lead scavengers), lead, and appropriate Quality

Assurance/Quality Control (QA/QC). (including Level IV for NFA designation).

- If necessary, Oxygen Releasing Compound (ORC) should either be applied at the base of the excavation area or injected into the subsurface through individual injection points. The exact volume of ORC to be utilized will depend upon the size of the excavation and contamination area. For purposes of this RFP, the cost for 1,000 pounds of ORC, **including injections**, should be included in your Proposal. The use of ORC will be decided prior to its application and must be approved by the Program project manager.
- Photos must be taken documenting the UST Closure activities, including fill being placed on the Site, and included in the UST Closure Report.
- Backfill brought on-Site from an off-site source must be granular materials (e.g. sand, pea gravel, stone) from a “clean” commercial source (e.g. quarry, gravel pit). If the proposed backfill material is cohesive in nature (e.g. clays, silty clays) and is from an off-site source, regardless of whether it originated from a commercial source or not, confirmation sampling is required.
- Following completion of UST and contaminated soil removal and ORC application (including injections if necessary), a UST Closure Report must be completed and submitted to the Program project manager. The UST Closure Report should be prepared in accordance with current IDEM UST Closure Assessment Guidelines and Remediation Program Guide.

Subsurface Investigation

The following proposed investigation activities are to delineate subsurface contamination and should be conducted following UST and contaminated soil removal:

- Prior to the initiation of any subsurface investigation activities, a Sampling Analysis Plan (SAP) must be submitted to the Program project manager for review and approval.
- All underground utility lines must be located and marked on-Site and/or off-Site prior to sampling activities.
- Up to nine (9) soil borings and/or temporary wells should be installed to a depth of 20 feet below ground surface (bgs), and soil and groundwater samples should be collected from each boring location. The soil borings must be installed utilizing the direct push drilling technology and continuously sampled.
- Two (2) soil samples and one (1) groundwater sample from each boring location should be collected and analyzed according to the IDEM R2, including VOCs and appropriate QA/QC samples.
- Analytical results should be compared to the IDEM R2 remediation objectives for soil and groundwater. Results and maps (non-aerial) need to be submitted to the Program Project Manager for review prior to final submittal of the Phase II report.
- Upon completion of the subsurface investigation activities, a written summary of the field activities and analytical results must be submitted to the Program project manager for review. (This information may be included in the UST Closure Report with approval from the Program project manager.)

Groundwater Monitoring (if required)

Following UST removal, soil excavation, ORC application (if necessary), and subsurface investigation (if necessary) activities, the following tasks should be completed as part of the long-term monitoring phase of the project:

- Up to six (6), 2-inch diameter monitoring wells (MW-1 through MW-6) should be installed at the Site in order to monitor the groundwater conditions on a long-term basis. The monitoring wells must be installed and developed by a certified well installation contractor. The exact location and depths of the monitoring wells will depend upon the Site findings and must be approved by the Program project manager before installation. The soil cuttings generated from the monitoring well installation activities should be contained in 55-gallon drums and disposed of appropriately within one (1) month of generation.
- Monitoring wells should be screened in the first aquifer encountered beneath the Site and constructed of Schedule 40 flush-threaded PVC with 10-feet of 0.010-in. factory slotted screen to account for seasonal fluctuations. The annular space around the well screen should be surrounded with silica or washed quartz sand and capped with two (2) feet of bentonite to prohibit infiltration of surface water into the wells. The remaining annular space should be filled with a grout to the ground surface. A locking manhole cover should be installed over each well to prevent damage and inhibit tampering.
- Depending upon the Site findings and the location of the monitoring wells, it may be appropriate for these wells to be blank drilled.
- Upon installation of the monitoring wells, each well should be developed, surveyed to determine apparent groundwater flow direction and gradient, and located via GPS using IDEM's Spatial Data Collection Standards Technical Guidance Document. The wells should be gauged, purged and sampled according to applicable guidance.
- The groundwater samples should be collected using low-flow sampling techniques. If monitored natural attenuation is a remediation option, then the parameters for dissolved oxygen, oxygen reduction potential, temperature, specific conductance and pH should also be monitored.
- Groundwater samples should be collected from all existing monitoring wells on a quarterly basis for a period of two (2) years. Samples must be submitted for laboratory analysis according to the IDEM R2.
- Corresponding QA/QC samples for all sample events should also be submitted for laboratory analysis in accordance with the IDEM R2.
- Upon completion of each groundwater quarterly sampling event, a written report of the field activities and analytical results must be submitted to the Program project manager for review.
- Well abandonment activities should be conducted after obtaining a NFA designation.

Vapor Sampling (if required)

The following proposed investigation activities are to delineate and/or identify the extents of volatile chemicals in the subsurface, including the vadose zone and open conduits like sewers, and should be conducted in conjunction with **Groundwater Monitoring.**

- Up to two (2) of exterior soil gas and two (2) indoor air/subslab soil gas samples 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.
- If preferential pathways are identified in conduit(s), collect up to two (2) conduit vapor samples, biannually, over the course of a year. 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, refer to the IDEM R2 section 2.2.6.4 Sampling Conduit Vapor.
- Analytical results should be compared to the IDEM R2 remediation objectives for soil and groundwater. Results and maps (non-aerial) need to be submitted to the Program Project Manager for review prior to final submittal of the concurrent Quarterly Groundwater Monitoring report.

