



January 10, 2014

Mr. Robert Sparks; Executive Director  
Anderson Corporation for Economic Development (CED)  
Flagship Enterprise Center  
2701 Enterprise Drive; Suite 100  
Anderson, Indiana 46013

**RE: Environmental Risk Evaluation Services Proposal**  
Mounds Lake, Phase II of Project Development  
Anderson, IN  
SESCO Project #4168

SESCO Group (SESCO) is pleased to provide you with this proposal to provide professional and environmental consulting services as it relates to the Mounds Lake project. These services will be rendered as part of, and paid for by, the awarded Indiana Finance Authority (IFA) grant funds.

### **Environmental Risk Evaluation Objective**

In the first phase of the Mounds Lake development process, several properties were identified within and adjacent to the proposed Mounds Lake boundaries, which present potential environmental concerns. These sites will be thoroughly investigated in the next phase of the project (Phase III). Based on the results of these investigations, the Mounds Lake project team will work with key stakeholders to determine the steps necessary to insure the protection of Mounds Lake as a water supply resource for generations to come.

In this phase of the project (Phase II), the objective is to use a risk evaluation based approach to quantify the potential impacts of identified sites with potential environmental concerns. This will be accomplished by using accepted environmental engineering best management practices to develop remediation options, assuming various contaminant level scenarios. To insure protection as a water supply resource, only remediation options providing the highest levels of contaminant removal or destruction will be considered. This approach provides a solid basis for project budgeting efforts while maintaining the utmost concern for public health and welfare.

SESCO will also continue efforts to identify and begin to quantify the risk posed by non-point source water quality impacts to Mounds Lake. There is a substantial body of information available regarding non-point source impacts to the White River from its headwaters to the proposed location of Mounds Lake. All available reports, studies and other information will be compiled and summarized as part of this effort. Additionally, SESCO will continue discussions with various stakeholders who have a role in the protection of water quality in the Upper White River Watershed. A primary goal of these discussions is to identify and prioritize sources that have the greatest impact to water quality upstream of the proposed Mounds Lake location.

**Task 1 – Property Owner Discussions**

SESCO will attempt to meet with each property owner who owns property, which has been identified as a potential environmental concern to the Mounds Lake project. The property owners will be interviewed in an effort to learn as much as possible about the historic uses of these sites. SESO will provide the property owners with a thorough explanation of the environmental due diligence process and environmental liability issues regarding their properties. SESO will also discuss options regarding financial assistance to address potential environmental concerns. This discussion will include the possibility of utilizing the owner’s comprehensive general liability insurance policies as a financial resource to address environmental concerns in the future.

**Task 1 Estimated Cost..... \$20,000.00**

**Task 2 – Sample Wells within the Historic General Motors Monitoring Well Network**

Many of the historic General Motors (GM) groundwater monitoring wells are located within the area of interest to the Mounds Lake Project. SESO recommends sampling up to ten (10) of the monitoring wells within the network on a quarterly basis, for a minimum of four (4) quarters. This will allow monitoring of groundwater flow direction and contaminant trends over the course of one (1) year and through different seasons.

The laboratory analysis is intended to reveal and monitor any contaminants that might affect the Mounds Lake project. Therefore, SESO recommends analysis of the following constituents: volatile organic carbons (VOCs), polynuclear aromatic hydrocarbons (PAHs), 13 Priority Pollutant Metals (dissolved) and polychlorinated biphenyls (PCBs). If it appears there is no real concern regarding some of the constituents listed above after the initial sampling event, they may be removed from the sampling plan for future events.

Following each sampling event, SESO will prepare and issue, to the Anderson Corporation for Economic Development (CED) and the IFA, a brief report summarizing the sampling event and results, including tables and figures. If needed, SESO will also hold brief discussions with CED and/or IFA following each sampling event to discuss the results. The initial sampling event will need to include a professional survey of the monitoring well network in order for SESO to create the base site map for future use and determine groundwater flow direction. The survey and development of a site map will be one (1) time fees and have been included in the cost of the initial sampling event discussed below. The following costs are estimates based on analysis of all of the above mentioned constituents during each of the four (4) quarters.

