



Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

September 21, 2022

John Rooney, P.E.
Commissioner of Public Works
City of Racine
730 Washington Avenue
Racine, WI 53403

RE: Environmental Site Assessment and NR 700 Permitting
City of Racine Transfer Station Site – 6110-6300 21st Street

Dear John Rooney:

Foth Infrastructure & Environment, LLC (Foth) is pleased to submit this Amendment to our original scope of services for Phase II Environmental Site Assessment (ESA) and NR 700 (Wisc. Admin. Code) environmental permitting, beyond that required under NR 500 for solid waste permitting. The proposed ESA is intended to assess potential environmental impacts of the historic fill identified on the 6110-6300 21st Street parcels. Pending the results of the investigation, potential impacts may require reporting under ch. 292, Wisconsin Statutes, and NR 700, Wisconsin Administrative Code.

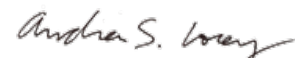
Foth staff have a long history investigating and remediating environmental impacts in Wisconsin and across the country, and we feel our team can help you meet your development goals. Our team is confident that the proposed approach will fulfill the WDNR requirements as timely and as cost effectively as possible.

We understand that this additional work, as defined in the attached scope of services, will become an addendum to the previously signed Agreement for Professional Services. If other means of documenting this addendum to our scope are required, please let us know.

Please contact Andrea Lorenz at 414-458-8573 or Nathan Klett at 651-247-7881 with any questions.

Sincerely,

Foth Infrastructure & Environment, LLC


Andrea Lorenz, PG, PE
Lead Environmental Engineer
Licensed in IL, IA, MN, WI


Nathan Klett, PE
Senior Client Manager
Licensed in MN

Enclosure

City of Racine
Transfer Station Site Environmental Investigation
September 2022
Scope of Work

I. Our Understanding of Your Project

Foth Infrastructure & Environment, LLC (Foth) is assisting the City of Racine (the City) with the process of developing a transfer station at 6110-6300 21st Street (the site). As part of the property transaction to acquire the entire transfer station site, a Phase I Environmental Site Assessment (ESA) was performed by Terracon, Inc. The results of the Phase I ESA indicated that historic fill may be present on site and recommended performing a Phase II ESA. Foth has reviewed the Phase I ESA and understands the recommendation.

Additionally, Kestrel Hawk Landfill, owned and operated by Republic Services, Inc. is adjacent to the north of the site and groundwater contamination has been documented on the site. The groundwater contamination was initially identified in approximately 1990 and a groundwater remediation system has been in place since the 1990s. Several recovery wells and monitoring wells remain on the site. Based on conversations Foth has had with the Wisconsin Department of Natural Resources (WDNR) and Republic, the remediation system will remain on the site for the foreseeable future. Groundwater at an approximate depth of 40 feet has been identified as impacted with vinyl chloride as the contaminant of concern. The groundwater contamination is currently being regulated by the WDNR via NR 500 and NR 600 (Wisc. Admin. Code).

Due to the documented groundwater contamination under current WDNR oversight, Foth proposes to narrowly focus on the historic fill as a potential for environmental release. Specifically, soil investigation will focus on areas of planned disturbance for the transfer station construction.

II. Scope of Services

Foth's proposed scope of work includes soil borings, sampling, laboratory analysis, the preparation and submittal (to the WDNR) of a Site Investigation Report/Remedial Action Plan (SIR/RAP), a Materials Management Request report, and a Case Closure Request. Foth will provide the services as defined below.

Task 1 – Project Management and Quality Assurance

Foth will manage the project, complete quality assurance for the field work and the report preparation and submittal.

Task 2 – Field Investigation Activities

- ◆ Utilities will be marked by Digger’s Hotline and/or a private utility locator.
- ◆ A total of six soil borings are proposed to investigate the historic fill within areas of likely excavation. Soil borings will be conducted with a direct push drill rig. The soil borings will be advanced to approximately 10 feet below ground surface. Soil samples will be screened using a photoionization detector (PID) to screen for volatile vapors.
- ◆ Two soil samples per soil boring (a total of 12 samples) will be submitted for laboratory analysis of volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and RCRA metals.
- ◆ Following completion of the sampling and logging activities, the soil borings will be properly abandoned.
- ◆ The horizontal locations and elevations of the test pits will be surveyed.

Deliverable: Soil logs will be prepared for inclusion in future reports.

Task 3 – Laboratory Analysis and Validation

The 12 soil samples will be submitted to the laboratory for analysis of the selected parameters. Upon receipt, the laboratory results will be validated, tabulated, and compared to WDNR soil standards (NR 720 Residual Contaminant Levels). Data summary tables will be prepared.