Green Remediation Strategies

The Program is requesting the following in order to improve the decision-making process for assessment and remediation activities in a way that ensures protection of human health and the environment as recommended by the U.S. EPA. The firm selected as a result of this RFP will be expected to implement green remediation strategies and applications in the performance of the activities outlined in this RFP in order to maximize sustainability, reduce energy and water usage, promote carbon neutrality, promote industrial materials reuse and recycling, and protect and preserve land resources. Examples include disposing of waste at a landfill less than 30 miles from the Site, reducing unnecessary idling of vehicles, using local contractors/subcontractors, and recycling of Site waste when feasible.

When responding to this RFP, your firm's Proposal should contain:

- An overview of the green practices, objectives, and goals for the project.
- Specifics about how green practices will be implemented throughout the assessment and remedial process.
- A summary of the data and measurement needs.
- Acknowledgement that green remediation strategies will be incorporated into all work scopes, remediation work plans, and final report(s) required for the project.

Information from the U.S. EPA regarding the ASTM E2893-13 *Standard Guide for Greener Cleanups*, methods, and best management practices can be found on the following websites:

http://www.epa.gov/greenercleanups

https://clu-in.org/greenremediation/

Additional References:

- *Green Remediation Best Management Practices: An Overview* (EPA 542-F-16-001)
- *Green Remediation: Incorporating Sustainable Environmental Practices into Remediation of Contaminated Sites* (EPA 542-R-08-002)
- *Methodology for Understanding and Reducing a Project's Environmental Footprint* (EPA 542-R-12-002)

Best Management Practices:

- *Green Remediation: Best Management Practices for Excavation and Surface Restoration* (EPA 542-F-08-012)
- *Green Remediation Best Management Practices: Materials and Waste Management* (EPA 542-F-13-003)
- *Green Remediation Best Management Practices: Sites with Leaking Underground Storage Tank Systems* (EPA 542-F-11-008)

Form of Proposal

When responding to this RFP, please provide the following:

- Cover letter stating interest in the project with signature of duly authorized principal.
- Brief narrative description demonstrating your company's understanding of the environmental issues at the Site and the project tasks to be completed.
- A copy of the Program's Cost Analysis Spreadsheet detailing costs to complete all Site work.
- Timeline for implementing and completing the required tasks.

Deliverables

The Proposal should provide a brief description of any documents that are anticipated to be deliverables for the project. At a minimum, the following project deliverables are expected:

- Phase I ESA and Geophysical Survey Results
- Work Plan/HASP
- SAP (if necessary)
- UST Closure/Completion Report
- Quarterly/Final Monitoring Reports (if necessary)

This RFP requires a copy in electronic pdf format at the completion of each project phase. One (1) copy should be submitted to IDEM Petroleum Section, one (1) copy to the Program and one (1) copy to the Site owner (if requested, please provide a paper copy). All data should be submitted electronically to olqdata@idem.in.gov (See https://www.in.gov/idem/landquality/resources/electronic-data-file-submittal-guidelines/)

Project Contact

Questions regarding this RFP and all document submittals shall be directed to:

Mitchell Smith
Indiana Brownfields Program
100 North Senate Avenue, Room 1275
Indianapolis, IN 46204
(317) 234-8833
mismith@ifa.in.gov

Project Timeline and Events

Bid request released:	May 16, 2024
Bid response deadline:	May 30, 12:00 p.m. EDT
Consultant selected:	June 20, 2024
Contract transmitted to consultant:	June 20, 2024
Signed contract with access agreement received:	June 24, 2024
Phase I ESA and geophysical survey results due:	July 15, 2024
Work Plan/HASP due:	July 15, 2024
UST removal and remediation field work initiated:	July 29, 2024
UST Closure/Completion Report due:	September 23, 2024
Phase II ESA Subsurface Investigation report due:	October 21, 2024
Quarterly groundwater monitoring initiated:	December 2, 2024
Final Quarterly report and invoice due:	December 2, 2026

Work shall not begin until a contract is fully executed by all parties and the consultant receives a notice to proceed from the Program.

Directions for Submitting Proposals

Proposals should be submitted by email to Mitchell Smith at mismith@ifa.in.gov or on a compact disc to:

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

Proposals must be received by the Program on or before **12:00 p.m. (Noon) EDT on May 30, 2024,** in order to be considered. Late submittals, faxed or hard copy proposals will not be accepted.

Evaluation of submittals will be based first on cost. Although costs are given primary and significant consideration during evaluation, each proposal will also be evaluated relative to the ability of the respondent to accomplish the required services and to perform the required work within the project period. The Program reserves the right to not select any proposal or to not select the lowest cost bid based on its evaluation of the proposals submitted and to reject any bids that do not conform to the terms and conditions described in the specification.

