



Common Council Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Tuesday, December 03, 2024 - 6:30 PM

**Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.**

Please click the link below to join:

<https://us06web.zoom.us/j/81242575354?pwd=lthBeu1LMggdhKv8EPkyyVJdHFz8So.1>

Telephone: +1 (312) 626-6799 US

Webinar ID: 812 4257 5354

Passcode: 767507

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A councilmember can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Council to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any council members requests that an item be removed for individual consideration.

- [1.](#) Approval of Common Council Meeting Minutes from November 7, 2024.
- [2.](#) Police and Fire Commission Meeting Minutes from July 1, 2024.
- [3.](#) Library Board of Trustees Meeting Minutes from October 21, 2024.
- [4.](#) Park Board Meeting Minutes from August 21, 2024
- [5.](#) Urban Forestry Meeting Minutes from July 22, 2024, August 26, 2024 and September 23, 2024.

- [6.](#) CDA Meeting Minutes from October 17, 2024.
- [7.](#) Joint Review Board Meeting Minutes from November 1, 2023.
- [8.](#) Employee Bonuses
- [9.](#) Update on MFA

CITY MANAGER REPORT

STAFF REPORTS

- [10.](#) WAFC year-end financial update.-**Parks**
- [11.](#) Update on Walworth Avenue Temporary Limited Easements- **Public Works**
- [12.](#) Job Performance and Satisfaction References for Gilbank Construction Inc, for Bunk House Remodel- **FD**

HEARING OF CITIZEN COMMENTS

No formal Council action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

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RESOLUTION

- [13.](#) Resolution Creating The City of Whitewater Trippe and Cravath Lake District- **Parks**
- [14.](#) 2025 Salary Resolution-**Finance**

ORDINANCES

First Reading

- [15.](#) **Ordinance 2024-O-26** an Ordinance amending Section 9.12.010 to allow dogs off leash at the Whitewater Bark Park inside the fences- **Parks**

Second Reading

- [16.](#) **Ordinance 2024-O-24** an Ordinance to the City of Whitewater Municipal Code Chapter 19, specifically Section 19.48.020 Institutional District Uses, adding Libraries, Municipal Buildings, Public and Semi Public Uses. -**Municipal Code Enforcement**
- [17.](#) **Ordinance 2024-O-25** An ordinance amending Section 1.21.010 Schedule of Deposits to Increase Bond Amount for Violations of Chapter 11.56.010(4) General Parking Violations- **Finance**

CONSIDERATIONS

- [18.](#) Discussion and Possible Action regarding the Cost of Installation for the Safe Haven Baby Box- **FD**
- [19.](#) Discussion and Possible Action to recommend approval of WAFC HAVC bid to Southport Engineering in the amount of \$276,100 for repairs to Leisure Pool air handler, duct work and control replacement.-**Parks**
- [20.](#) Discussion and Possible Action regarding WAFC Capital Campaign-**Parks**
- [21.](#) Discussion and Possible Action regarding Review of Updated Permit Fees- **Economic Development Director**
- [22.](#) Discussion and Possible Action regarding Public Comment Feedback- **Finance**
23. Councilmember Requests for Future Agenda Items or Committee items. Questions

FUTURE AGENDA ITEMS

24. Resolution to raise Permit Fees - **Economic Development Director December 17, 2024**
25. Debriefing of 2024 General Election- **Schanen December 17, 2024**
26. Starin Road Pedestrian Study- **Schanen December 17, 2024.**
27. Update from Landmarks Committee regarding Starin Park Water Tower- **Schanen May 2025**
28. Ordinance to create Alternates for all Committees in order for all Committees to make Quorum- **Hicks December 17, 2024**
29. Public Safety Referendum question- **December 17, 2025**
30. Audio/Visual System Updated in Council Chamber-**Hicks December 17, 2024**

CLOSED SESSION Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Items to be discussed:

- [CS-31.](#) Development Agreement With Tanis Properties, LLC - **Economic Development Director**

CONSIDERATIONS

32. Discussion and Possible Action Regarding Development Agreement With Tanis Properties, LLC - **Economic Development Director**

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting.

2023-2025 City of Whitewater's 5 strategic goals: Build single-family homes, Communicate with the community without the newspaper, Support a thriving business community, Recruitment and retention efforts with a focus on diversity, and Prioritization of expenditures with available resources.



Common Council Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, November 07, 2024 - 6:30 PM

**Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.**

Please click the link below to join:

<https://us06web.zoom.us/j/84304645001?pwd=YZ4aKEGZ3DAb0Kc2PZzt0e6bllX48i.1>

Telephone: +1 (312) 626-6799 US (Chicago)

Webinar ID: 843 0464 5001

Passcode: 460333

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MINUTES

CALL TO ORDER

Council President Patrick Singer called the meeting to order at 6:30 pm.

ROLL CALL

PRESENT

Council President Patrick Singer

Councilmember Neil Hicks

Councilmember Brienne Brown

Councilmember Lisa Dawsey Smith

Councilmember Greg Majkrzak

Councilmember Brian Schanen

City Attorney Jonathan McDonnel

City Manager John Weidl

Public Works Director Brad Marquardt

City Clerk Heather Boehm

Chief of Staff Becky Magestro

ABSENT

Councilmember Orin Smith

PLEDGE OF ALLEGIANCE**APPROVAL OF AGENDA**

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Motion made to approve the agenda by Councilmember Majkrzak, Seconded by Councilmember Brown. Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Majkrzak, Councilmember Schanen.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any council members requests that an item be removed for individual consideration.

Motion made Approve the Consent Agenda and move item #17 the Resolution to request exemption from County Library Tax and # 21 the Job Descriptions for City Attorney and Building Inspector/Zoning Administrator by Councilmember Dawsey Smith, Seconded by Councilmember Schanen.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Majkrzak, Councilmember Schanen.

1. Alcohol Committee Meeting Minutes from July 16, 2024.
2. Plan and Architectural Review Commission September 9, 2024 Minutes.
3. CDA Minutes from September 19, 2024.
4. Finance Committee Meeting Minutes from September 24, 2024, October 8, 2024, and October 17, 2024.
5. Library Board of Trustees Minutes from September 16, 2024.
6. Library Board Development Committee Meeting Minutes from September 18, 2024.
7. Pregnancy Fairness Policy.
8. Lactation Policy.
9. Bring Your Baby to Work Policy.
10. AI Policy.
11. Equipment Replacement Policy.
12. Bring Your Own Device Policy.
13. Appointment of Pat Blackmer to Landmarks Commission.
14. Appointment of Nicholas Petreikis to BZA and Community Involvement and Cable TV.
15. September 2024 Financials

CITY MANAGER REPORT

STAFF REPORTS

16. Upcoming deadlines for Councilmember Candidates-**City Clerk**

City Clerk Boehm informed Council of upcoming dates for anyone wanting to run for Common Council and what seats were on the Ballot for the April 1, 2025 Spring General Election.

HEARING OF CITIZEN COMMENTS

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Larry Kachel (457 S Buckingham) commented that the Developer Meet & Greet held November 1, 2024 was informative and went very well. He also questioned whether the absentee ballots could be pre-numbered and checked in prior to the election and that in the past, it save a lot of time.

RESOLUTION

17. Resolution Requesting Exemption from County Library Tax- **Finance**

This was added to the Consent Agenda and approved with that vote.

CONSIDERATIONS

18. Public Safety Referendum-**PD**

Motion made to go forward with a Public Safety Referendum question for the April Spring Election by Councilmember Hicks, Seconded by Councilmember Majkrzak.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Majkrzak, Councilmember Schanen.

Larry Kachel (457 S Buckingham) asked that the Council put projections in average taxpayer example and future projected inflationary increases the best they can.

Jeff Knight (405 Panther Ct) commented that if something happens with immigration and deportation, what that need would be in Whitewater in the future.

Jill Gerber (234 S Pleasant St) questioned Chief Meyer if the three that were hired under the COPS Grant, if they were included or fees for the third year that the City has to cover. Chief explained that the COPS Grants will come out of this referendum.

19. Discussion and Possible action regarding 2025 Budget-**Finance**
Finance Director Blitch gave the second of three Formal Presentations of the Budget. No action taken at this time.
20. Discussion and Possible Action regarding City Manager's Performance Evaluation Tool-**HR**
Motion made to approve the City Manager Performance Tool by Councilmember Majkrzak, Seconded by Councilmember Brown.
Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Majkrzak, Councilmember Schanen.
21. Discussion and Possible Action regarding the Job Descriptions for City Attorney and Building Inspector/Zoning Administrator.-**HR**
This was added to the Consent Agenda and approved in that vote.
22. Councilmember Requests for Future Agenda Items or Committee items. Questions
Councilmember Schanen asked staff to report on 2024 General Election by end of year.
Councilmember Brown asked staff to update Leash Law ordinance for Bark Park.
Councilmember Hicks asked if staff could draft an ordinance to allow Councilmembers fill in on Committees when there were vacancies so that quorums could be met.

FUTURE AGENDA ITEMS

23. Financial Outcomes with Walworth County TLE. -**Q4**
24. WAFC year-end financial update.- **Hicks Q4**
25. Audio/Visual System Updated in Council Chamber-**Hicks Q4**
26. Resolution to raise Permit Fees - **Economic Development Director Q4**
27. Starin Road Pedestrian Study- **Schanen Q4**

ADJOURNMENT

Motion made to adjourn at 8:51 pm by Councilmember Dawsey Smith, Seconded by Councilmember Majkrzak.

Voting Yea: Council President Singer, Councilmember Hicks, Councilmember Brown, Councilmember Dawsey Smith, Councilmember Majkrzak, Councilmember Schanen.

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2023-2025 City of Whitewater's 5 strategic goals: Build single-family homes, Communicate with the community without the newspaper, Support a thriving business community, Recruitment and retention efforts with a focus on diversity, and Prioritization of expenditures with available resources.



Police and Fire Commission Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, July 01, 2024 - 6:00 PM

**Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone.
Citizen participation is welcome during topic discussion periods.**

Please click the link below to join the webinar:

Police & Fire Commission Meeting

Jul 1, 2024, 6:00 pm

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/759747365>

You can also dial in using your phone.

Access Code: 759-747-365

United States: +1 (872) 240-3311

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AGENDA

CALL TO ORDER

The meeting was called to order at 6:00 PM by Commissioner Chair Jerry Grant

ROLL CALL

PRESENT

Commissioner Jerry Grant

Commissioner Beverly Stone

Commissioner Mwita Binagi

Commissioner Marissa Aranda

Commissioner Tom Miller

Police Chief Daniel Meyer

Assistant Fire Chief Ryan Dion

Support Services Manager Sabrina Ojibway

APPROVAL OF AGENDA

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and approval from the Commission to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

Motion made by Commissioner Miller, Seconded by Commissioner Binagi to approve agenda.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commissioner Aranda and Commissioner Miller. Motion passed.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any Commission member requests that an item be removed for individual consideration.

1. Approval of Minutes from June 17th, 2024

Motion made by Commissioner Stone, Seconded by Commissioner Binagi to approve agenda.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commissioner Aranda and Commissioner Miller. Motion passed.

HEARING OF CITIZEN COMMENTS

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There were no citizen comments.

REPORTS

2. Fire Chief's Report

a. Staffing Update

Trevor Kobleski was provided a conditional offer of employment and is currently working his way through the medical process. Firefighter/Paramedic Benjamin Kastern tendered his resignation effective June 24th, 2024. The hiring process for Firefighter/Paramedic has been reopened.