Deliverable: Data summary tables and the laboratory analytic reports will be prepared/summarized for inclusion into future reports.

Task 4 – Site Investigation Report/Remedial Action Plan and Materials Management Request

The site history and investigation results will be synthesized in an SIR/RAP prepared in accordance with NR 716, Wis. Adm. Code. The report will include a narrative, summary table of soil data, approximately seven figures, soil boring logs, and laboratory reports. A desktop assessment of the potential for vapor intrusion into the future site building will be included. Additionally, a desktop review of the historical uses of emerging contaminants (per- and poly-fluoroalkyl substances) will be included as currently required by the WDNR. A RAP will be incorporated into the SIR and may include a soil management plan, the use of the building and site development (e.g. paved areas) as remedial caps, and the potential for continuing obligations to maintain the caps, if warranted. A Materials Management Request, a separate report required by NR 718 to reuse impacted soil on site, will be completed on WDNR Form 4400-315.

Deliverable: The release will be reported under ch. 292, Wisconsin Statutes. An SIR/RAP will be prepared in accordance with NR 716, and a Materials Management Request will be prepared in accordance with NR 718. One electronic draft copy will be submitted for review by the City. Following the incorporation of the City’s comments,

Foth will submit an electronic final copy to the City and to the WDNR via the WDNR's submittal portal. One paper copy will be mailed to the WDNR if requested.

Task 5 – Case Closure Request

The site history, investigation results, and building/site development will be summarized on WDNR Form 4400-202 and completed in accordance with NR 726, Wis. Adm. Code. The report will include a narrative, summary tables of soil data, approximately seven figures, and a cap maintenance plan if warranted.

Deliverable: A case closure will be prepared using WDNR Form 4400-202 in accordance with NR 726. One electronic draft copy will be submitted for review by the City. Following the incorporation of comments, Foth will submit an electronic final copy to the City and to the WDNR via the WDNR submittal portal. One paper copy will be mailed to the WDNR if requested.

III. Client Responsibilities

The City is responsible for the following information and activities:

- ◆ Provide a single contact source for review, comment, and decision making on all issues related to the project as well as assisting with site access and coordination of sampling activities.

IV. Project Team

Andrea Lorenz, PG, PE, will lead the Foth team both as project manager and technical lead. Andrea is familiar with both solid waste and environmental remediation regulations in the State of Wisconsin. Bob Meller, PG, a lead Foth geologist with extensive experience with site investigation and remediation in Wisconsin, will provide quality assurance and review of strategy and documents to be submitted to WDNR.

V. Schedule

Field work will be scheduled to dovetail with the transfer station construction. Standard laboratory turn around time is two weeks, and data validation and report preparation should take approximately four to six weeks. The case closure request will be submitted following completion of the site development and building construction.

VI. Reimbursement

Foth proposes to complete the scope of work on a time and materials basis, as follows:

Task	Estimated Cost
Task 1 – Project Management & Quality Assurance	\$5,500
Task 2 – Field Investigation Activities	\$12,400
Task 3 – Laboratory Analysis and Validation	\$5,800
Task 4 – SIR/RAP and NR 718 request	\$25,800
Task 5 – Case Closure Request	\$9,600
Estimated Total	\$59,100

Subcontractor fees for soil borings and laboratory analysis are included. WDNR review fees are not included.

VII. Optional Services

Through the development of this project, additional items may be necessary for the completion of the project. If these items are required, they would be considered extra services and additional compensation would be warranted. Compensation for such services may be negotiated at a future time, as desired. The following is a list of these possible services:

- ◆ Assistance with soil profiling and disposal. This depends on the results of the soil quality (lab report) and the soil balance developed during the civil design of the transfer station.
- ◆ Development and implementation of a Remedial Action Plan including remedial excavation, on-site engineering observation, and remedial soil sampling due to high concentrations of soil impacts.
- ◆ Investigation of groundwater including the installation and sampling of groundwater monitoring wells.
- ◆ Investigation of soil vapor including the installation and sampling of vapor probes.

VIII. Assumptions

The following assumptions are in effect:

In light of recent global events, labor shortages or supply chain disruptions resultant from epidemic or pandemic events (e.g., the Covid-19 outbreak) are specifically to be considered grounds constituting a force majeure condition. Labor shortages and inefficiencies, delays, escalation, or cost impacts resulting from labor shortages or supply chain disruptions associated with such an event shall be considered grounds for a changed condition event and shall afford Foth the opportunity for schedule and cost relief associated with such an event notwithstanding any express language in the Agreement to the contrary.

IX. Agreement to Proceed

We understand that this additional work will become an addendum to the previously signed Agreement for Professional Services. If other means of documenting this addendum to our scope are required, please let us know.