Attachment 1

Content ID	Document Date	Program	IDEM Document Type
83634984	5/8/2024 10:28 AM	Brownfields	Application
83634810	3/27/2024 12:00 AM	Brownfields	Application
83634809	3/1/2024 12:00 AM	Brownfields	Institutional Control
83634808	4/12/2024 12:00 AM	Brownfields	Agreement

APPENDIX B

Narrative Description of Environmental Issues and Project Tasks

Payne's Auto Sales
10415 East US Hwy 40
Charlottesville, Hancock County, Indiana
BFD SITE #4240407

SITE NARRATIVE

Atlas understands that the overall objective of this project is to complete environmental assessment and remediation activities at the Site for its intended future commercial use and achieve a No Further Action (NFA) designation. Based on the information provided in the Program's memorandum, we understand the following regarding the Site:

- The Site consists of a 0.22-acre property with a single-story building and grass/concrete covered lot.
- The Site is inactive and most recently utilized for storage.
- The Site is identified by State Parcel Number #30-08-35-303-031.000-011.
- From 2012 until 2024, the Site was utilized for used car and auto parts sales (Payne's Auto Sales and Parts, Inc.).
- Prior use of the Site included gasoline and service station operations; however the years of operation are unknown.
- The previous owner noted that Underground Storage Tanks (USTs) were removed from the Site, but no documentation is available for review.
- No prior environmental investigation reports are available for the Site in the Indiana Department of Environmental Management (IDEM) Virtual File Cabinet (VFC).
- Craney Transport LLC (owner) acquired the Site in March 2024.
- Redevelopment plans include the renovation of the Site for retail business.

PROJECT TASKS

The Program is requesting a Phase I Environmental Site Assessment and geophysical survey of the Site prior to UST removal activities. Upon completion of the geophysical survey, two (2) 2,000-gallon USTs (contents unknown) including associated piping will be removed and cleaned for proper disposal. As part of the removal, up to 1,000 gallons of residual petroleum liquid/sludge in the USTs will be removed, containerized, characterized, and properly disposed of. Soil from the tank pit(s) will be over-excavated based on field screening data; and at the discretion of the IFA Project Manager. Up to 1,000 tons of impacted soil from the excavation will be removed, characterized, and properly disposed of at an approved landfill. Confirmatory sampling activities will be conducted following soil excavation. If approved by the Program, up to 1,000 pounds of ORC will be placed at the bottom of the excavation prior to backfilling or injected through individual points. Temporary security fencing will provide site control during all removal and backfill activities. The excavations will be backfilled with granular fill material and four inches of crushed gravel will be placed at the surface.

The Program is also requesting investigation of soil, groundwater, and vapor conditions at the Site if a release was confirmed during removal activities. Following the removal of the USTs, a subsurface investigation may be completed, consisting of up to nine (9) soil borings and/or temporary wells installed to a depth of 20 feet below ground surface (bgs) utilizing direct push technology. Two (2) soil samples and one (1) groundwater sample will be collected from each location; soil samples will be analyzed for volatile organic compounds (VOCs) polyaromatic hydrocarbons (PAHs) and lead and groundwater samples will be analyzed for VOCs, PAHs, and lead (total and dissolved). All work will be preceded by a Sampling Analysis Plan (SAP) and Scope of Work (SOW) for Program approval, and field activities will be governed by a Site Health and Safety Plan (HASP).

Up to six (6) permanent groundwater monitoring wells may also be required. If required, well locations and depths will be coordinated with the Program prior to mobilization. Following installation, each well will be properly developed and GPS-located. Groundwater sampling of each well will be conducted on a quarterly basis for eight consecutive quarters.

A vapor investigation may also be required to determine the presence and extent of a possible subsurface vapor plume. This investigation, coordinated in advance with the Program as to sample types and locations, will consist of up to two (2) exterior soil gas samples, and two (2) indoor air/subslab soil gas samples to determine if a vapor plume exists on the Site. If preferential pathways are identified, up to two preferential pathway/utility conduit samples will be collected biannually.

All analytical results will be compared to the IDEM R2 remediation objectives for soil, groundwater and vapor.

INITIAL ASSESSMENT

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (Phase I ESA) will be conducted of the Site in accordance with ASTM 1527-21. A Phase I ESA report will be submitted to the Program Manager.

Geophysical Survey

A geophysical survey will be conducted at the Site that will include a ground penetrating radar (GPR) survey and an electromagnetic survey. The objective of the geophysical survey is to identify, locate, and quantify subsurface anomalies that may be indicative of a UST and to identify potential subsurface utilities at the Site. The results of the geophysical survey along with a Site Map showing the findings will be sent to the Program Manager via email regarding locations of any identified anomalies and underground utilities.

UST REMOVAL SITE ACTIVITIES

Health and Safety Plan

Atlas' Health and Safety Program requires the generation of a Site-specific Health and Safety Plan (HASP). The HASP addresses the scope of work, statement of hazards (overhead lines, buried lines, etc.), work zones, decontamination procedures, air monitoring protocols, emergency contingencies, training requirements, etc. for Atlas employees involved with the field work. Personnel who enter the Site (includes Atlas employees, subcontractors, vendors, etc.) must read, sign, understand, and participate in the daily on-Site safety meeting(s) prior to commencing work activities at the Site.