EXECUTIVE SESSION

Adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(c) "Considering

employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility". Items to be discussed:

3. Interview of FTE EMT/Firefighter Candidate(s)

Motion made by Commissioner Aranda, Seconded by Commissioner Miller to go into closed session.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commission Aranda and Commissioner Miller. Motion passed.

The Police & Fire Commission went into closed session at 6:03 PM

RECONVENE INTO OPEN SESSION

Motion made by Commissioner Stone, Seconded by Commissioner Miller to go into open session.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commissioner Aranda and Commissioner Miller. Motion passed.

The Police & Fire Commission went into open session at 6:32 PM.

4. Announcement of Recommendation Concerning Whitewater Fire Department Hiring Process

Motion made by Commissioner Binagi, Seconded by Commissioner Miller to approve the candidate, Abel Turner, for placement on the eligibility list for a Firefighter/EMT position, effective July 1st, 2024. The position is subject to staffing needs of the department, a medical screening, a psychological evaluation and a 12-month probationary period. The eligibility list will remain in effect for 12 months.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commissioner Aranda and Commissioner Miller. Motion passed.

Motion made by Commissioner Stone, Seconded by Commissioner Aranda to approve the candidate, Ethan Krause, for placement on the eligibility list for a Firefighter/EMT position, effective July 1st, 2024. The position is subject to staffing needs of the department, a medical screening, a psychological evaluation and a 12-month probationary period. The eligibility list will remain in effect for 12 months.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commissioner Aranda and Commissioner Miller. Motion passed.

FUTURE AGENDA ITEMS

There were no future agenda items discussed.

ADJOURNMENT

Motion made by Commissioner Miller, Seconded by Commissioner Aranda to adjourn.

Voting Yes: Commissioner Grant, Commissioner Stone, Commissioner Binagi, Commissioner Aranda and Commissioner Miller. Motion passed

Meeting adjourned at 6:35 PM

A quorum of the Common Council may be present. This notice is given to inform the public that no formal action will be taken at this meeting.

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Library Board of Trustees

Cravath Lakefront Conference Room
312 W Whitewater St., Whitewater, WI, 53190

In Person and Virtual

Monday, October 21, 2024 - 6:30 PM

APPROVED MINUTES

CALL TO ORDER at 6:33 pm.

ROLL CALL

Present: Jennifer Motszko, Alyssa Orlowski, Kathy Retzke, Camden Harlan, Doug Anderson

Absent: Brienne Diebolt-Brown, Sallie Berndt

Staff: Diane Jaroch, Rachel Clift

Guests:

APPROVAL OF AGENDA

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MSC Anderson/Retzke to approve the Agenda.

Ayes: Jennifer Motszko, Alyssa Orlowski, Kathy Retzke, Camden Harlan, Doug Anderson

Nays: none

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any committee member requests that an item be removed for individual consideration.

1. Approval of the minutes of the September 2024 meeting
2. Approval of Payment of Invoices for September 2024
3. Acknowledgement of Receipt of September 2024 Statistical report
4. Acknowledgement of Receipt of September 2024 Financial report
5. Acknowledgement of Receipt of September Treasurer's reports

MSC Anderson/Harlan to approve the Consent Agenda items 1, 2, 4, and 5.

Ayes: Jennifer Motszko, Alyssa Orłowski, Kathy Retzke, Camden Harlan, Doug Anderson
Nays: none

MSC Harlan/Retzke to approve the Consent Agenda item 3.

Ayes: Jennifer Motszko, Alyssa Orłowski, Kathy Retzke, Camden Harlan, Doug Anderson
Nays: none

OLD BUSINESS

6. Library Building Project

a) General Update

- i. Outdoor book drop is on its way.
- ii. Open to public tentatively October 28th.

NEW BUSINESS

7. Discussion and possible action of appointing a new Vice President.

Retzke to appoint Doug Anderson as new Vice President.

MSC Retzke/Harlan to approve Doug Anderson as Vice President.

Ayes: Jennifer Motszko, Alyssa Orłowski, Kathy Retzke, Camden Harlan, Doug Anderson
Nays: none

8. Discussion of library building project expenses and funds. Possible action on transferring funds to the city for the building project.

- a. Further discussions during November's Library Board of Trustees meeting.

9. Discussion and possible action for hiring a woodworker and mobile mill to create a piece of furniture from the oak tree that was removed from library property.

- a. Currently not signed with a woodworker, but discussing possibilities. Will vote during November meeting.

10. Review and approval of the of the updated Staff Loan Privileges Policy

MSC Anderson/Orłowski to approve the updated Staff Loan Privileges Policy.

Ayes: Jennifer Motszko, Alyssa Orłowski, Kathy Retzke, Camden Harlan, Doug Anderson
Nays: none

CONSIDERATIONS / DISCUSSIONS / REPORTS

12. Library Director's report

13. Assistant Director's report

- a. Rachel worked with Shawn Carlson at Bridges to make sure due dates were extended during library closure.

14. Youth Educational Services report

- a. Collection analysis was done about the youth collection.
- b. Begin discussions for collaboration in WUSD about helping students get library cards.

15. Programming & Makerspace report

16. Bridges Library System Staff reports

17. Board reports

FUTURE AGENDA ITEMS

- a. Vote on Funds from House Sales.
- b. Discussion and possible action on moving funds from First Citizens Account to the American Deposit Management Company Account.
- c. Woodworker options.
- d. Trustee training workshops.

CONFIRMATION OF NEXT MEETING Monday, November 18th, 2024 at 6:30 pm in the Cravath Lakefront Conference Room.

ADJOURNMENT at 7:26 pm.

MSC Harlan/ to adjourn.

Ayes: Jennifer Motszko, Alyssa Orłowski, Kathy Retzke, Camden Harlan, Doug Anderson

Nays: none

Minutes respectfully submitted by Alyssa Orłowski on Monday, October 21, 2024.



**Parks and Recreation Board Minutes
Wednesday, August 21st, 2024 – 5:30 pm
Cravath Lakefront Room
312 W. Whitewater Street
Whitewater, WI 53190
Hybrid Meeting**

1. Call to Order and Roll Call

Present: Steve Ryan, Brienne Brown, Kathleen Fleming, Mike Kilar, Justin Crandall.
Late Arrivals: Deb Weberpal. Absent: Stephanie Hicks, Dan Fuller, Megan Mathews
Staff: Kevin Boehm, Ethan Cesarz, and Brad Marquardt.

2. Approval of the Meeting's Agenda

- a. Motioned by Ryan. Seconded by Brown. Ayes: Flemming, Kilar, and Crandall. Absent: Hicks, Fuller, Mathews, and Weberpal.

3. Approval of Minutes from June 19th, 2024

- a. Motioned by Ryan. Seconded by Brown. Ayes: Flemming, Kilar, and Crandall. Absent: Hicks, Fuller, Mathews, and Weberpal.

4. Hearing of Citizen Comments

- a. No Citizen Comments

5. Park Tour

- a. Cravath Lakefront Park
 - i. Repair/replace sinking bricks on all sidewalks (Safety, ADA)
 - ii. Lakes Update (Michelle)
 - iii. Improvements to Gardens Area
 - iv. Update on Dam issues (State Required)
 - v. Shade installation (Michelle)
 - vi. Purchase/Construct new Information signage
 - vii. Geese Poop
 - viii. Roof Cravath Community Building
 - ix. Roof Picnic Shelter

- b. Trippe Lake Park
 - i. Updates on Dam issues (State Required)
 - ii. Including walkway over dam
 - iii. Playground equipment replacement
 - iv. Lakes Update/Beach (Michelle)
 - v. Upper Shelter updates
 - 1. Roof?

- 2. Stain or paint
 - vi. Rain garden
 - vii. Parking during sledding season
 - viii. Retaining wall re-construction
 - ix. Purchase/Construct new information signage (one with seat)
- c. Minneiska Park
 - i. Pathway
 - ii. Replace bench on path
 - iii. Playground maintenance/improvements
 - 1. Pathway into playground
 - 2. Ramp into playground
 - 3. Border
 - 4. Mulch
 - iv. Frisbee golf course connecting to Trippe Lake Park
 - v. Soccer goals for practice/pickup games
 - vi. Potential site for a pickleball court
- d. Clay Street Nature Park
 - i. Pier Replacement
 - ii. Bench installation
 - iii. Detention Pond Dredging (2005)
 - iv. Shoreline Non-Native Tree Removal
- e. Walton East Gate Park
 - i. Playground improvements/Maintenance
 - 1. Remove digger
 - 2. Re-locate spring toy
 - 3. Border
 - 4. Mulch
 - 5. Ramp into playground
 - ii. Detention Pond Dredging (2025)
 - iii. Potential site for basketball court
 - iv. Potential site for splash pad
- f. Moraine View Park
 - i. Proposed Concession Stand
 - ii. Park Improvements/Maintenance
 - iii. Detention Pond Dredging (Future)
- g. Whitewater Bark Park
 - i. Signage
 - ii. Drinking Fountain
 - iii. Shade
 - iv. Trees
 - v. Benches
 - vi. Agility Equipment

- h. Brewery Hill
 - i. Skatepark replacement/repair

- i. Starin Park
 - i. Aging shelters
 - 1. Roofing
 - ii. Replace water tower sign
 - iii. Restroom facilities
 - 1. Roof
 - iv. Senior Center Restroom replacement
 - v. Arboretum
 - 1. Lack of maintenance. Any projects moving forward anywhere in the park system, needs to have a plan for the future maintenance and care.
 - vi. Baseball/Softball complex
 - 1. Shade structure for bleachers \$39,900
 - 2. Bleacher inspections and repairs
 - 3. Turf outfield
 - 4. Replace outfield screens
 - 5. Paint dugouts
 - 6. FCCU repair scoreboard
 - 7. Concrete pad?
 - 8. Purchase aerifier for turf mainenance
 - 9. All diamonds need to be resurfaced
 - a. FCCU Absolutely
 - 10. Fence Repairs
 - a. Repair \$2,660
 - b. Add bottom rail and fence replacement \$3,190
 - vii. Reconfiguring south ballfield right field fence

- j. Skyway Park
 - i. Playground improvements/maintenance
 - 1. Border
 - 2. Ramp into mulch
 - 3. Mulch
 - 4. Remove picnic table
 - 5. Replace swing chain
 - ii. Re-locate sign

- k. Whitewater Effigy Mounds Preserve
 - i. Maintenance

- l. Optimist Turtle Mound Park
 - i. Playground maintenance
 - 1. Replace swing chain
 - 2. New seat straps on ADA Swing

- ii. Replace broken trash can
- iii. Switch out 2 large tables to 2 small tables

6. Future Agenda Items

- a. Discussion about park tour SEPTEMBER
- b. Update Special Event Application Q4
- c. Whitewater Creek Nature Preserve Planning Q4
- d. Skate Park Update/Planning Q4

7. Considerations/Discussions/Reports

- a. Mike mentioned that it isn't possible to fish near the dam in certain spots, and would like to see it cleared.
- b. Brad mentioned an issue with the wall along the north side Trippe Lake dam pathway.
- c. Mike mentioned that the Trippe Lake boat launch pier is very narrow and unstable.
- d. Deb pointed out that the Brewery Hill skatepark water fountain wasn't on.
- e. Brienne mentioned the possibility of adding a trail cam at the Brewery Hill skatepark to prevent graffiti.
- f. Deb brought up the idea of creating a 5-10 year strategic plan for the department.

