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August 10, 2016

City of South Bend
Department of Community Investment
227 W. Jefferson Blvd., Suite 1400 S
South Bend, Indiana 46601

Attention: Mr. David Relos

RE: PROPOSAL FOR SUPPLEMENTAL ENVIRONMENTAL CLEAN-UP SERVICES, FORMER GATES SERVICE BUILDING, 410 WAYNE STREET, SOUTH BEND, INDIANA (PROPOSAL # JPRE16-066)

Jones Petrie Rafinski (JPR) appreciates the opportunity to present the following proposal for conducting supplemental environmental clean-up services for the former Gates Service Center Facility, which is currently owned by the City of South Bend. JPR understands that the City of South Bend is entertaining offers for the potential purchase of the subject site; however, environmental conditions were cause for concern based upon the findings and recommendation of a 2012 Phase I Environmental Site Assessment conducted by Wightman Petrie Inc. (as performed for the City of South Bend).

In response to such environmental conditions, JPR was authorized to perform a ground penetrating radar (GPR) survey of the site for the purpose of identifying subsurface anomalies consistent with underground storage tanks or other "suspect" areas. While such survey did not identify the presence of any such UST systems, the presence of buried wastes (likely associated with the presence of former residential dwellings along Williams Street, and Wayne Street (southeast corner of intersection)). Accordingly, JPR initiated a surface soils and groundwater investigation of the anomaly as verification of the absence of environmental impacts for the area. Results of such soil and groundwater testing are pending receipt from the contracted laboratory.

Within the interior of the former service center, JPR initiated a clean-out of accumulated solids and oily debris within existing trench drains of the two auto service areas. Two identified oil/water separator systems to which flow from the trench drains discharged, were pumped of all residual solids and oily residues, power washed and pumped of all accumulated wastewaters for off-site disposal.

Regarding hydraulic lifts, a total of twelve units were identified. JPR initiated an environmental assessment of the lifts through installation of a soil boring (to a depth of approximately 10-feet to 12-feet below and surface. Field screening of the soil depth intervals, as well as laboratory analysis of selected soil samples from each of the borings did not indicate the presence of Contaminants of Concern above any applicable regulatory criteria. Such results would indicate that historical operations of the lift units had not resulted in any significant release of hydraulic oils to surrounding soils.

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With respect to "closure" of the lift units, the caps to all but one of the identified hydraulic lifts had been removed, allowing for access to the interior shafts of the units. Visually, the interior shafts had accumulated oils, water and other debris, which was subsequently pumped for off-site disposal, with follow-up power washing of the shaft and pumping of wash waters for each of the accessible units (twelve). In addition the oil re-fill plug was removed for six of the twelve units (three tanks that serve two lifts), allowing for insertion of a flexible line to the existing 25-40 gallon oil reserve tank (located adjacent to the lift shaft at approximately 8-feet to 10-feet below land surface), with subsequent vacuum removal of oil residuals. However, as noted four (one double service, and three single service reserve tanks) of the re-fill plugs could not be removed, having become seeded within the existing concrete flooring or having threads that had rusted over time.

In order to complete closure of the hydraulic lift units, the remaining cap of the last hydraulic lift requires removal in order to allow access for the pumping, power washing and removal of residual waste waters for off-site disposal. In addition, the remaining four oil re-fill plugs need to be physically removed, with subsequent pumping of oil reserves within the below ground tank systems. We note that for one of the units, the reservoir was within the hydraulic shaft.

With completion of the remaining lift system cleaning, and removal of the residual oil from the remaining four oil reserve tanks; JPR can initiate final closure of the units through insertion of concrete within the lift shafts (to ground surface) and insertion of clean sand to the fill tanks, with completion of a concrete plug to seal the access.

PROPOSED SCOPE OF SERVICES

In completion of the closure of the hydraulic lifts, JPR proposes to remove the cap and cross bar for the lone remaining lift unit present within the northern service area. Once removed, remnant oils will be vacuum removed. Once oils have been removed from the shaft, efforts will be undertaken to open the re-fill plug for vacuum removal of the remaining oil within the tank reservoir. With all oils removed, the shaft chamber will be power washed clean, with wash water also vacuum removed.

For closure of the four remaining 25-gallon to 40-gallon hydraulic oil reservoir tanks, an approximate 1-foot x 1-foot saw cut of the concrete surrounding the plug will be made, jack-hammered to break into pieces and removed. Once removed, surrounding soils down to approximately 1-foot below land surface will be water jet removed, resulting in the exposure of the re-fill line. Once exposed, the re-fill line will be cut, allowing for insertion of the vacuum wand into the reservoir tank and subsequent removal of all residual hydraulic oils. Once the oils have been removed, clean and bagged sand will be poured within the re-fill line to allow for filling the reservoir tank. Once the tanks and re-fill line have been filled with sand. The access areas will be backfilled with soil, and the cuts completed with concrete consistent with that of the existing floor.