**Obtain Off-Site Access ..... \$1,428.00**  
**Initial Sampling & Reporting Event ..... \$14,486.00**  
**Quarterly Sampling & Reporting (Per 3 Remaining Events) ..... \$9,341.00**

**Task 2 Estimated Cost..... \$43,937.00**

### **Task 3 – Development of Remediation Cost Estimates**

SESCO will develop remediation cost estimates for all sites identified that have the potential to adversely impact the Mounds Lake project. A number of sites have already been identified, but if other historic sites are discovered during the investigative phase of this process they will be included as well. Sites have been identified by reviews of all available historic information, interviews with local stakeholders and multiple field surveys of the properties within and adjacent to the proposed Mounds Lake footprint. The remediation cost estimates will be based on current and historic land uses, all available environmental data, knowledge of the contaminants associated with various business/industrial processes, and extensive knowledge regarding the costs of various remediation options. For sites where there is existing data, this information will be used to develop remediation cost estimates. For sites with limited or no data, multiple scenarios from best to worst case will be considered. Also, given the intended future use, the cost estimates will be based on more comprehensive remediation techniques. Specifically, options where contaminated media are removed will be the preferred methods for this effort. The accuracy and precision of the cost estimates for each site will depend on a number of factors related to the amount of available information and the type(s) of contaminants of concern. SESCO's assumptions, level of confidence and other relevant risk related factors will be included within the remediation cost estimate discussion for each site. This overall effort may include a variety of investigative activities, such as owner and past owner interviews, obtaining historic photos or other historic information and the use of environmental industry accepted risk based computer models.

**Task 3 Estimated Cost.....\$56,000.00**

### **Task 4 – Compile and Summarize Existing White River Stream Quality Data and Reports**

SESCO will compile publicly available information regarding the water quality of the White River and contributing tributaries upstream of the proposed dam location for the Mounds Lake project. This effort will focus on information from in-stream sampling events and reports related to non-point or intermittent sources, such as unpermitted sanitary sewer overflows, combined sewer overflows, stormwater drains and various types of agricultural impacts. An evaluation of the impacts to Mounds Lake from NPDES dischargers, such as municipal wastewater treatment plants, is being conducted by the lead engineering group for the project. SESCO will coordinate our efforts with this group to insure that a holistic approach to water quality concerns is being performed. There is a wealth of historic water quality data from studies performed by local and state entities. There has also been several watershed and sub watershed management plans developed to identify and address sources of contaminant impacts to the upper reaches of the White River.

The compiled information will be evaluated and a summary report will be prepared regarding the overall findings from the historic body of stream quality data and watershed management plans. This information will be used as a basis to compile and prioritize a list of projects that could be performed to improve water quality in the White River upstream of the Mounds Lake project.

SESCO will coordinate with upstream groups including local municipalities, soil and water conservation districts and interested educational and not-for-profit entities to collect and integrate their comments and concerns into the summary report.

**Task 4 Estimated Cost.....\$12,500.00**

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**Task 5 – Stakeholder Communication and Public Relations**

SESCO will present the findings of **Tasks 1** through **4** at various public meetings. The presentation prepared for these meetings will be developed as a stand alone document suitable to include within a website or other medium. SESCO will make senior staff available to discuss the results and findings of our efforts with individuals or groups that may have specific concerns. SESCO will also prepare a final Mounds Lake Phase II report of all findings from **Tasks 1** through **4**, suitable for public review. As part of this report, an executive summary will be prepared, which will be suitable to include within various brochures, websites or social media outlets.

**Task 5 Estimated Cost..... \$15,000.00**

**SUMMARY**

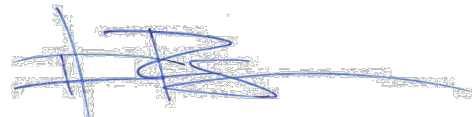
The total estimated cost to perform the proposed scope-of-work is approximately **\$147,437.00**. The funding of this agreement is from the State Revolving Loan Fund Supplemental grant and CED's responsibility is limited to the reimbursement from the State of Indiana under the terms of the Supplemental grant.

We hope this proposal meets your needs and appreciate the opportunity to work with CED on this project. If you have any questions or concerns, please feel free to contact me at (317) 347-9590 ext. 26 or [tpippin@sescogroup.com](mailto:tpippin@sescogroup.com).

Sincerely,



Tonia Pippin  
Account Executive/Project Manager  
**SESCO Group**



Darren Reese  
Chief Executive Officer  
**SESCO Group**



**AUTHORIZATION FOR SESCO GROUP TO PROCEED**

Proposal Name:	<b>Environmental Risk Evaluation Services Proposal - #4168</b>
Proposal Date:	<b>January 10, 2014</b>
Client:	<b>Anderson Corporation for Economic Development</b>
Proposal Estimated Amount:	<b>\$147,437.00</b>

The undersigned hereby authorizes SESCO Group, (SESCO) to proceed on the above-described project in accordance with the referenced proposal and its associated work scope, terms, and conditions. By authorizing the work, the undersigned acknowledges that SESCO's proposed work scope is adequate for the undersigned's purposes. Payment is due within 30 days of receiving the invoice.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

**(SESCO will proceed with the authorized work after this Authorization to Proceed with original signature has been received.)**

[PLEASE RETURN THIS PAGE TO SESCO]