8. Adjournment

- a. Adjournment at 7:45 pm

Respectfully Submitted,

Ethan Cesarz

Ethan Cesarz



Urban Forestry Commission Meeting
Monday, July 22, 2024 – 4:30 PM
Cravath Lakefront Room
312 W. Whitewater Street
Whitewater, WI 53190
Hybrid Meeting

Meeting Minutes

Call to Order and Roll Call

Present: Bill Chandler, Rose Mary Leaver (phone), Nick Alt, Brienne Brown, Carol McCormick
Absent: Ryan Tevis
Staff: Andrew Beckman, Kevin Boehm
Guests: Taylor Zeinhart

Meeting called to order at 4:30 by Beckmann

Approval of Agenda

Recommended by Boehm to move Election of Chairperson, Election of Vice Chairperson and Election of Treasurer to before the consent agenda. Motioned by Alt to move Election of Chairperson, Election of Vice Chairperson and Election of Treasurer above the Consent Agenda. Seconded by Chandler. Ayes: Chandler, Alt, McCormick, Leaver. Nays: None.

Election of Chairperson

Nick Alt volunteered to be Chairperson. Ayes: Chandler, Alt, McCormick, Leaver. Nays: None

Election of Vice Chairperson

Bill Chandler volunteered to be Vice Chairperson. Ayes: Chandler, Alt, McCormick, Leaver. Nays: None

Election of Treasurer

Rosemary Leaver will continue being the treasurer but is looking to leave the commission as a member. She will continue until then. Ayes: Alt, Chandler, McCormick, Leaver. Nays: None

Consent Agenda

- 1. Approval of Minutes from May 13, 2024**

Motioned by Chandler, seconded by McCormick to approve. Ayes: Chandler, Leaver, Alt, McCormick. Nays: None

2. Approval of Minutes from June 24, 2024

There are no minutes from June meeting since there wasn't a meeting.

Hearing of Citizen Comments

No Comments

Treasurer's Report

Leaver gave a treasurer's report of having a balance of \$1014.09 in Savings at Premier Bank.

Considerations/Discussions/Reports

4. Discussion and possible consideration to change the start time of the meetings from 4:30 p.m. to 5:30 p.m.

Motioned by McCormick to move the start time of the Urban Forestry Commission from 4:30 to 5:30 p.m.. Seconded by Chandler. Ayes: Chandler, McCormick, Brown, Alt, Leaver. Nays: None

5. Discussion and possible approval of landscape plan for a development located at the corner of Jakes Way and Moraine View Parkway Tax Parcel #WP 00044.

Discussion was held about the landscape plans. Beckmann would prefer a better a diverse landscape plan. Motion was made by Brown to approve the plans with the staff recommendations to be provided by Alt and Beckmann. Seconded by McCormick. Ayes: Chandler, McCormick, Alt, Leaver, Beckmann, Brown. Nays: None.

Staff Report

Beckmann provided a report on work being performed by streets department. Ash tree Treatment for Emerald Ash Borer has been completed. Crews have been working on tree trimming and a contractor has been working on some tree removal with some more work to be completed. Crews assisted the Town of Richmond with storm cleanup. Alt would like to see construction plans on any City projects that will affect any street trees so the UFC can review the plans and try to save any trees.

Tree City

6. 2024 Tree Sale Report/Information

a. Proceeds from the Sale

\$2070.85 in 2024

b. Where are these profits now?

c. If these funds are not in our Treasury, plan on returning them to our Treasury.

Boehm gave a report that the City holds the funds in a special fund account. These funds are then used to maintenance of trees throughout the city. The funds are not set aside for the Urban Forestry Commission. Money is forwarded to the UFC to purchase the inventory for the Tree Sale. The funds are used throughout the city specifically for trees. Boehm suggested having a

meeting with the Director of Finance. Boehm will have the conversation with the Finance Director. Alt gave a history of the way it has been done and why. Pressure was put on Alt for the tree sale and had to get a guarantor for the tree sale. He doesn't feel the city should be getting the funds if they aren't putting in the work for the sale. He would like to see the funds go to the UFC and the UFC gifting any money they decide back to the City. Alt would like to ask for that money back. Nick wants to do the Tree Sale separate from the City and then decide what money goes where. Then the UFC will have a say so. Boehm will bring the item back after finding out more information from the Finance Department.

d. Plans for the use of these profits

7. Upkeep of the Arboretum

- a. Descriptions of the tasks that need to be completed.**
- b. What part of this is to be cared for by the City.**
- c. What part is to be cared for by a group of volunteers created for this purpose.**
- d. Who is interested in developing a group of volunteers to care for the arboretum?**
- e. Who would like to develop tasks that need to be completed by the Arboretum care coalitions/Friends of Starin Park Arboretum?**
- f. How is funding going to be secured on a continual basis for the Arboretum at Starin Park?**

Alt will create a list of what needs to be done, and then bring it to the next meeting before further discussion on how to approach the care of the Arboretum. Beckmann advised that the City will spray the weeds but will not be responsible for adding mulch to any of the planting beds but could supply the mulch. Boehm will find out from finance what the UFC Fund in the city budget is intended for and the controls.

8. Discussion and possible action on planning for 2025 Tree sale

- a. Request for no parking signs from streets**
- b. Upper Shelter use**
- c. Length of Event**

Discussion was had on the length of the sale. Motioned by Brown, seconded by Chandler to have a 2 day sale with an extra day planned for a rain date. Ayes: Chandler, Brown, McCormick, Alt, Leaver. Nays: None

d. Consistent Times

Motioned by Alt and seconded by Brown to have the time of the event from 10:30 am to 6pm on Friday, 8am to 4pm on Saturday and 12pm to 4pm on Sunday. Ayes: Brown, Alt, McCormick. Nays: Chandler, Leaver.

Motioned by Alt and seconded by Brown to hold the 2025 Tree Sale on Friday April 25th, Saturday April 26, and Sunday April 27. Ayes: McCormick, Alt, Leaver, Brown, Chandler. Nays: None

e. Approval for number of trees and shrubs to purchase.

Year 1 150 trees were purchased with no leftovers. Year 2 200 trees 17 leftover. Year 3 250 trees were purchased 4 trees leftover. Discussion was had to purchase 350. Motioned by Alt, seconded by McCormick to purchase 350 trees for the 2025 Tree Sale. Ayes: Chandler, Brown, McCormick, Alt. Nays: Leaver

Motioned by McCormick and seconded by Brown to allow Alt to make a list of selected trees and bring to the next meeting. Ayes: Chandler, Brown, McCormick, Alt, Leaver. Nays: None

f. Approval of amount of money to spend for these trees.

Alt to bring amount to next meeting.

Bird City

9. Discussion and possible action on placing additional Purple Martin Houses in the Community.

10. Discussion and possible approval of Letter to be dispersed/delivered to the residents near Skyway Park in the Park Crest residential subdivision for purpose of adding a Purple Martin Bird House to this neighborhood.

Motioned by Alt, Seconded Chandler by to table the Bird City discussion to the next meeting. Ayes: Chandler, Alt, Leaver, McCormick. Nays: None.

Future Agenda Items

- a. Other grants availability and desire to pursue

Adjournment

- b. Adjourned by Nick Alt to adjourn at 5:58 PM.

Respectfully Submitted,

Kevin Boehm

Kevin Boehm

2024 Eab Treatment

Address	Street Name	Quantity	Tree Size	Mils	Tree Size2	Mils2	Tree Size	Mils3	Total Mils
215	E. Clay St	3		32		28		28	32
253	S. Ridge St	1		40					40
156	Moraine View PK	1		28		0			28
130	S. Ash Lane	2		28		28			56
916	E. Chicago St	1		28					28
135	N Oak on Chicago	1		24					24
141	N. Oak St	1		32					32
421	Wood St	2		32		32			64
424	E. North St	1		36					36
406	E. North St	1		32					32
338	E. North St	1		40					40
304	E. North St on Cherry	1		36					36
240	E. North St	1		44					44
237	E. Cravath St on Cherry	1		32					32
402	N. Cherry St	1		24					24
352	N. Cherry St	1		40					40
103	N. Wakely on E. Main	1		40					40
442	N Jefferson	1		40					40
258	N. Fremont St	1		24					24
252	N. Fremont St	1		28					28
188	N. Fremont St	2		24		24			48
166	N. Fremont St	1		32					32
142	N. Fremont St	1		36					36
146	W. North St	1		28					28
183	N. Park St	1		28					28
282	N. Franklin St	1		20					20
204	N. Franklin St	1		40					40
184	N. Franklin St	1		28					28
140	N. Esterly Ave	1		52					52
240	N. Esterly Ave	2		28		20			48
262	N. Esterly Ave	2		28		28			56
140	N. Prairie St	1		44					44
1034	W. Florence St	1		28					28
1050	W. Florence St	1		36					36
217	N. Tratt St	1		40					40
519	Walton Dr	1		44					44
524	Walton Dr	1		36					36
556	Walton Dr	1		28					28

2024 Eab Treatment

Address	Street Name	Quantity	Tree Size	Mils	Tree Size2	Mils2	Tree Size	Mils3	Total Mils
566	Walton Dr	1		32					32
625	Walton Dr	1		44					44
660	Walton Dr	2		36		24			60
669	Walton Dr	1		28					28
670	Walton Dr	1		28					28
672	Walton Dr	1		28					28
690	Walton Dr	1		52					52
692	Walton Dr	1		48					48
807	Walton Dr	1		40					40
1150	Bloomingfield Dr	1		28					28
694	Fox Glove Ln	1		24					24
665	Fox Glove Ln	1		24					24
658	Fox Glove Ln	1		24					24
618	Fox Glove Ln	1		24					24
370	N. Tratt St	1		44					44
320	N. Tratt St	1		28					28
1156	W. Carriage Dr	1		32					32
633	W. Starin RD	1		24					24
280	Esterly ave on Starin	1		28					28
451	W. Starin Rd	1		28					28
435	W. Starin RD	2		24		24			48
310	W. Main St	1		24					24
402	W. Main St	2		32		28			60
522	W. Main St	1		48					48
900	W. Main St	2		28		40			68
1028	W. Main St	1		28					28
1210	W. Main St	2		32		48			80
1218	W. Main St	1		48					48
1414	W. Main St	1		32					32
1355	W. Main St	1		28					28
1235	W. Main St	2		28		32			60
1041	W. Main St	1		28					28
761	W. Main St	2		24		24			48
410	W. Ann St	3		28		24		28	80
343	S. Janesville St	2		28		32			60
146	S. Franklin St	1		24					24
234	S. Janesville St on High St	2		44		32			76
252	S. Whiton St	1		40					40