Work Zones

To reduce the accidental spread of potentially hazardous substances by workers and equipment, work zones will be established on the Site where different types of operations will occur, and the flow of personnel among the zones will be controlled. The establishment of work zones will help ensure that personnel are properly protected against the hazards present, work activities and contamination are confined to the appropriate areas, and personnel can be located and evacuated in an emergency.

Utilities and Survey

Prior to initiating Site activities, Atlas and/or its subcontractors will contact the Indiana Underground Plant Protection Service and request the member utilities to identify the underground utility locations on the subject property at least 72 hours prior to conducting any subsurface work activities. Additionally, prior to the Subsurface Investigation and Well Installation activities, Atlas and its subcontractors will conduct a private utility locate to clear all soil boring/ well locations.

UST Closure

Atlas and its subcontractor will remove two (2) 2,000-gallon USTs (contents unknown). The associated product lines, and vent lines will also be removed. Atlas and its subcontractors will also remove and properly dispose of up to 1,000 gallons of petroleum/liquid sludge, excavate up to 1,000 tons of petroleum contaminated soils, and properly dispose of the excavated material off-site at an approved landfill. Following excavation, the soils surrounding the excavation will be visually inspected for evidence of petroleum hydrocarbons and field screened using a photoionization detector (PID). Atlas will collect confirmation samples from the excavation in accordance with the IDEM Risk Based Closure Guide (R2) (July 2022 and revisions), UST Closure Assessment Guidelines and Remediation Program Guide. Samples will be analyzed for VOCs, PAHs, and lead.

The excavation will be backfilled with granular material to approximately four (4) inches of grade then completed to grade with No. 53-crushed stone. Clean fill material used for backfilling the excavation will either be from a commercial quarry, or if cohesive in nature, will be confirmed as “clean” through sampling prior to import. Soil removed from the site will be transported to an

approved landfill for disposal. Additionally, one (1) soil sample will be collected for every 50 tons of soil removed from the excavation(s) in accordance with the UST closure requirements. With input by Atlas, the Program project manager will determine the necessity for and approve the application of an oxygen-releasing compound (ORC) immediately following the removal of the USTs. This cost estimate assumes that a maximum of 1,000 pounds of an ORC will be mixed with water and injected to the subsurface or applied to the base of the excavation prior to backfilling.

SUBSURFACE INVESTIGATION

Sampling and Analysis Plan

A Sampling and Analysis Plan (SAP) will be generated to detail the scope of work to be utilized in achieving project objectives. The plan will include a summary of the laboratory analytical methods for which samples will be tested and Standard Operating Procedures (SOPs) to be utilized during collection of soil, groundwater, and vapor samples. The SAP will be submitted to the Program Manager for approval prior to initiating field activities.

Soil Investigation

Per the May 16, 2024 Program Memorandum, Atlas will complete up to nine (9) soil borings/temporary monitoring wells to evaluate the soil and groundwater quality beneath the Site. Soil samples will be collected continuously to a termination depth of approximately twenty (20) ft-bgs or until groundwater is encountered, whichever is shallowest. The location of the borings will be selected prior to the drilling event based upon information determined during the UST removal event, site conditions, utility locations, and accessibility. The boring locations will be submitted to the Program project manager for approval prior to initiating drilling activities.

Soil borings will initially be advanced using a stainless-steel hand auger to a depth of approximately five (5) ft-bgs per Atlas protocol for clearing of subsurface utilities. The borings will then be advanced and soil samples collected continuously to the desired depth using a truck mounted GeoProbe® drill rig equipped with 5-foot long, nominal 2-inch diameter Macro-core® samplers. The samplers shall be equipped with new plastic internal liners prior to collection of each sample. Soil samples from a minimum of each 2-foot interval will be collected and sampled for potential submittal to the laboratory for analysis. Each soil sample collected will be labeled and placed in a cooler with ice for preservation following collection. A portion of the remaining sample will then be placed into re-sealable plastic baggy for field headspace screening. Each soil sample will be inspected for physical evidence of contaminants such as staining, odors, free product, etc. Soil headspace measurements will be collected for the emission of total photo-ionizable vapors (TPVs) using a PID which measures TPVs in parts per million (ppm).

The inspection information, soil field descriptions, date and time of sample collection and headspace emission measurements will be recorded on boring logs generated for each boring location. Two (2)

soil samples are expected to be submitted to the laboratory from each boring. The sample interval with the highest TPV reading and the sample from the bottom of the boring are anticipated to be selected for analysis. However, if evidence of impact is not encountered when logging a boring, the interval directly above the observed saturated zone will be selected for submittal. Those sample intervals selected for laboratory analysis will be delivered to a laboratory under appropriate chain-of-custody documentation. Submitted samples will be analyzed for VOCs; additional analyses for PAHs and lead are included in this cost estimate but their completion will be subject to results from testing during the excavation phase and Program project manager approval. Following soil sample collection, the nine (9) soil borings will be converted into one-inch temporary monitoring wells to allow for the collection of groundwater samples.