As per our prior proposal, all hydraulic shafts, once power washed clean with vacuum removal of wash waters, will be properly abandoned through the addition of a concrete mix to ground surface. Please note that there will be no removal of the metal casing, a portion of which will remain visible at ground surface once the concrete fill has been completed and finished. Similarly, for the re-fill plugs previously access for vacuum removal (not inclusive of the proposed four addressed in this current proposal), JPR will fill the lines and reservoir with a clean and bagged sand to the top of the re-fill line and re-insert the existing plug for completed abandonment.

SCHEDULE

Jones Petrie Rafinski proposes to commence with the closure of the remaining hydraulic lift and reservoir tanks within one week of authorization. We would anticipate completion of the proposed scope of services for this **SUPPLEMENTAL ENVIRONMENTAL REMEDIATION/CLEAN-UP** within one day, followed by one to two days for the insertion of concrete for the hydraulic shafts and sand for the re-fill lines and reservoirs.

ESTIMATED COSTS

An **ESTIMATED COST** for performing the **SUPPLEMENTAL ENVIRONMENTAL REMEDIATION** is presented as follows:

Hourly Rate of \$775/hour inclusive of (1) operators, two (2) technicians, vacuum truck, service truck & trailer, dump truck, bobcat and bucket, air compressor and jackhammer, power washer, cutting torch, concrete saw, partner saw and all necessary labor (estimate 6 hours)	\$4,650
Disposal Costs - \$1.20/gallon of solids (estimate 50 gallons)	\$ 60
\$0.50/gallon of liquids (estimate 200 gallons)	\$ 100
Concrete Costs - \$50/yard (estimate 10 bags)	\$ 55
Scheduling/Oversight/Photographic Documentation/Letter Report Summary	<u>\$1,100</u>
ESTIMATED COST	\$5,965

Please note that this **ESTIMATED COST** should be considered a Project Maximum, which Jones Petrie Rafinski will not exceed without prior approval. Should the scope of services require modification based on field conditions and/or circumstances that would not have otherwise been anticipated, Jones Petrie Rafinski will notify the client of such "changed conditions" and resultant cost implications to the project. If the project is ongoing, our services will be billed monthly. Payment is due upon receipt of our invoice. Should you have any questions or comments concerning our services or charges during the course of the work, please bring them to our attention immediately for quick resolution.

LIMITATIONS/QUALIFICATIONS

The sampling and testing of soil, groundwater and/or other materials is beyond the scope of services. Cost estimates for our proposed services have been prepared based on the following assumptions:

- Jones Petrie Rafinski will have unlimited access to the site during daylight hours;
- No subsurface obstructions (buried utilities or fill debris) will interfere with our work;
- Soil cuttings will be returned to the excavation from which they were generated.

AUTHORIZATION

Jones Petrie Rafinski appreciates the opportunity to be of service on this project, and is prepared to commence work immediately upon your acceptance of this Proposal. Should you have any questions or require additional information, please contact me at (574) 232-4388. As noted, costs associated with the implementation of the Phase II Environmental Site Assessment are to be split by both the Purchaser and Seller. Accordingly, there are two Proposal Acceptance Pages. If acceptable, please execute the appropriate Proposal Acceptance Page by signature, where indicated, and return a copy via e-mail (cphifer@jpr1source.com) or facsimile (574) 232-4333). Once both executed copies have been received a fully executed contract will be returned to both parties.

Sincerely,



Conley B. Phifer, CHMM
Environmental Consultant

PROPOSAL ACCEPTANCE

This PROPOSAL FOR SUPPLEMENTAL ENVIRONMENTAL CLEAN-UP SERVICES, FORMER GATES SERVICE BUILDING, 410 WAYNE STREET, SOUTH BEND, INDIANA (PROPOSAL # JPRE16-066) is accepted, and authorization to proceed granted:

Accepted By: _____ Date: _____

Printed name and title: _____

APPROVED

South Bend

Point of Contact for Access to facility _____ **Redevelopment Commission**

Telephone Number for Point of Access Contact _____

Donald E. ...
Date: *August 11, 2016*

Business name: _____

Billing address: _____

Billing/account manager: _____

Phone No.: _____ Fax No.: _____ E-mail: _____

Please note: Jones Petrie Rafinski offers electronic invoicing if requested. Please sign below if you would prefer that option.

I prefer to have my invoice transmitted through electronic email:

The party who signs this Proposal is directly responsible for the charges incurred during the completion of our work.