2024 Eab Treatment

Address	Street Name	Quantity	Tree Size	Mils	Tree Size2	Mils2	Tree Size	Mils3	Total Mils
304	S. Whiton St	1		40					40
437	S. Prince St	1		32					32
315	S. Prince St	2		32		20			52
1168	W. Highland St	1		56					56
1188	W. Highland St	1		56					56
224	S. Elizabeth ST	1		40					40
266	S. Woodland Dr	1		52					52
424	S. Woodland Dr	1		32					32
348	Eden Ct	1		40					40
430	Ventura Ln	1		32					32
360	S. Buckingham BLVD	1		32					32
1602	Turtle Mound Circle	0							
1590	Wildwood	1		28					28
265	Indian Mound Pkwy	2		24		32			56
250	Indian Mound Pkwy	2		44		24			68
	Effigy Mound Park	1		24					24
1645	Moundview on Indian Mound	2		24		32			56
1636	Turtle Mound Ln	1		28					28
1644	Turtle Mound Ln	2		28		28			56
1670	Turtle Mound Ln	1		32					32
1694	Turtle Mound Ln	1		40					40
1716	Turtle Mound Ln	1		36					36
380	Eagle Ct	1		28					28
393	Eagle Ct	1		28					28
381	Eagle Ct	1		28					28
1677	Turtle Mound Ln	2		28		32			60
380	Panther on Turtle mound	1		32					32
405	Panther Ct	1		24					24
397	Panther Ct	1		24					24
397	Panther Ct on Indian Mound	1		32					32
405	Panther Ct on Indian Mound	2		24		28			52
421	Indian Mound Pkwy	1		28					28
383	Indian Mound Pkwy	1		28					28
1616	Turtle Mound Circle on IMP	1		24					24
331	Indian Mound Pkwy	1		28					28
	Lot A Whitewater St	4		28		24		56	108
	Depot	3		44		36		36	116
	Cravath Park S Fremont Terrace	1		32					32

2024 Eab Treatment

Address	Street Name	Quantity	Tree Size	Mils	Tree Size2	Mils2	Tree Size	Mils3	Total Mils
	Cravath Park Lot B	5		64		64		32	160
	Cravath East of Gazebo	7		68		48		52	168
	Cravath Park west of 2nd St	1		24					24
	Cravath Park east of 2nd St	1		28					28
	Trippe Lake park entrance	3		36		40		40	116
	Trippe Lake park W Lot line	2		40		48			88
	Starin Park Lauderdale Ent	1		48					48
	Starin Park E of FCCU Field	2		32		32			64
	Starin Park west of Kachel Field	2		52		48			100
	Starin Park East of esterly Entrance	2		24		24			48
	Starin Park West of Esterly Entrance	1		24					24
	Starin Park SW of upper shelter	5		48		24		68	140
	Starin Park North of water tower	1		20					20
	Starin Park East of water tower	1		44					44
	Starin Park East of upper shelter	4		36		44		88	168
		181							5740



**Urban Forestry Commission Meeting
Monday, August 26, 2024 – 5:30 PM
Cravath Lakefront Room
312 W. Whitewater Street
Whitewater, WI 53190
Hybrid Meeting**

Meeting Minutes

Call to Order and Roll Call

Present: Bill Chandler, Nick Alt, Brienne Brown, Carol McCormick

Absent: Ryan Tevis

Staff: Andrew Beckman, Kevin Boehm

Guests: Josh Kapfer

Meeting called to order at 4:34 by Alt

Approval of Agenda

Moved to approve by McCormick, Seconded by Brown. Ayes: Chandler, Alt, McCormick, Brown. Nays: None.

Consent Agenda

1. Approval of Minutes from July 22, 2024

Motioned by Chandler, seconded by McCormick to approve. Ayes: Chandler, Brown, Alt, McCormick. Nays: None

Hearing of Citizen Comments

Boehm reminded the commission to not reply all to emails as this is considered a walking quorum and is subject to open records. These are in violation of the City transparency ordinance and Wisconsin state statutes. Additional training will be required of all boards and commissions moving forward.

Treasurer's Report

Boehm informed the commission that Rosemary Leaver has resigned her position on the commission and therefore a new Treasurer must be elected.

Election of New Treasurer

Motioned by McCormick to table the discussion of treasurer until the commission fills all vacancies. Seconded by Brown. Ayes: Alt, Brown, Chandler, McCormick. Nays: None.

Staff Report

2. Report regarding 2024 EAB Treatment.

City staff have treated 181 Ash trees throughout the community, using 5,740 mls or 12 quarts of material. Alt asked for a cost. Beckman stated he did not have the numbers but they have purchased a new gun that speeds up the process and uses less treatment material. He stated an estimate of \$12,000 and that number will go down in the future due to not having to purchase the gun. Alt stated that there is a rolling cost on that particular tree in town and if we reduce our inventory the cost will be reduced. Beckman stated the city is already invested in these trees after several years of treatment. He doesn't want to remove trees just to remove them since they offer a diversity to the urban canopy and there is an Emerald Ash Borer plan in place approved by the City Council that he is obligated to follow.

Crews continue to trim street trees throughout the community. Staff have been watering newly planted trees and have been spraying weeds in some of the beds in the Arboretum. Alt asked if the City was going to mulch the beds, it was mentioned at the last meeting that the City would provide the mulch and the group overseeing the arboretum would be installing the mulch.

Tree City

3. Discussion and possible action on approval of amount of money to spend on trees.

Boehm gave an update that he met with the Finance Department to discuss the request from the UFC to have the money earned from the Tree Sale to be placed into its own account. Finance would like to know the following information. What bank is the account located at, what is the associated FEIN or SSN. He informed the commission that the account needs to be audited by the city auditors every year since the commission is essentially a branch of the city government therefore all monies need to be accounted for in the same fashion.

Boehm stated that the City will release the funds from the Tree Sale to the UFC if that is what they want, however, the City will not fund the upfront costs of the Tree Sale. Boehm will give a full update on Forestry Budget and Funds at the September meeting.

4. Upkeep of the Arboretum

Alt created a list but doesn't have it with him. He went over some of the things he sees necessary and who would be responsible.

- a. Descriptions of the tasks that need to be completed.**
- b. What part of this is to be cared for by the City.**
- c. What part is to be cared for by a group of volunteers created for this purpose.**
- d. Who is interested in developing a group of volunteers to care for the arboretum?**

Alt asked for volunteers to develop a group of volunteers. Brown said she could get it started by reaching out to the Starin Park Neighborhood and the High School. It was recommended to reach out to Wes Everline and the University. Brown asked for a bullet point list of items that need to be done and it would make it easier to find help.

- e. **Who would like to develop tasks that need to be completed by the Arboretum care coalitions/Friends of Starin Park Arboretum?**
- f. **How is funding going to be secured on a continual basis for the Arboretum at Starin Park?**

Alt put together a list of potential funds, but again doesn't have it. He asked for feedback. There was a general discussion of possible funding ideas, no decisions were made.

Bird City

- 5. **Discuss and possible action on placing additional Purple Martin Houses in the Community.**

Alt stated the Park Board donated \$500 the last time a house was purchased and would like to ask the board for an additional contribution

- 6. **Discussion and possible approval of letter to be dispersed/delivered to the residents near Skyway Park in the Park Crest residential subdivision for the purpose of adding a Purple Martin Bird House to this neighborhood.**

Alt provided a letter to the community asking for donations towards the purchase of a Purple Martin house in the Park Crest neighborhood. Boehm will clean up the letter. An additional Purple Martin house is needed at the Trippe Lake location, an additional letter will be sent to residents around that neighborhood similar to the Park Crest request.

Future Agenda Items

- a. Other grants availability and desire to pursue
- b. Update the tree, plants, shrubs, grasses for landscaping plans
- c. Brochure about tree planting in the city
- d. Century Tree use of wood having a special meeting with the Landmarks Commission.

Adjournment

- e. Moved to adjourn by McCormick, seconded by Chandler. Adjourned at 6:36 PM.

Respectfully Submitted,

Kevin Boehm
Kevin Boehm



Urban Forestry Commission Meeting
Monday, September 23, 2024 – 5:30 PM
Cravath Lakefront Room
312 W. Whitewater Street
Whitewater, WI 53190
Hybrid Meeting

Meeting Minutes

Call to Order and Roll Call

Present: Bill Chandler, Nick Alt, Brienne Brown, Carol McCormick, Josh Kapfer, Kerry Katovich

Absent: Ryan Tevis, Sherry Stanek

Staff: Andrew Beckman, Kevin Boehm

Guests: None

Meeting called to order at 4:34 by Alt

Authorization to hold Urban Forestry Meeting due to lack of publication on City website.

Moved by McCormick, Seconded by Katovich. Ayes: Chandler, Alt, McCormick, Katovich, Kapfer.

Approval of Agenda

Moved to approve by McCormick, Seconded by Kapfer. Ayes: Chandler, Alt, McCormick, Kapfer, Katovich. Nays: None.

Consent Agenda

1. Approval of Minutes from August 26, 2024

Motioned by McCormick, seconded by Chandler to approve. Ayes: Chandler, Kapfer, Alt, McCormick. Abstain: Katovich Nays: None

Hearing of Citizen Comments

None

Open Meeting Laws Training

Members watched the training video as a group.

Election of New Treasurer

- 2.** Motioned by McCormick, seconded by Chandler to table the discussion of treasurer until the October meeting. Ayes: Alt, Kapfer, Katovich, Chandler, McCormick. Nays: None.

3. Discussion and possible action segregated funds between City and Urban Forestry Commission.

Motioned by McCormick seconded by Kapfer to table this discussion until the October meeting. Ayes: Chandler, Katovich, Kapfer, McCormick, Alt. Nays: None.

Staff Report

1. Report on 2024 Construction Trees.

Beckman ordered 25 trees from Johnson Nursery for tree replacement of trees removed during road construction in 2024.

2. Report on spring planting order.

Beckman will present the purchase order at the October meeting.

Tree City

5. Discussion and possible action on approving City recommended tree list.

Beckman presented an updated list of trees approved by the City Forester. Motioned by Chandler, seconded by McCormick to approve the list as presented. Ayes: McCormick, Alt, Kapfer, Katovich, Chandler. Nays: None

6. Discussion regarding the upkeep of the Arboretum.

Alt provided a list of tasks for upkeep of the packet. Discussion was had on the items a, b, and c, from the list below. Alt provided a print out that listed upkeep items and further discussion was had on items to be added or removed. (Attached below). Motioned by McCormick and seconded by Katovich to approve the Arboretum Upkeep list as it is presented with the option to change as the Arboretum changes in the future. Ayes: Kapfer, Katovich, Alt, McCormick Chandler. Nays: None

- a. Descriptions of the tasks that need to be completed**
- b. What part of this is to be cared for by the city.**
- c. What part is to be cared for by a group of volunteers created for this purpose.**
- d. How is funding going to be secured on a continual basis for the future?**

Motioned by McCormick and seconded by Kapfer to table until October meeting. Ayes: Katovich, Alt, Chandler, McCormick, Kapfer. Nays: None

Future Agenda Items

- a.** Update the tree, plants, shrubs, grasses for landscaping plans
- b.** Brochure about tree planting in the city
- c.** Century Tree use of wood having a special meeting with the Landmarks Commission.
- d.** Discussion on amount to spend on the tree sale.
- e.** Update on Purple Martin House solicitation.

Adjournment

- f.** Moved to adjourn by McCormick, seconded by Chandler. Adjourned at 6:38 PM.

Respectfully Submitted,

Arboretum Upkeep

What is to be completed by the city:

- Large limb pruning
- Treat weeds, invasive species with chemicals
- Supply mulch
- Remove dead or fallen trees
- Remove stumps

What is to be completed by volunteers:

- Remove weeds from mulch areas
- Replace dead shrubs and trees
- Structural pruning of trees and shrubs
- Add mulch
- Plan new plantings and beds
- Plant flower beds
- Water new plants and trees
- Develop signage mounts for identification purposes and maintain signage

Ideas for funding on a continual basis for the future:

- Grants
- Donations
- Endowments
- Donations towards specific projects
- Funding portal with marketing for the cause.