Temporary Well – Groundwater Sampling

If groundwater is encountered and conditions permit, i.e., sufficient water is produced, Atlas will collect a groundwater sample from each of the nine (9) proposed temporary monitoring wells. Each temporary well will be constructed of one- (1) inch diameter polyvinyl chloride (PVC) riser with five (5) feet of machine-slotted screen, and groundwater samples will be collected using disposable bailers. The samples will be placed in lab supplied sample containers, labeled with a unique identification, placed in a cooler and transported to a laboratory selected by Atlas using the appropriate chain-of-custody controls. Groundwater samples submitted to the laboratory will be analyzed for VOCs; additional analyses for PAHs and lead (lead analysis will include both an unfiltered sample for total lead and a lab filtered sample for dissolved lead) are included in this cost estimate but their completion will be subject to testing results from the UST removal phase of work and Program project manager approval.

Following the initial investigation, which may include the completion of up to nine (9) soil borings and installation of up to nine (9) temporary monitoring wells, a written summary of the field activities and analytical results will be submitted to the Program project manager. With the approval of the Program project manager, this information will be incorporated into the UST Closure Report.

Monitoring Well Installation

Six (6) monitoring wells will be installed at the Site. All soil cuttings generated during drilling operations will be containerized in 55-gallon drums (UN1A2) and transported within one (1) month of generation by a certified waste handler for off-site disposal. Dependent upon findings and location of monitoring wells, it may be necessary for the soil borings to be blank drilled to the required termination depth.

The monitoring wells will be installed at the Site by a licensed water well driller. Each monitoring well will be constructed of a two (2) inch diameter Schedule 40 PVC riser with ten (10) feet of 0.010-inch factory slotted screen. The well annulus at each location will be filled with a sand pack approximately two (2) feet above the top of the well screen, and a bentonite seal will be placed above the sand pack. The remaining annular space will be filled with grout to the ground surface and

secured with a locking manhole cover. The wells will be developed after completion to enhance the hydraulic connection between the aquifer and each well. The well development water will be containerized in 55-gallon drums (UN1A2) and transported within one (1) month of generation by a certified waste handler for off-site disposal.

The location of each monitoring well will be recorded using a global positioning system (GPS) in accordance with IDEM's Spatial Data Collection Standards Technical Guidance Document, and the elevation of each monitoring well will be surveyed to allow for correlation of groundwater level data. The groundwater level data, collected prior to sample collection, will be utilized to determine the apparent groundwater flow direction beneath the Site.

Site conditions such as overhead and underground utilities may limit our ability to install four monitoring wells at the Site. If Site conditions limit our ability to install the monitoring wells on site, Atlas will notify the Program Project Manager and propose alternative well locations. This may require a cut permit with the city of Scottsburg, or the Indiana Department of Transportation, and/or an access agreement with adjacent property owners.

Groundwater Monitoring Quarterly

Groundwater samples are to be collected from the Site on a quarterly basis stretched over a period of two (2) years and will follow guidelines issued by the IDEM RCG (R2) (July 2022 and applicable revisions). This proposal includes the collection and analysis of groundwater samples from up to six (6) monitoring wells. The groundwater samples will be collected using a low flow/low stress sampling methodology as described in the IDEM "Technical Guidance Document, The Micro-Purge Sampling Option." The water samples will be placed in appropriate sample containers, labeled with a unique identification, placed in a cooler and transported to an accredited laboratory selected by Atlas using the appropriate chain-of-custody documentation.

Consistent with the approach described for the temporary well sampling, groundwater samples submitted to the laboratory will be analyzed for VOCs; additional analyses for PAHs and lead (lead analysis will include both an unfiltered sample for total lead and a lab filtered sample for dissolved lead) are included in this cost estimate but their completion will be subject to testing results from prior phases of work and Program project manager approval. During the fourth and final groundwater sampling event Level IV quality assurance/ quality control samples will be collected. Groundwater that is extracted from the Site and not submitted for laboratory analysis will be containerized in certified (UN1A2) 55-gallon drums and will be temporarily left on-Site with appropriate labelling prior to being transported and disposed of by a certified waste handler within one (1) month of generation.

Vapor Sampling

If impacts are present at the Site in soil and/or groundwater, Atlas will coordinate with the Program project manager to discuss the necessity of vapor sampling. If approved by the Program, this sampling will consist of exterior soil gas sampling, possible preferential pathway conduit sampling, and possible indoor air/sub-slab sampling.

Up to two (2) exterior soil gas vapor samples will be collected at the Site in accordance with the IDEM RCG. The location of the soil gas sample ports will be selected prior to the event based upon information determined during the UST removal activities, site conditions, utility locations, and accessibility. The soil gas sample point locations will be submitted to the Program Manager for approval prior to initiating drilling activities. In addition, up to two (2) pairs of indoor air and subslab soil gas samples may be collected from within certain structures on the properties.

