Alt & Witzig Consulting Services
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March 12, 2026

City of Greenfield
333 South Franklin Street
Greenfield, Indiana 46140
Attn: Mr. Gregg Morelock

RE: Proposal: Phase II ESA
Labcorp Property
Southeast Corner of West Main Street
And North Meridian Road
Greenfield, Indiana 46140
Alt & Witzig Proposal No.: 2603E021

Dear Mr. Morelock:

In compliance with your request, Alt & Witzig Consulting Services (A&W) submits the following proposal to investigate the following recognized environmental condition (REC) identified in the A&W Phase I Environmental Site Assessment (Phase I) report dated January 15, 2026 (A&W Project No: 25IN0662).

RECs/VECs:

- *A railroad previously adjoined the south border of the Subject Property from at least 1853 through the 1980s. Potential for release presents a REC to the Subject Property.*

This investigation would be conducted in general accordance with the American Society for Testing and Materials (ASTM) "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process" E1903-19 (2019).

A&W proposes the following scope of work.

Scope of Work:

Prior to field activities A&W will:

- Prepare a Site-specific Health and Safety Plan (HASP) for the investigation in accordance with current Occupational Safety and Health Association (OSHA) requirements.
- Coordinate the clearing of public underground utilities owned by local utility companies. Thus, the boring locations will be cleared of all underground utilities to the best of the environmental contractors' knowledge. It is understood that A&W will not be held responsible, financially or otherwise, for any property damage incurred during any and all field activities associated with this subsurface investigation due to faulty or improper utility locate. Further, it will be the client's responsibility to locate any and all private utilities.

Field Activities

- Complete up to three (3) soil/groundwater borings (B-1 through B-3) in the vicinity of the former railroad tracks adjoining the Subject Property to the south to an approximate depth of four (4) feet below the shallow soil/groundwater interface or a maximum depth of 30 feet below ground surface (bgs), whichever is first encountered.
- During drilling activities, soils will be continuously sampled using a Geoprobe® sampling device. Soil samples will be field classified and screened with a photoionization detector (PID) to detect the presence of volatile constituents.
- Soil samples will be collected utilizing US EPA Method 5035 and grab sampling methodologies.
- Three (3) soil samples from borings B-1 through B-3 on the Subject Property will be collected for laboratory analysis of likely potential contaminants. Soil samples will be collected based on the following factors:
    - One (1) soil sample will be collected from the soil horizon that exhibits the highest level of contamination (ie. PID reading, staining, odor); or
    - One (1) soil sample will be collected from vadose zone within the direct contact zone (0-10 feet bgs); or
    - One soil sample will be collected from near the surface for pesticide analysis only
- Three (3) soil samples (B-1 through B-3) collected along the southern site boundary of the Subject Property will be analyzed at ENVision Laboratories for the following likely COCs:
    - Volatile Organic Compounds (VOCs) using US EPA method SW846-8260;
    - Polynuclear Aromatic Hydrocarbons (PAHs) using US EPA method SW846-8270SIM;
    - Total Resource Conservation and Recovery Act (RCRA) Metals using US EPA method SW846-6010/7471; and
    - Polychlorinated Biphenyls (PCBs) using US EPA method SW846-8082.
- Three (3) groundwater samples (B-1 through B-3) collected along the southern site boundary of the Subject Property will be analyzed at ENVision Laboratories for the following likely COCs:
    - VOCs using US EPA method SW846-8260;
    - PAHs using US EPA method SW846-8270SIM;
    - Total & Dissolved RCRA Metals using US EPA method SW846-6010/7470; and
    - PCBs using US EPA method SW846-8082.

Report Preparation

- A&W proposes to prepare a report documenting our field methodology and findings. The report will contain tables, figures, and laboratory results. The report will also include recommendations based upon the findings of this investigation.

Estimated Costs and Schedule:

We request written authorization before any work can be performed on a project. For your convenience, please return a photocopy of this entire proposal with an appropriate authorization signature. We estimate the cost for the scope of work as discussed above based on the following fees and services.

Tasks	Estimated Cost
Drilling Services *Includes mobilization, operator, Geoprobe and sampling equipment*	$2,875.00
Field Scientist *Includes mobilization, field oversight & sampling equipment*	$1,055.00
Laboratory Services *Includes lab analysis of soil and groundwater samples for likely potential contaminants (standard turn).*	$2,530.00
Engineering Services *Includes project management & report preparation*	$2,145.00
Total Cost Estimate:	**$8,605.00**

If during the course of the investigation, unusual conditions are encountered, (i.e.; heaving sand, bedrock, rough fill, reinforced concrete or excessively thick concrete, etc.) the client will be notified, and the price will be adjusted accordingly. All costs assume that normal conditions will be encountered and that any delays, obstructions or other limitations will result in additional expense. We guarantee not to exceed the scope of work proposed for this project without your prior approval. Standard turnaround for laboratory services is 7-10 business days. *Rush laboratory services can be obtained at a surcharge of 100% mark-up for 24-hour return, 75% mark-up for 2-day return, 50% mark up for 3-day return.*

Additional costs for an additional mobilization to the Subject Property to attempt to collect groundwater from borings that remained dry after initial installation will be charged at a rate of **$150/hour**.

Upon authorization to proceed, fieldwork will be scheduled after the date of our authorization to proceed. Upon receipt of laboratory results, we will contact you with a verbal summary of our findings. One (1) electronic copy of our investigative report will be provided.

Thank you for this opportunity to offer our services. If you have questions or require additional information, please contact us at your convenience. We look forward to working with you on this and future projects.

Sincerely,
ALT & WITZIG CONSULTING SERVICES

Susan Reitz
Project Manager
Environmental Division

*Terms of payment are **Net 30 Days**. Balances over 30 days bear interest at 1-1/2% per month. In the event Alt & Witzig Engineering, Inc. is required to employ an attorney to collect any balances due, I agree to pay reasonable costs and attorney fees.*

Authorization Signature _____ Date _____

Name (printed) _____ Title _____

Company Name (printed) _____

Please indicate if **RUSH** lab services are required:

- ☐ 24-hour laboratory services
- ☐ 2-day laboratory services
- ☐ 3-day laboratory services
- ☐ Standard laboratory services

Proposed Soil Boring Locations