Community Development Authority Board of Directors Meeting (In-Person & Virtual)



Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Thursday, October 17, 2024 - 5:30 PM

MINUTES

CALL TO ORDER: Chairman Majkrzak called the meeting to order at 5:30 p.m.

ROLL CALL:

PRESENT: Chairman Greg Majkrzak, Board Member Christ Christon, Board Member Neil Hicks, Board Member Joe Kromholz, Board Member Jeff Knight, Board Member Jon Kachel, Board Member Thayer Coburn/via ZOOM. **ABSENT:** Board Member Kachel. **STAFF PRESENT:** Taylor Zeinert (Economic Development Director), Bonnie Miller (CDA Admin. Assistant).

DECLARATION OF CONFLICT OF INTERESTS. Would any Member of the Board wish to declare any known conflict of interest with the items presented on today's CDA Board Agenda? None.

APPROVAL OF AGENDA

Board Member Hicks moved approve the Agenda subject to removal of Item #6; seconded by Board Member Knight. Motion passed by roll call vote. **AYES:** Kromholz, Hicks, Christon, Majkrzak, Knight, Coburn. **NOES:** None. **ABSENT:** Kachel.

HEARING OF CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

1. Moved by Board Member Hicks to approve the September 19, 2024 CDA Meeting Minutes; seconded by Board Member Christon. EDD Zeinert noted that Board Member Jon Kachel joined the meeting at 5:53 p.m. Motion passed by unanimous roll call vote.

ACKNOWLEDGE FINANCIAL STATEMENTS

2. Board Member Knight moved to acknowledge the Financial Statements for Period Ending September 30, 2024; seconded by Board Member Kachel. Motion passed by unanimous roll call vote.

PRESENTATIONS

3. Presentation on behalf of Safepro Technologies by CFO Robert Austin who provided an update on the status of business development, including ongoing development of the Soteria System active emergency guidance system from a manually operated system to an automated system. Mr. Austin stated that they are currently setting up a pilot program at Greenfield High School.

4. Presentation on behalf of Whitewater Cinemas by Jake Gildemeister, Owner. Mr. Gildemeister offered an update regarding business operations at the Whitewater Cinemas and future plans for sale or redevelopment of the structure currently housing the Cinemas. Mr. Gildemeister stated that he does not currently have the property listed for sale.

ACTION ITEMS

5. **Discussion and possible action regarding Request for Proposal (RFP) for demolition of the 108 West Main Street building (EDD Zeinert).** EDD Zeinert provided a summary of the investigations and findings regarding the integrity of the building at 108 West Main Street and the costs associated with restoration of the building to a code-compliant and safe structure. After brief discussion, Chairman Majkrzak moved to proceed with demolition of the building located at 108 West Main Street; seconded by Board Member Kromholz. Motion passed by unanimous roll call vote.
6. **Discussion and possible action regarding Request for Proposal (RFP) for the demolition of the 216 East Main Street building.** Item removed from this Agenda.

CONSIDERATIONS / DISCUSSIONS / REPORTS

7. **Discussion and feedback for Finance Committee regarding Proposed Framework for Improving Public Participation at Common Council and Committee meetings.** EDD Zeinert provided background regarding what the Finance Committee is looking for with regard to public comment type criteria. Board Member Kachel questioned the 3-minute length of time for an individual to speak. Board Member Hicks stated that the 3-minute rule is hard and fast; the new rule being considered allows for flexibility. Board Member Kromholz stated that a time limit ensures that speakers get to the point in a reasonable amount of time. Chairman Marjzkak would prefer the allowance for flexibility. Board Member Kromholz would like to see comments limited to those individuals who live in or own property in Whitewater. Board Member Hicks objected to requiring an individual to fill out a speaker card in order to speak. Board Member Knight was in favor of encouraging more participation from the public.
8. **Discussion regarding draft of proposed Future WindUp Rules.** EDD Zeinert presented a draft of the revised rules for WindUp 2025, making specific note that there would be two categories: (1) existing business; and (2) new business. Board Member Kachel would like to see a claw-back feature if a business leaves Whitewater before a specified amount of time. EDD Zeinert stated that a business is required to stay in Whitewater for at least 12 months. Board Member Knight would like to see a definition of “new business” and “established business”. Board Member Kromholz would like to see a metered approach to the payout of funds based on the business staying in Whitewater. EDD Zeinert asked for a definition of a timeline to be considered a “new business”. Board Member Christon would like to see a definitive start date for a new business.
9. **Staff Update: WCEDA Workforce Housing Initiative 2023-2024.** EDD Zeinert brought attention to Whitewater being featured in the report as being the community that was most ready to launch a workforce housing initiative.

10. **Staff update regarding status of Inventalator Capital Catalyst Loans.** EDD Zeinert provided a summary of Attorney Manthe’s findings and recommended sending a demand letter in an attempt to recover some funds.
11. **Update regarding economic development activities.** EDD Zeinert stated that the Office of Economic Development has been very busy and provided a summary of ongoing development activities.

EXECUTIVE SESSION

Moved by Board Member Kachel and seconded by Board Member Kromholz to adjourn to Closed Session, TO RECONVENE, pursuant to Wisconsin Statutes 19.85(1)(e) “Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Motion passed by unanimous roll call vote. Item to be discussed:

12. Consideration and possible action regarding Development Agreement with Tanis.

RECONVENE INTO OPEN SESSION.

13. Meeting reconvened into open session at 6:50 p.m. and took no action.

FUTURE AGENDA ITEMS

14. How to Calculate TIF (KFP)
15. Cost of Amending a TIF District.
16. Update to Rules of Procedure Handbook
17. Updates to Revolving Loan Programs.
18. Updates to Facade Loan Program.
19. Report on calculation of per household rate savings relating to CDBG funds applied to Water Tower project.
20. Update regarding planning for WindUp 2025.
21. Update regarding status of efforts to make collections on loans.
22. Update regarding status of Development Agreement for the Bowers House Project.

ADJOURNMENT. Moved by Board Member Kachel and seconded by Chairman Majkrzak to adjourn the meeting. Motion passed by unanimous voice vote. Meeting adounred at 6:50 p.m.

Respectfully submitted,

Bonnie Miller, Recorder

Minutes approved at the November 21, 2024 CDA Board Meeting.



MINUTES

JOINT REVIEW BOARD ANNUAL MEETING

November 1, 2023

1. Finance Director Rachelle Blitch called the meeting to order at 1:30 p.m. and roll call was taken. Members Present: Jessica Conley (Walworth County); Mark DeVries (Jefferson County); Ben Prather (Whitewater Unified School District); Sharon Johnson (Gateway Technical College); Shawna Marquardt (Madison Area Technical College); Crystal Singer (Public Member); Rachelle Blitch (City of Whitewater Finance Director).
Others: John Weidl (City Manager); Bonnie Miller (CDA Administrative Assistant).
2. Appointments.
 - 2(a) Public Member. Motion by DeVries with second from Prather to appoint Crystal Singer as the Public Member passed by unanimous voice vote.
 - 2(b) Chairperson. Motion by DeVries with second from Prather to appoint Rachelle Blitch as the Chairperson passed by unanimous voice vote.
3. Approval of Agenda. Motion by Weidl with second from DeVries to approve the Agenda passed by unanimous voice vote.
4. Approval of Minutes. Motion by Weidl with second from Prather to approve the November 1, 2023 Minutes passed by unanimous voice vote.
5. Review 2023 Activity. Greg Johnson from Ehlers & Associates provided a review of the Annual PE-300 Reports and the performance and status of the City's active Tax Increment Districts as required by Wis. Stat. Sec. 1105(4m)(f).
6. Approve Resolution Acknowledging Filing of Annual Report and Compliance with Annual Meeting Requirements. The Resolution was introduced by Chairman Blitch. Upon motion by Prather with a second by DeVries, the Resolution was approved by unanimous roll call vote.
7. Upon motion by Prather with a second by DeVries to adjourn the meeting, the motion passed by unanimous voice vote. The meeting was adjourned by Chairman Blitch at 2:00 p.m.

Respectfully submitted,

Bonnie Miller, Recording Secretary
Minutes approved at November 21, 2024 JRB Meeting.



Finance Committee Agenda Item

Meeting Date:	November 26, 2024
Agenda Item:	Employee Bonuses
Staff Contact (name, email, phone):	Rachelle Blitch, rblitch@whitewater-wi.gov , 262-473-1380

BACKGROUND

(Enter the who, what when, where, why)

The City anticipates concluding 2024 with a financial surplus and has shown interest in rewarding its diligent employees with a bonus. This was done in 2023 and was much appreciated by the employees. Staff have outlined the total expense based on the schedule and eligibility used in the previous year.

FT Employees <1 year: \$100
FT Employees 1-5 years: \$300
FT Employees 5+ years: \$500

Permanent PT Employees:
<1 year: \$50
1-5 years: \$100
5+ years: \$200

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

12/19/2023 – Common Council approved bonuses for employees

FINANCIAL IMPACT

(If none, state N/A)

Approximately \$36,000.

STAFF RECOMMENDATION

Staff recommends setting aside \$36,000 for bonuses for full-time hourly employees and a prorated amount for permanent part-time employees.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Bonus Calculation Example

	# OF			
FULL-TIME:	EMPLOYEES	AMOUNT	TOTAL	
5+ YEARS	39	500	19,500	
1-4 YEARS	44	300	13,200	
<1 YEAR	16	100	<u>1,600</u>	
			34,300	
PART-TIME:				
5+ YEARS	7	200	1,400	
1-4 YEARS	4	100	400	
<1 YEAR	2	50	<u>100</u>	
			1,900	
				36,200 TOTAL

To: Finance Committee

Rachelle Blich, Director of Finance and Administrative Services

From: Tim Neubeck, IT Director

Date: November 11, 2024

Re: MFA Update

Multifactor authentication (MFA) is a layered approach to securing data and applications where a system requires a user to present a combination of two or more credentials to verify a user's identity for login. MFA increases security because even if one credential becomes compromised, unauthorized users will be unable to meet the second authentication requirement and will not be able to access the targeted physical space, computing device, network, or database. Over 80% of cyber breaches occur due to weak or stolen passwords. MFA requires the use of multiple (at least 2) factors to verify authorized access such as something you know (a password), something you have (security key token, authenticator app access), or something you are (biometric data).

While putting together a plan of action to roll out MFA for network and email users, the 2024 Criminal Justice Information Services (CJIS) audit will require additional security for users who interact with law enforcement data. Furthermore, we were running into a snag on how to roll out MFA when users are in vehicles such as in squad cars, fire trucks, ambulances, etc. Finally, O365 licensing will be necessary in order to fully roll out MFA as our current licensing does not include conditional access. Thus, we made the decision to combine the MFA and O365 migration into one project and delay this project due to the increased complexity and cost.

In October, 2025, Microsoft support for Office 2019 will end, and our current suite will then become a security risk. Prior to this happening, we plan on migrating fully to O365 on a G3 Governmental Community Cloud license. While our email services are on O365, none of our other applications are, and our Exchange tenant is commercial – not government – so this project will also include the tenant migration. The majority of users will have this G3 as well as Enterprise Mobility + Security licensing while certain shared devices will have kiosk licensing as they will not need the full suite of applications.