Soil gas borings will be advanced using a hand auger to a maximum depth of approximately four (4) ft-bgs. After the borings are advanced to the desired depth, a six-inch long stainless-steel vapor-sampling screen will be placed at the bottom of each boring. The steel screen will be connected to new ¼-inch Teflon lined tubing that extends to above grade. A sand pack filter will be gravity-poured around the sampling ports to a depth of approximately one foot above the top of the screen. Bentonite chips will then be gravity-poured into each boring from the top of the sand pack to surface grade. The chips will be hydrated at several depths during pouring into each borehole. The sampling ports will be finished at the surface with flush-mounted well covers. The vapor ports will be purged with a hand pump and allowed to equilibrate for a period of 24-hours prior to the collection of each soil gas sample.

After a period of 24-hours, certified clean 1-L summa canisters fitted with 200 milliliters per minute flow regulators, supplied by the laboratory, will be connected to each soil gas sampling port. The canisters will be opened to collect the samples for a period of at least five minutes. As a quality control measure, the tubing connected to the soil gas sampling port and summa canisters will be wrapped in isopropyl alcohol saturated paper towels while collecting the air samples. Up to nine (9) soil gas samples will be collected and submitted for analysis of volatile organic compounds (VOCs) in accordance with US EPA Method TO-15. The samples will be delivered to a laboratory selected by Atlas under chain-of-custody documentation.

If preferential pathways are identified in conduit(s), up to two (2) conduit vapor samples will also be collected during alternating quarterly groundwater monitoring events in the first year of groundwater monitoring. The samples will be collected when baseline flow is relatively low (typically between 9:00 am and 3:00 pm).

A written summary of the vapor sampling field activities and analytical results will be submitted to the Program project manager. With the approval of the Program project manager, this information will be incorporated into the UST Closure Report.

REPORTING AND CLOSEOUT

Following the completion of the above listed Site activities, the data will be compiled and submitted to the Program project manager in Quarterly Groundwater Monitoring Reports. The final quarterly groundwater sampling event will include a request for NFA or Site Status Letter (SSL), if appropriate. Following receipt of an NFA or SSL, a licensed water well driller will properly abandon the monitoring wells on Site, with the Program project manager's approval.

Upon receipt of a NFA determination, all six (6) monitoring wells will be abandoned as follows:

- The manhole and concrete pad will be removed from each well and the riser pipe will be severed/removed to a minimum of 2 ft-bgs.
- Each well will be filled with crushed-grade bentonite chips and the affected surface area at each well location will be patched with like surface material (cold patch asphalt, fast set concrete or topsoil and grass).
- Complete and submit Indiana DNR Record of Water Well forms to document the abandonment of each well and provide the Program project manager a summary letter documenting well abandonment activities.

GREENER CLEAN-UP PRACTICES

Throughout the project, Atlas will implement “the practice of considering environmental effects of remedy implementation and incorporating options that maximize the net environmental benefit of the clean-up”, or Greener Clean-up practices. The primary principles of Greener Clean-up are:

- Minimize total energy use and maximize use of renewable energy,
- Minimize air pollutants and greenhouse gas emissions,
- Minimize water use and impact to water resources,
- Reduce, reuse, and recycle material and waste, and
- Protect land and ecosystems.

To comply with these principles while completing the proposed scope of work, Atlas will observe the following practices:

- Atlas will utilize nearby transportation and disposal facilities to minimize miles traveled for the project by subcontractors.
- Atlas is enrolled in a third-party vehicle fleet management program that includes regular maintenance in accordance with the manufacturer’s recommendation. Many of the vehicles in Atlas’s fleet are Flex Fuel vehicles, which will be used on this project when available.
- Unless it is required to accomplish the work, Atlas will observe an "avoid engine idling” policy for vehicles at the Site, which helps reduce CO2 emissions into the atmosphere.
- Atlas will request that all laboratory reports be provided electronically. Any documents provided in paper form will be printed on recycled paper and double-sided, unless requested otherwise by the Program.

SCHEDULE

Atlas acknowledges and commits to meeting all elements of the Project Timeline presented in the May 16, 2024 Program Memorandum.

PROPOSAL COST ESTIMATE

Atlas proposes to perform the above work on a time and materials basis in accordance with the scope described in this proposal. If the scope of this project should differ from that specified in this proposal, then the costs would be modified to reflect those changes. This cost estimate will not be exceeded unless unexpected conditions are encountered, or the scope of the project is changed. Any changes in the work scope will be approved by the client prior to implementation of such changes. Additional cost break-down information is included in **Appendix C**.

