

444 21st Street South · La Crosse, Wisconsin · 54601

December 19, 2018

Randy Turtenwald
City Engineer
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Via email: turtenwaldr@cityoflacrosse.org

**Project #1601064: Change Order #3: Remedial Action Options Report
La Crosse River Marsh – Myrick Park – Former La Crosse Gun Club
Reported Lead Contamination**

Dear Mr. Turtenwald:

Coulee Environmental Solutions™, a division of The OS Group, LLC (CES) herein presents this change order for additional site investigation activities for the La Crosse River Marsh Lead Contamination (“the Project”).

Scope Change

This change order expands the Scope of Work for the Project. Specifically, the WDNR has required the City to prepare a Remedial Action Options Report per chapter NR 722 and related chapters of the Wisconsin Administrative Code (W.A.C.). CES herein proposes to provide engineering support and technical services that will: 1) contribute toward future development of a remedial strategy for the site; and, 2) support in completing next steps as required by the Wisconsin Department of Natural Resources (WDNR) in accordance with Chapters NR 700 to 799, W.A.C.

To accomplish this, CES will engage Foth Infrastructure & Environment, LLC (Foth) as a subconsultant. Hereinafter CES and Foth collectively will be referred to as “the Project Team.” The Project Team will support the City in addressing the LRM Gun Club site in five specific areas:

- 1) Data Analysis and Development of Conceptual Site and 3D Models;
- 2) Preparation of Remedial Action Options Report;
- 3) Project Meetings and Conference Calls;
- 4) Regulatory Negotiations; and
- 5) Limited additional assessment of PAH contamination.

Our proposed services are described in further detail in the sections that follow.

Task 1 – Data Analysis and Development of 3D Model and CSM Refinements

The Project Team will review existing data, including data available from the University of Wisconsin – La Crosse. Existing data will be incorporated into a three-dimensional digital site model (3D model), which will in turn be used to refine and build upon prior efforts to develop a Conceptual Site Model (CSM) for the LRM site. The 3D model will also support in developing an improved understanding of the spatial distribution of the contaminants of concern (COCs) within subareas of the site, approximate volumes of impacted materials, contaminant pathways, and potential receptors. Together, the 3D model and refined CSM will inform future remedial investigation and design efforts based upon site conditions.

Task 2 – Preparation of Remedial Action Options Report

The preparation of the Remedial Action Options Report (RAOR) will further build upon the information collected previously, and the newly modeled data from Task 1. Using the information gathered, the RAOR will outline and evaluate a maximum of five remedial alternatives for the site. The RAOR will evaluate technical feasibility, economic feasibility, environmental impacts and other evaluation criteria discussed in ch. NR 722, W.A.C. for each alternative.

It should be noted that we anticipate that a part of this process will include regular status calls with the City and the Project Team, interaction and correspondence with WDNR, other stakeholders, adjacent landowners, and remedial contractors to gather feasibility, implementation and cost information for various process options and technologies. Therefore, a budget for project meetings and conference calls has been included under Task 3, and Task 4 includes budget to address up to two rounds of review comments from WDNR on the RAOR.

Task 3 – Project Meetings and Conference Calls

This task includes attendance by the Project Team at in-person meetings and participation in project conference calls, as summarized below.

- Attend one kickoff meeting at City offices in La Crosse, Wisconsin
- Attend site visit(s) and/or project meetings in La Crosse, Wisconsin for discussions with regulatory agencies.
- Conduct regular Project Team and City conference calls of one-hour duration, not less than monthly, beginning the week of January 15, 2019 and continuing until the end of 2019.

Task 4 – Regulatory Negotiations

It is understood that the City is interested in taking a proactive and cooperative approach to working with the WDNR and other regulatory agencies. Therefore, this task establishes a working budget and identifies preliminary activities for the Project Team to provide strategic guidance for developing overall technical and regulatory approaches, and to communicate with the regulatory agencies. The level of effort for this task is difficult to anticipate at this stage; however, we assume our support will include the following:

- Foth will coordinate and host a web-based meeting between the WDNR and the Project Team to present the results of the 3D model and the proposed RAOR approach. The Project Team will prepare meeting materials, including a presentation summarizing the methods and findings from the model analysis that will be revised with input from the internal project team prior to presenting the information to WDNR.