Once the migration is complete, we will be able to deploy MFA using Microsoft Authenticator or physical hardware security key token to all users.

Aquatic Center Special Revenue Fund-247

Revenues & Expenses

REVENUES

3% increase

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
AQUATIC CTR-MEMBERSHIPS								
247-41000-55	FAMILY MEMBERSHIP REVENUE	203,618	123,557	132,647	106,363	127,635	143,444	143,444
247-41100-55	MONTHLY EFT REVENUE	669	376	396	-	-	428	428
247-41200-55	YOUTH MEMBERSHIP REVENUE	-	17,026	21,109	8,867	10,640	22,828	22,828
247-41250-55	ADULT MEMBERSHIP REVENUE	699	48,333	49,757	39,043	46,851	53,807	53,807
247-41300-55	SENIOR MEMBERSHIP REVENUE	180	41,568	33,657	52,343	62,812	36,396	36,396
247-41350-55	SILVER SNEAKERS MEMBERSHIP	14,181	27,408	24,132	15,964	19,157	26,097	26,097
247-41400-55	COUPLE MEMBERSHIP REVENUE	-	-	-	-	-	-	-
247-41500-55	COLLEGE STUDENT MEMBERSHIPS	-	-	-	450	450	-	-
	Total:	219,346	258,269	261,700	223,029	267,545	283,000	283,000
AQUATIC CTR-PASSES								
247-42000-55	ADULT DAY PASSES	43,428	44,356	48,666	42,374	50,849	48,666	48,666
247-42100-55	YOUTH DAY PASSES	18,777	31,217	38,195	17,891	21,469	38,195	38,195
247-42200-55	SENIOR DAY PASSES	-	-	-	-	-	-	-
247-42300-55	GROUP RATES	11,491	11,471	15,375	7,988	9,585	15,375	15,375
	Total:	73,697	87,045	102,235	68,253	81,903	102,236	102,236
AQUATIC CTR-CLASSES								
247-43000-55	SWIM LESSONS	15,716	11,923	14,854	8,644	10,373	15,854	15,854
247-43100-55	SUMMER SCHOOL SWIM LESSONS	-	-	-	-	-	-	-
247-43200-55	LAND FITNESS CLASSES	7,668	9,884	11,519	6,619	7,943	12,770	12,770
247-43300-55	WATER CLASSES	1,175	794	1,227	-	-	1,276	1,276
247-43350-55	WAFC PROGRAMS	-	-	-	600	720	-	-
	Total:	24,560	22,601	27,600	15,863	19,036	29,900	29,900
AQUATIC CTR-RENTALS								
247-44000-55	MEETING ROOM RENTALS	1,991	1,828	3,900	7,505	9,006	4,400	4,400
247-44050-55	OFFICE SPACE RENTALS	-	-	-	-	-	-	-
247-44100-55	WHITWATER SCHOOL DIST RENTAL	1,075	709	3,900	7,595	9,114	4,400	4,400
247-44105-55	J HAWKS RENTALS	583	389	2,100	389	467	2,400	2,400
247-44200-55	BIRTHDAY PARTIES	142	5,771	3,100	14,514	17,416	3,500	3,500
	Total:	3,792	8,698	13,000	30,003	36,003	14,700	14,700
AQUATIC CTR-OTHER INCOME								
247-45050-55	DONATIONS	-	103	-	25	25	-	-
247-45100-55	GIFT CERTIFICATES	-	-	-	-	-	-	-
247-45400-55	CONCESSIONS STAND	20,771	11,520	13,338	9,055	10,866	13,338	13,338
247-45500-55	PRO-SHOP INCOME	469	303	356	1,798	2,158	356	356
247-45505-55	MISC INCOME-ONE TIME REV	2,500	44	-	3,514	4,140	-	-
247-45600-55	GIFT CARDS/CERTIFICATES	724	1,824	2,014	155	186	2,014	2,014
	Total:	24,465	13,794	15,708	14,547	17,374	15,708	15,708
AQUATIC CTR-OTHER FIN SOURCES								
247-49280-55	WUSD CONTRIBUTION	115,500	400,009	178,000	216,934	216,934	183,340	183,340
247-49290-55	CITY CONTRIBUTION/TRANSFER	128,000	279,759	178,000	258,767	258,767	178,000	266,530
247-49291-55	CITY ADDITIONAL CONTRIBUTION	-	-	106,973	23,000	23,000	93,363	-
	Total:	243,500	679,767	462,973	498,701	498,701	454,703	449,870
	Total Operating Revenue:	589,360	#####	883,216	850,396	920,562	900,247	895,414

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
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EXPENSES

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
WAC- MANAGEMENT								
247-55100-111	SALARIES/PERMANENT	85,028	60,238	98,216	45,478	51,410	100,425	62,270
247-55100-112	WAGES/OVERTIME	-	-	-	-	-	-	-
247-55100-150	MEDICARE TAX/CITY SHARE	1,258	972	1,529	1,149	1,299	1,563	910
247-55100-151	SOCIAL SECURITY/CITY SHARE	5,381	4,156	6,536	2,199	2,486	6,683	3,892
247-55100-152	RETIREMENT	5,381	4,353	6,777	3,164	3,577	6,777	4,328
247-55100-153	HEALTH INSURANCE	12,313	8,217	7,200	10,946	12,374	7,560	16,252
247-55100-154	HRA-LIFE STYLE ACCT EXPENSE	-	-	-	-	-	-	2,000
247-55100-155	WORKERS COMPENSATION	1,054	300	1,930	42	48	1,930	1,198
247-55100-156	LIFE INSURANCE	5	1	-	3	3	-	-
247-55100-158	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-
247-55100-211	PROFESSIONAL DEVELOPMENT	1,162	-	-	278	300	-	300
	Total:	111,583	78,238	122,187	63,258	71,495	124,938	91,150
WAC-FRONT DESK								
247-55150-113	WAGES/TEMPORARY	84,507	107,242	68,184	76,659	86,658	69,718	85,007
247-55150-150	MEDICARE TAX/CITY SHARE	1,207	1,551	989	1,164	1,316	1,011	1,233
247-55150-151	SOCIAL SECURITY/CITY SHARE	5,161	6,632	4,227	4,977	5,626	4,323	5,270
247-55150-152	RETIREMENT	-	133	-	8	9	-	-
247-55150-155	WORKERS COMPENSATION	2,384	2,003	1,340	1,532	1,731	1,340	1,635
247-55150-158	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-
	Total:	93,258	117,562	74,740	84,339	95,340	76,392	93,145
WAC-FITNESS								
247-55200-113	WAGES/TEMPORARY	-	-	-	-	-	-	-
247-55200-114	WAGES/PART-TIME/PERMANENT	41,898	46,066	65,831	39,822	45,016	67,312	32,240
247-55200-150	MEDICARE TAX/CITY SHARE	603	664	955	597	675	976	467
247-55200-151	SOCIAL SECURITY/CITY SHARE	2,579	2,838	4,081	2,551	2,884	4,173	1,999
247-55200-152	RETIREMENT	87	267	-	273	309	-	-
247-55200-153	HEALTH INSURANCE	-	513	-	-	-	-	-
247-55200-155	WORKERS COMPENSATION	1,299	967	1,294	811	917	1,294	620
247-55200-156	LIFE INSURANCE	-	2	-	1	1	-	-
247-55200-158	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-
	Total:	46,466	51,316	72,160	44,055	49,801	73,755	35,327
WAC-AQUATIC								
247-55300-113	WAGES/TEMPORARY	-	10	-	30	34	-	-
247-55300-114	WAGES/PART-TIME/PERMANENT	103,926	157,400	252,214	239,352	270,572	257,888	311,707
247-55300-150	MEDICARE TAX/CITY SHARE	1,489	2,243	3,657	3,572	4,038	3,739	4,520
247-55300-151	SOCIAL SECURITY/CITY SHARE	6,367	9,588	15,637	15,276	17,268	15,989	19,326
247-55300-152	RETIREMENT	1,020	2,136	-	2,782	3,145	-	3,211
247-55300-153	HEALTH INSURANCE	-	1,052	-	-	-	-	-
247-55300-155	WORKERS COMPENSATION	3,183	3,445	4,957	5,195	5,872	4,957	5,996
247-55300-156	LIFE INSURANCE	-	3	-	5	5	-	-
247-55300-158	UNEMPLOYMENT COMPENSATION	-	-	-	-	-	-	-
	Total:	115,984	175,877	276,465	266,212	300,935	282,574	344,759
WAC-MAINTENANCE								
247-55400-111	SALARIES/PERMANENT	12,608	12,558	12,580	17,770	20,088	12,841	16,845
247-55400-150	MEDICARE TAX/CITY SHARE	182	173	181	254	287	177	267
247-55400-151	SOCIAL SECURITY/CITY SHARE	780	740	775	1,087	1,229	757	1,143
247-55400-152	RETIREMENT	817	846	882	1,256	1,420	865	1,171
247-55400-153	HEALTH INSURANCE	497	2,980	2,866	4,085	4,618	3,047	1,440
247-55400-154	HRA-LIFE STYLE ACCT EXPENSE	-	-	-	-	-	-	150
247-55400-155	WORKERS COMPENSATION	392	280	294	390	440	286	323
247-55400-156	LIFE INSURANCE	4	2	2	3	3	2	13
247-55400-250	CONTRACTED SERVICES	-	1,463	-	6,000	6,000	-	-
	Total:	15,279	19,041	17,580	30,845	34,085	17,975	21,352
WAC-ADMIN EXPENSES								
247-55500-224	INSURANCE	-	7,416	7,638	300	300	7,867	43
247-55500-224	SOFTWARE/HARDWARE MAINTENANCE	4,483	11,472	9,567	12,663	13,814	10,123	11,991

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
247-55500-225	TELECOM/INTERNET/COMMUNICATIO	4,563	4,440	4,088	4,074	4,088	4,129	4,753
247-55500-246	CLEANING & SUPPLIES	8,170	9,278	8,400	9,233	12,382	8,484	9,000
247-55500-310	FITNESS & OPERATING SUPPLIES	1,616	2,660	3,300	14,130	14,964	3,333	1,000
247-55500-320	CHAMBER DUES & EXPENSES	274	288	288	60	90	291	-
247-55500-650	CREDIT CARD PROCESSING FEES	57	90	152	64	96	153	153
247-55500-652	BANK CHARGES	10	-	10	8	12	10	12
247-55500-654	PERMITS & FEES	1,005	2,035	1,050	1,212	1,400	1,061	1,400
247-55500-656	MEMBER KEY TAGS	1,386	885	1,100	855	1,000	1,111	1,000
	Total:	21,563	38,564	35,592	42,599	48,146	36,562	28,709