ESTIMATED PROJECT COSTS

Category	Scope	Cost Estimate
I	Phase I Environmental Site Assessment	$1,800.00
II	Geophysical Investigation	$1,000.00
III	UST Closure (Removal)	$101,320.34
IV	Subsurface Investigation	$12,422.76
V	Well Installation and Quarterly Monitoring	$36,728.09
VI	Vapor Sampling	$5,690.29
VII	Reporting	
	A. Health and Safety Plan	$317.00
	B. Sampling and Analysis Plan	$742.00
	C. Phase II and Remediation Implementation Report	$4,324.00
	D. Groundwater Monitoring Reports (Eight quarters)	$11,328.00
	E. Vapor Monitoring Reporting	$1,252.00
	F. No Further Action Request Report with final Groundwater Monitoring Report	$554.00
	TOTAL TASKS	**$177,478.48**

ASSUMPTIONS

- Atlas will have unrestricted access to the Site.
- Inclement weather will not delay the project.
- Bedrock coring will not be required.
- The work can be performed in level D personnel protective equipment.
- All monitoring wells can be installed on Site.

*If the monitoring wells cannot be installed on site and a cut permit is required to install the wells within the Right of Way for East Street, or US Hwy. 40 and an additional fee of $175 per well location will apply.

*If the monitoring wells cannot be installed on site and an off-site access agreement is necessary with an adjoining property owner an additional fee of $232 per access agreement will apply.

APPENDIX C

Cost Analysis Spreadsheet
Request for Proposal BFD #4240408

Bid Proposal for Environmental Services Payne's Auto Sales 10415 East Hwy 40, Charlottsville, IN	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)	Amount Remaining
I. Category - Phase I Site Assessment					**$ 1,800.00**									**$ 1,800.00**
II. Category - Geophysical Investigation					**$ 1,000.00**									**$ 1,000.00**
III. Category - UST Closure (Removal)					**$ 101,320.34**									
A. Staff Hours (list hours for each staff separately for this Category)				$ 3,741.00										**$ 3,741.00**
Senior Scientist/Geologist/Engineer		hrs	$ 141.00											
Project Scientist/Geologist/Engineer	1.5	hrs	$ 116.00											
Staff Scientist/Geologist/Engineer	3	hrs	$ 99.00											
Field Scientist/Geologist/Engineer	48	hrs	$ 67.00											
Project Administrator	1	hrs	$ 54.00											
B. Materials and Equipment (list each separately for this Category)				$ 5,452.50										**$ 5,452.50**
Disposable Gloves/Decon Equipment/Ice for sample preservation	6	Lump	$ 25.00											
PID (weekly rental)	1	Lump	$ 525.00											
Oxygen Releasing Compound (includes cost of application)	1,000	lbs	$ 4.78											
			$ -											
C. Travel (reimbursed at state rates)				$ 302.40										**$ 302.40**
Mileage	480	mi	$ 0.63											
Hotel		night	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$ 91,824.44										**$ 91,824.44**
Removal of two 2,000-gal USTs including: installing temporary fencing, liquid/sludge removal and disposal (1,000 gal.) UST and associated piping removal and disposal, soil excavation and disposal (1,000 tons), 1,000 lbs ORC, and backfilling.	1	Cost	$ 87,220.00											
Laboratory (soil overexcavation) with level IV	1	Cost	$ 4,604.44											
			$ -											
IV. Category - Subsurface Investigation					**$ 12,422.76**									
A. Staff Hours (list hours for each staff separately for this Category)				$ 2,133.00										**$ 2,133.00**
PM/Senior Scientist/Geologist/Engineer		hrs	$ 141.00											
Project Scientist/Geologist/Engineer	1.5	hrs	$ 116.00											
Staff Scientist/Geologist/Engineer	3	hrs	$ 99.00											
Field Scientist/Geologist/Engineer	24	hrs	$ 67.00											
Project Administrator	1	hrs	$ 54.00											
			$ -											
B. Materials and Equipment (list each separately for this Category)				$ 455.00										**$ 455.00**
Disposable Gloves/Decon Equipment/Ice	3	Lump	$ 25.00											
PID	1	Ea	$ 75.00											
Disposable Bailers and rope	9	Ea	$ 15.00											
Water Level indicator	1	Day	$ 20.00											
GPS (survey soil borings/temporary wells)	1	Day	$ 150.00											
			$ -											
C. Travel (reimbursed at state rates)				$ 151.20										**$ 151.20**
Mileage	240	mi	$ 0.63											
Hotel		night	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$ 9,683.56										**$ 9,683.56**
Utility Locate	1	Cost +2%	$ 561.00											
Laboratory - 18 soil + 3 QA/QC, Level IV QA/QC	1	Cost +2%	$ 2,930.10											
Laboratory - 9 gw samples plus 3 QA/QC, Level IV QA/QC	1	Cost +2%	$ 2,134.71											
Driller - 9 soil borings/temporary wells	1	Cost +2%	$ 3,557.76											
Waste Disposal (2 drums)	2	Cost +2%	$ 250.00											
			$ -											
V. Category - Monitoring Well Install/Quarterly Monitoring (Field Phase)					**$ 36,728.09**									
A. Staff Hours (list hours for each staff separately for this Category)				$ 8,324.00										**$ 8,324.00**
PM/Scientist/Geologist/Engineer		hrs	$ 141.00											
Project Scientist/Geologist/Engineer	5	hrs	$ 116.00											
Staff Scientist/Geologist/Engineer	10	hrs	$ 99.00											
Field Scientist/Geologist/Engineer	100	hrs	$ 67.00											
Project Administrator	1	hrs	$ 54.00											
B. Materials and Equipment (list each separately for this Category)				$ 5,390.00										**$ 5,390.00**
Disposable Gloves/Decon Equipment/Ice	10	Lump	$ 25.00											
PID	2	Ea	$ 75.00											
Water Level Indicator	8	Day	$20.00											
GPS (survey monitoring wells)	1	Day	$ 150.00											
Tubing	1440	Foot	$ 0.75											
Low Flow Equipment	8	Day	$ 300.00											
Low Flow Pump Bladders/Catch Plates	48	Well	$ 25.00											
			$ -											
C. Travel (reimbursed at state rates)				$ 304.00										**$ 304.00**
Mileage	800	mi	$ 0.38											
Hotel		night	$ -											
D. Subcontractors (list all subcontractors separately for this Category)				$ 22,710.09										**$ 22,710.09**
Laboratory - 48 gw samples plus 24 QA/QC, Level IV QA/QC final event only	1	Lump	$ 9,072.51											
Utility Locate	1	Cost +2%	$ 612.00											
Driller - MW Installation (6 wells)	1	Cost +2%	$ 7,985.58											
Drum Disposal Subcontractor - MW and QTR	12	Ea	$ 250.00											
Abandon 6 wells	1	Lump	$ 2,040.00											
VI. Category - Vapor Sampling					**$ 5,690.29**									
A. Staff Hours (list hours for each staff separately for this Category)				$ 1,976.00										**$ 1,976.00**
PM/Senior Scientist/Geologist/Engineer		hrs	$ 141.00											
Project Scientist/Geologist/Engineer	1	hrs	$ 116.00											
Staff Scientist/Geologist/Engineer	2	hrs	$ 99.00											
Field Scientist/Geologist/Engineer	24	hrs	$ 67.00											
Project Administrator	1	hrs	$ 54.00											
B. Travel (reimbursed at state rates)				$ 201.60										**$ 201.60**
Mileage	320	mi	$ 0.63											
Hotel		night	$ 109.00											
C. Subcontractors (list all subcontractors separately for this Category)				$ 3,512.69										**$ 3,512.69**
Drilling (install three exterior vapor sampling ports)	3	Cost +2%	$ 306.00											
Install two (2) subslab vapor pins	2	Lump	$ 400.00											
Laboratory - Vapor Sampling Includes two (2) exterior soil gas samples, two (2) indoor air/subslab soil gas, and two (2) conduit samples biannually. Level IV QA/QC	1	Cost +2%	$ 1,794.69											
VII. Category - Reporting					**$ 18,517.00**									
A. Health and Safety Plan				$ 317.00										**$ 317.00**
B. Sampling and Analysis Plan				$ 742.00										**$ 742.00**
C. Phase II Report and Remediation Implementation Report				$ 4,324.00										**$ 4,324.00**
D. Groundwater Monitoring Report (Final and Quarterly)				$ 11,328.00										**$ 11,328.00**
E. Vapor Report				$ 1,252.00										**$ 1,252.00**
F. Well Abandonment Report				$ 554.00										**$ 554.00**
TOTAL					**$ 177,478.48**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 177,478.48**