- Following submission of the RAOR, the Project Team will provide technical support to respond to up to two rounds of regulatory comments. For the purpose of establishing a working budget, we have assumed that WDNR's comments will not require major revisions to the RAOR, CSM, or 3D Model, and will only require relatively minor revisions to the aforementioned or preparation of succinct technical responses.

Task 5 – Additional PAH Assessment

The WNDR has stated they will not require additional site investigation or assessment activities of PAH contamination, except for the visual assessment discussed below, *if* the City agrees to actively remediate all PAH contamination discovered, which is essentially the entire portion of the shot fall zone between the shoreline and the lead contamination, as well as the shoreline and fill slope. They are requiring at a minimum a visual assessment for trap fragments at the shoreline and on the fill slope, provided the remediation includes removal of fragments and adding clean fill cover, or a similar remedial action.

We propose completing Task 1 and beginning Task 2 before making recommendations for additional investigation of PAH contamination of the soils and sediments. Beginning the remedial action options analysis will show what additional investigation may be useful in reducing the ultimate scope and costs of remediation. It may determine that additional lead sampling of the surface water will be useful to the City. We do, however, recommend the visual assessment for trap fragments; that information can always be supplemented by soil sampling at a later date. The only additional investigation, sampling, and analysis activities in our cost estimate below are the visual inspection for trap fragment at the shoreline and on the slope.

The initial scope and cost estimate may need to be refined as the details of the above tasks are conducted and the project needs are further developed.

Schedule

The tentative schedule summarized below assumes we will receive notification to proceed by January 15, 2019. If notification to proceed occurs after January 15, 2019, the schedule will be adjusted accordingly.

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|-------------------------------|--------------|
| • Conceptual Site Model | May 2019 |
| • Draft RAOR Submittal | July 2019 |
| • Second Draft RAOR Submittal | August 2019 |
| • Final RAOR Submittal | October 2019 |

Budget Change

The above change in scope results in the change in the not-to-exceed budget as outlined below, and per the terms, conditions and rates in our Site Investigation Proposal, dated August 31, 2016 and accepted by the City on September 12, 2016:

Original Budget (2016 through 2017)		\$48,750
CO-1	\$2,250	\$51,000
CO-2 – Additional Laboratory Costs	\$360	
CO-2 – Associated Additional Labor	\$330	
CO-2 – Total	\$690	\$6900
Total Existing Budget (through 2017)		\$51,690
CO-3 -- RAOR		
Task 1	\$20,300	
Task 2	\$36,200	
Task 3	\$64,500	
Task 4	\$34,400	
Task 5	\$1,600	
CO-3 – Total	\$158,000	
Total New Budget (existing + CO-3)		\$209,690

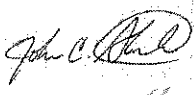
Agreement

CES proposes perform the scope of work in this Change Order under our existing agreement, terms and rates. Please indicate your acceptance by signing below.

Closing

CES appreciates this opportunity to propose our services. Please do not hesitate to call me to discuss our proposal. We are amenable to considering modifications you might suggest.

Best regards,

 Digitally signed by John C. Storlie
DN: cn=John C. Storlie, o=The OS
Group, LLC, ou,
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Date: 2018.12.19 13:05:35 -06'00'

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December 19, 2018
Randy Turtenwald, City Engineer
City of La Crosse, Wisconsin
CO-3, Project # 1601046: RAOR La Crosse River Marsh

Acceptance

On behalf of the City of La Crosse, I hereby accept this Changer Order #3, dated December 19, 2018, to perform the above scope of work and that this work shall be performed under the same Project-Specific Labor and Expense Rate Table and Professional Services Agreement, dated May 25, 2016.

Signed: _____ Date: _____, 2017

Printed Name and Title: _____