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
WAC-POOL EXPENSES								
247-55600-310	OFFICE & OPERATING SUPPLIES	1,410	6,191	3,171	10,756	11,015	3,267	5,000
247-55600-342	WSI CLASS EXPENSE	634	656	100	-	-	101	101
247-55600-344	LIFEGUARD CLASS EXPENSE	1,695	2,087	1,954	3,012	3,286	2,013	3,000
247-55600-346	GENERAL POOL MAINTENANCE	12,001	13,126	12,000	13,337	14,550	12,360	12,000
247-55600-348	POOL EQUIPMENT	4,167	13,051	5,050	7,335	8,002	5,101	7,500
247-55600-350	POOL CHEMICALS	18,000	18,000	18,540	16,500	18,000	19,096	19,096
	Total:	37,907	53,110	40,815	50,941	54,852	41,938	46,697
WAC-UTILITIES/HVAC								
247-55700-221	WATER/SEWER UTILITIES	27,529	26,350	28,280	24,938	27,205	28,563	30,516
247-55700-222	ELECTRIC UTILITIES	82,711	87,824	90,000	84,190	83,098	90,900	105,000
247-55700-223	NATURAL GAS	74,817	53,879	69,000	31,340	31,774	69,690	45,000
247-55700-355	REPAIR/MAINT SUPPLIES	16,557	10,894	19,000	16,273	17,231	19,190	18,000
	Total:	201,614	178,946	206,280	156,741	159,309	208,343	198,516
WAC-OTHER EXPENSES								
247-55800-310	OFFICE & OPERATING SUPPLIES	19,601	16,686	15,500	25,790	27,456	15,655	16,700
247-55800-324	MARKETING	5,144	10,788	8,080	4,117	27,000	8,161	5,000
247-55800-341	JANITORIAL/CLEANING SUPPLIES	1,055	337	1,100	829	905	1,111	1,111
247-55800-342	CONCESSION SUPPLIES	12,166	9,903	12,000	6,075	6,199	12,120	8,000
247-55800-344	LAND FITNESS MAINTENANCE	194	-	-	8,097	8,833	-	4,300
247-55800-346	PRO-SHOP INVENTORY	654	185	700	1,417	1,546	707	1,700
	Total:	38,815	37,900	37,380	46,325	71,939	37,754	36,811
	Total Operating Expenses:	682,470	750,553	883,199	785,315	885,902	900,229	896,465

Total Operating Revenue:	589,360	#####	883,216	850,396	920,562	900,247	895,414
Total Operating Expenses:	682,470	750,553	883,199	785,315	885,902	900,229	896,465
Total Operating Net:	(93,109)	319,620	17	65,081	34,660	18	(1,051)

CAPITAL REVENUES

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
247-49285-55	WUSD CAPITAL IMPROVE CONT	50,000	-	100,000	43,441	43,441	100,000	156,559
247-49295-55	GENERAL FUND CAP IMPROVE CONT	50,000	50,000	100,000	100,000	100,000	100,000	100,000
	Total Capital Revenue:	100,000	50,000	200,000	143,441	143,441	200,000	256,559

CAPITAL EXPENSES

	DESCRIPTION	2022 ACTUAL	2023 ACTUAL	2024 BUDGET	2024 YTD-NOV	2024 ACT-EST	2025 ORIG BUDGET	2025 ADJ BUDGET
247-55800-810	CAPITAL EQUIPMENT	18,275	14,171	105,000	13,952	13,952	-	-
247-55800-820	CAPITAL IMPROVEMENTS	-	-	-	86,567	86,597	100,000	300,000
	Total Capital Expenses:	18,275	14,171	105,000	100,519	100,549	100,000	300,000

Total Capital Revenue:	100,000	50,000	200,000	143,441	143,441	200,000	256,559
Total Capital Expenses:	18,275	14,171	105,000	100,519	100,549	100,000	300,000
Total Capital Net:	81,725	35,829	95,000	42,921	42,891	100,000	(43,441)

247-49300-55	FUND BALANCE APPLIED	-	-	(95,017)	-	(77,552)	(100,018)	44,492
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Total WAFB Facility Net:	(11,385)	355,449	-	108,002	-	-	-
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FUND BALANCE	(425,028)	(69,578)			7,973	107,991	(36,519)
247-34300 Net Change-Increase/(Decrease)	(11,599)	355,449		108,002	77,552	100,018	(44,492)



Whitewater Aquatic and Fitness Center 2024 Financial Report

Memberships

- Total Memberships
 - 2022 1641
 - 2023 1697
 - 2024 2147
- Family Memberships
 - 2022 **
 - 2023 984
 - 2024 1316
- Adult Memberships
 - 2022 **
 - 2023 161
 - 2024 163

Memberships

- Senior Memberships
 - 2022 **
 - 2023 144
 - 2024 280
- Youth Memberships
 - 2022 **
 - 2023 48
 - 2024 39
- Insurance Memberships
 - 2022 117
 - 2023 113
 - 2024 282

Budget numbers explained

WAC Management

- \$122,187 budgeted
- \$71,495 EST Actual
- \$50,692 difference

WAC Front Desk

- \$74,740 budgeted
- \$95,340 EST Actual
- \$-20,600 difference

WAC Fitness

- \$72,160 budgeted
- \$49,801 EST Actual
- \$22,359

Budget numbers explained

WAC Aquatic

- \$276,465 budgeted
 - \$300,935 EST Actual
 - \$24,470 difference
-
- Increased lifeguard wages to \$14 to start
 - Increased amount of lifeguards per shift
 - Added shift premiums to early mornings and weekends

Budget numbers explained

WAC Maintenance

- \$17,580 budgeted
- \$34,085 EST Actual
- \$16,505 difference

WAC Admin Expenses

- \$35,592 budgeted
- \$48,146 EST Actual
- \$12,554 difference

WAC Pool Expenses

- \$40,815 budgeted
- \$54,852 EST Actual
- \$14,037 difference

Budget numbers explained

WAC Other Expenses

- \$37,380 budgeted
- \$71,939 EST Actual
- \$34,559 difference

2024 EST Actual Operating Expenses

- \$885,902

2024 EST Actual Operating Revenue

- \$920,562

2024 EST Actual Operating Net

- \$34,660

IMPROVEMENTS

- Locker Rooms
 - Repainting of lockers
 - Replacement of flooring in locker rooms
- Aquatic Center
 - UV Lightbulb Replacement
 - Air-sock replacement
- Fitness Center
 - Stairmaster purchase
 - Aluminum diamond plate on walls by free weights
 - Equipment maintenance



NOW HIRING LIFEGUARDS

- Preferred Red Cross Certified lifeguards (* WAFC will reimburse course fees)
- Staff perks (including WAFC membership) and paid training
- Pay starting at \$14-16/hour (Weekends \$2/hour shift premium)

**For more information contact Hunter Karnitz
at 262-458-2791 or hkarnitz@whitewater-wi.gov**





Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Staff Update Walworth Ave Temporary Limited Easements
Staff Contact (name, email, phone):	Brad Marquardt, bmarguardt@whitewater-wi.gov , 262-473-0139

BACKGROUND

(Enter the who, what when, where, why)

At the July 16, 2024 Council meeting, the Council passed a resolution authorizing the Public Works Director to act on the behalf of the City in approving payments for Temporary Limited Easements up to \$2,000 for the Walworth Avenue paving project. As part of the approval, Council asked for an update when the easements were completed. All eight easements have been approved with the respective property owners for the amounts shown below.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

- Parcel 1: \$250
- Parcel 2: \$1,300
- Parcel 3: \$2,000
- Parcel 4: \$1,000
- Parcel 6: \$250
- Parcel 7: \$250
- Parcel 8: \$250
- Parcel 9: \$250

STAFF RECOMMENDATION

N/A

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. N/A



Office of the Fire/EMS Chief
312 W. Whitewater Street
Whitewater, Wisconsin 53190

www.whitewater-wi.gov
Telephone: (262) 473-0116

November 22, 2024

Subject: Job Performance and Satisfaction References for Gilbank Construction Inc.

Members of the Common Council,

I am writing to provide an update regarding the references and job performance feedback for Gilbank Construction Inc. of Clinton, Wisconsin, as requested during the November 19th Common Council meeting of their qualifications for the Fire Department Bunkroom project.

Below is the list of organizations I contacted along with the scope of projects, contract amounts, and completion dates, currently contracted with Gilbank Construction Inc. Each organization provided positive feedback regarding their experiences with the company and highly recommended Gilbank Construction Inc.

City of Milton	Wellhouse Renovations	\$1,260,420	4/30/2025
City of Fort Atkinson	DPW Facility	\$11,544,000	3/31/2025
K & W Greenery	Office	\$1,001,400	2/15/2025

Given the consistent positive feedback from the organizations I contacted, I recommend Gilbank Construction Inc. for the Fire Department Bunkroom project.

Should you require any further details or wish to discuss the feedback in more depth, please do not hesitate to contact me directly.

Thank you for your time and consideration.

Kelly Freeman
Fire/EMS Chief



Common Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Resolution Creating The City of Whitewater Trippe and Cravath Lake District
Staff Contact (name, email, phone):	Michelle Dujardin, mdujardin@whitewater-wi.gov 262-473-0121

BACKGROUND

(Enter the who, what when, where, why)

As the City of Whitewater continues to explore solutions for the long-term health and sustainability of Trippe and Cravath Lakes, it's important for the community to understand the work being done by the Common Council and the Lakes Advisory Committee (LAC). Since its creation, the LAC has met several times, consulted with the Wisconsin Department of Natural Resources (WDNR) and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), and reviewed the most recent lake management plans. The committee is assessing the impact of current projects and developing a path forward for the protection and rehabilitation of both lakes.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

October 2, 2024 Lakes Advisory Committee held an educational Lakes Summit at 841 Brewhouse from 5:00pm-7:00pm to help the public learn more about these efforts.

November 13, 2024. Lakes Advisory Committee Meeting: Geoff Hale motioned to approve The Resolution Creating The City of Whitewater Trippe and Cravath Lake District as written with recommendation to bring to Common Council for approval on December 3, 2024. Seconded by Kurt Zipp. Ayes: Carol McCormick, Elvira Kau, Gayle Stettler, Geoff Hale, Ginny Coburn, and Kurt Zipp. Noes: None.

FINANCIAL IMPACT

(If none, state N/A)

The Lakes Advisory Committee is recommending the formation of a Lakes District to the Common Council. If approved, this district would have the authority to implement lake protection projects and levy a tax on all properties within the City—not just those with direct lake access. Based on recent calculations, the total assessed property value within the City of Whitewater, including both Walworth County (\$855,393,850) and Jefferson County (\$106,181,200), totals approximately \$961,575,050. The proposed initial budget for the Lakes District is \$250,000, which translates to a mill rate of approximately \$0.26 per \$1,000 of assessed property value. For every \$100,000 in property value, this would result in an annual cost of approximately \$26.

It's important for the community to know that future budgets for the Lakes District would be determined at an annual meeting of the committee overseeing the Lakes Management District. This meeting would serve as the primary opportunity for residents to voice their opinions on the budget and its impact on the levy.

STAFF RECOMMENDATION

ATTACHMENT(S) INCLUDED

(If none, state N/A)

-
1. Resolution Creating The City of Whitewater Trippe and Cravath Lake District
 2. Informational Slide
 3. Together For Healthy Lakes Pamphlet
 4. Ordinance No. 2072- Lakes Advisory Committee
 5. People of The Lakes Book- Forming a Lake District Chapter
 6. City Limits Map
-

MEMORANDUM

To: City Council

From: John Weidl, City Manager

Subject: Consideration of the Proposed City of Whitewater Trippe and Cravath Lake District

Date: November 22, 2024

Council Members,

First, I want to thank the Lakes Advisory Committee (LAC) for their thoughtful and diligent work in developing this proposal. The LAC was created by this Common Council to provide expert recommendations on the future of Trippe and Cravath Lakes, and their efforts have been invaluable in crafting a potential path forward.