ADDITIONAL INFORMATION

1. Category III D. Subcontractors Oxegen Release Compound - assumes mixing the ORC within the tank pits. If ORC injections are necessary an additional cost of $4,940 would apply.
2. Category III D. Subcontractors Laboratory Costs - assumes only one round of confirmation soil sampling, following overexcavation.
3. Category IV D. Subcontractors Laboratory Costs - assumes VOCs, PAHs, total and dissolved lead analyses will be necessary.
4. Category V D. Subcontractors Laboratory Costs - assumes VOCs, PAHs, total and dissolved lead analyses will be necessary.
5. Category VII items are lump sum estimates All reporting costs are included in the report estimate, including staff time to prepare the report, mailing expenses, copying costs, etc
6. Lump Sum units are maximum, not-to-exceed estimates.
7. Payment for the reports listed in Category VII will be issued after the report has been reviewed and approved by the Brownfields Program. regarding the work completed.
8. Requests for payment will be submitted on this form and be accompanied by the Disbursement Request Form and all appropriate supporting documentation.

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 Craney Transport LLC & Craney Auctions LLC ("Owner"), the Indiana Brownfields Program ("Program"), and Atlas Technical Consultants, LLC ("Consultant") regarding the Owner's property located at 10415 East US 40 Charlottsville, Hancock County, Indiana ("Site"), Site Identification Number 4240408. 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.

member member

Craney Transport LLC & Craney Auctions LLC
Site Owner

April 12, 2024
Date

Witness

April 12, 2024
Date

Site Owner's Telephone Number: 317.468.1733

Site Owner's Mailing Address (if other than Site address): craney3@yahoo.com

For the benefit of (Insert consulting firm's name):
Atlas Technical Consultants, LLC

Mark Cobb
Consulting firm's signature Branch Manager

June 28, 2024
Date

Accepted by the Indiana Brownfields Program by:

Sara Wisher Conn 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**