Understanding the Process

The resolution before you propose creating the City of Whitewater Trippe and Cravath Lake District through a municipal resolution, as allowed under Wisconsin Statutes Chapter 33. This method enables the city to establish a lake protection and rehabilitation district without requiring a petition or public hearing. However, there are other options for forming a lake district, and it's important that we understand the implications of each.

Petition Process: This method requires support from owners of at least 51% of the land within the proposed district boundaries. It ensures that a majority of affected property owners explicitly support the district's creation.

Non-Binding Referendum: Alternatively, the city can place a question on the ballot to gauge public opinion before returning to the resolution as drafted. This approach allows all residents to provide input, not just those within the district boundaries, if at all.

Both options are legitimate, and each has its benefits. What's most important, however, is that the decision-making process remains transparent and inclusive of public input.

A Proven Approach

We have successfully engaged the public in similar decisions in the past. For example:

Fire Department Referendum: Two years ago, the city held a referendum to fund the transition to a full-time fire department. This ensured that taxpayers were involved in the decision to dedicate public funds to such a significant project.

Starin Park Water Tower: When considering funding for this project, the Common Council chose to ask taxpayers through a non-binding referendum. This allowed us to proceed with confidence, knowing that public interest supported the investment.

Public Safety Referendum: Most recently, this Common Council voted to place a referendum question on the April ballot to seek enhanced funding for public safety, recognizing the importance of involving the public in key funding decisions.

Public and Taxpayer Involvement

While everyone shares the same ultimate goal of preserving and enhancing our lakes, it's essential that we involve the public and taxpayers in the process. The creation of a lake district introduces a new tax levy, and decisions of this nature should not be made without demonstrating broad public support.

Recommendations

To ensure transparency and public engagement, I recommend the following actions:

1. Engage in the Petition Process: Encourage the LAC to circulate a petition among property owners within the proposed district boundaries. This approach will demonstrate clear community support for the district's creation.
2. Non-Binding Referendum: Alternatively, the Common Council could vote to place a non-binding referendum question on the April ballot. This would provide an opportunity for all residents to voice their opinion on the lake district proposal before approving the resolution.

Conclusion

The Lakes Advisory Committee has done exceptional work in bringing forward this proposal, and I commend their dedication. However, in a constrained financial environment where we have previously sought public input for projects like the fire department, the water tower, and public safety (police) funding, it's only appropriate that we hold the creation of a lake district to the same standard of public scrutiny.

By involving the public and taxpayers in the decision-making process, we not only build trust but also ensure the success and sustainability of this important initiative.

Thank you for considering these recommendations. I look forward to discussing this further.



www.whitewater-wi.gov
Telephone: 262-473-0104

Office of the City Manager
312 W. Whitewater St.
Whitewater, WI 53190

Sincerely,

A handwritten signature in black ink that reads "John S. Weidl". The signature is written in a cursive style with a large, looping initial "J".

John Weidl, City Manager

**RESOLUTION CREATING THE CITY OF WHITEWATER TRIPPE AND
CRAVATH LAKE DISTRICT**

WHEREAS, residents and property owners of the City of Whitewater seek to establish a lake protection and rehabilitation district in accordance with Wisconsin Statutes Chapter 33; and

WHEREAS, the residents and property owners around Trippe and Cravath Lakes have determined that a governmental entity is needed to address current and future concerns related to these lakes; and

WHEREAS, the proposed boundaries of the district are delineated on the map attached as *Attachment #1*; and

WHEREAS, the residents and property owners within the proposed district have indicated that all lands within these boundaries will benefit from the formation of the district; and

WHEREAS, Wisconsin Statutes Section 33.23(1) permits a city to create a lake district by resolution without the need for petitions or public hearings; and

WHEREAS, the residents and property owners around Trippe and Cravath Lakes have chosen to name the district the "City of Whitewater Trippe and Cravath Lake District"; and

WHEREAS, a list of residents to serve as interim members of the board of commissioners has been submitted, with the interim board serving until the first annual meeting is held; and

WHEREAS, the residents and property owners have requested that the first annual meeting be scheduled for July 26, 2025 at 1:00 p.m. in the City of Whitewater Municipal Building; and

WHEREAS, the Common Council of the City of Whitewater finds and declares that:

1. The creation of the district is necessary;
2. The public health, comfort, convenience, necessity, and welfare will be promoted by the establishment of the district;
3. The properties within the proposed district boundaries will benefit from the district's establishment; and
4. The formation of the district will not cause or contribute to long-range environmental pollution, as defined in Wisconsin Statutes Section 283.01(6);

NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Whitewater hereby creates the City of Whitewater Trippe and Cravath Lake District, located entirely within the City of Whitewater, as provided by Wisconsin Statutes Section 33.21(1); and

BE IT FURTHER RESOLVED that the boundaries of the City of Whitewater Trippe and Cravath Lake District are hereby established as set forth in the map labeled *Attachment #1*; and

BE IT FURTHER RESOLVED that the first annual meeting of the City of Whitewater Trippe and Cravath Lake District shall be held on July 26, 2025 at 1:00 p.m. in the City of Whitewater Municipal Building.

Resolution introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

AYES:
NOES:
ABSENT:
ADOPTED:

John Weidl, City Manager

Heather Boehm, City Clerk

A day at the Lake restores the Soul



The City Council Role

When a district is established by a city or village, the city council or village board generally serves as the board of commissioners. These municipal districts are otherwise governed like other districts, with an annual meeting of electors and property owners determining the district's budget and tax levy

Why Form A Lake District

- Enhanced Funding and Grants
- Sustainable Resource Management
- Community Engagement
- Water Quality Protection
- Local Control and Governance
- Recreational Opportunities
- Property Value Preservation



Approximately how much could this cost me ?

In supporting creation of the Cravath and Trippe Lakes District a tax levy would be put in place on your annual property tax bill based on tax parcel valuation. Lakeshore property owners will be assessed an additional fee. Fees will possibly be established based on creating a \$250,000 approved budget for the Cravath and Trippe Lake District. Residents could see an estimated 0.26% per thousand of assessed value to their annual tax bill. For example, a home assessed at \$150,000 would see an estimated \$39 a year increase. These numbers are truly estimates and must be approved at an annual meeting where all district members have the opportunity to vote. Please contact the Board of Commissioners, appointed Commissioners, Officers, and City of Whitewater appointed staff with comments, questions, or concerns.

Helpful Resource Contacts

• City of Whitewater •

www.whitewater-wi.gov | www.wwparks.org

City Manager

John Weidl

jweidl@whitewater-wi.gov | 262-473-0104

Public Works Director

Brad Marquardt, P.E.

bmarquardt@whitewater-wi.gov | 262-473-0139

Director of Parks, Recreation and Facilities

Kevin Boehm, CPRP, CPSI, AFO.

kboehm@whitewater-wi.gov | 262-473-0122

Assistant Parks, Recreation, Community Events Director

Michelle Dujardin, CPRP

mdujardin@whitewater-wi.gov | 262-473-0121

• UW Extension •

www.uwsp.edu/cnr-ap/UWEXLakes/

Director of Extension Lakes

Erin
eo **Item 13.** erino@uwsp.edu | 715-346-2192

Continued on back of brochure

Helpful Resource Contacts

(Continued from inside)

• Southeastern Wisconsin Regional Planning Commission •

www.sewrpc.org

Principal, Specialist - Biologist

Justin Poinatte

jpoinatte@sewrpc.org | 262-953-3230

Specialist - Biologist

Danielle Matuszak, M.S.

dmatuszak@sewrpc.org | 262-953-3221

• University of Wisconsin - Whitewater •

www.uww.edu | www.uww.edu/sustainability

Sustainability Coordinator

Wes Enterline

Direct: enterlinwj03@uww.edu | 262-472-6709

Office: sustainability@uww.edu | 262-472-6724

Marketing Program Coordinator

Dr. Andy Dahl, M.S.

dahlaj18@uww.edu | 262-472-6950

• Tallgrass Restoration, LLC •

www.tallgrassrestoration.com

Assistant Project Manager

Rachel Lambert

rlambert@tallgrassrestoration.com | 608-531-1768

• RLP Diversified, Inc •

www.rlpdiversified.com

Project Manager, Earthmoving & Demolition Contractor

Tammy Cappello

rlp.super@outlook.com | 262-206-1297

• Eco Waterway Services •

www.ecowaterway.com

Kelly Csizmadia

kcsizmadia@ecowaterway.com | 262-337-4630

• Whitewater Creek Coalition •

Whitewater Creek Coalition on Facebook

Jeffery Weigel

wwcreekcoalition@gmail.com

• Lakes Advisory Committee Members •

In blue shirts

Kurt Zipp

Elvira Kau

Geoff Hale

Carol McCormick

Gayle Stettler

Ginny Coburn

Don Huntington | Dedicated Community Member

Michelle Dujardin | City of Whitewater Staff Member



Together for Healthy Lakes Summit

Wednesday, October 2nd

5:00pm - 7:00pm

at the

841 Brevhouse

841 E Milwaukee St
Whitewater, WI 53190

Free & Open to the entire community!

Why?

have we invited you here ?

To provide an opportunity for every community member to ask the latest questions in lakes management, conservation, and recreation.

The Lakes Advisory Committee is seeking the support to create a Cravath and Trippe Lake District in the City of Whitewater

Find an individual wearing blue and ask them why this is important!

What is a lakes district ?

A lake district is a specialized unit of government designed to manage a lake or group of lakes. One of the major differences between a lake district and a lake association is a lake district's ability to tax property within the district. Since 1974, when Wisconsin passed legislation allowing the formation of lake districts, over 200 lake communities have formed lake districts.

- Lake districts have a unique blend of powers and governance provisions tailored to fit the needs of local lake communities. A lake district is guided and operated by those that live in or own property in the district. A lake district's day-to-day operations are carried out by a board of commissioners composed of elected volunteers and local officials. The financial direction of the district is determined by district residents (electors) and property owners at an annual meeting. Unlike other governmental units, such as towns or sanitary districts, nonresident property owners have the right to vote and hold office in lake districts.

- Lake districts in Wisconsin have tremendous opportunities to address lake and watershed management issues. The Wisconsin Legislature has consistently recognized their potential by giving lake districts legal standing, the ability to tax, and eligibility for cost sharing funds and other state assistance. Governmental units, including lake districts, enjoy the advantages of automatically being exempt from federal income tax.

- Since the 1970s, lake districts have shown that small public institutions can achieve remarkable results when it comes to lake management. A key to lake district success is a core of dedicated volunteer leaders willing to learn and work hard to maintain their lake. Through the work of these individuals, Wisconsin communities have identified and addressed threats to water quality, improved recreational boating and enhanced the vitality of inland lakes in the state.

A lake district is not a club. Unlike a lake association, a lake district is a governmental body with statutory responsibilities to the resource, local citizens and taxpayers. Like all government entities, the powers and operations of a lake district are set by law with legal responsibilities and consequences designed to ensure that the rights and interests of the public are protected.

How can a lakes district be formed ?

A city or village may establish a lake district by a simple resolution, provided that all the frontage of the lake is within the city or village, (except any portions outside the state of Wisconsin). A petition of property owners is not required for the creation of a district by a city council or village board. The resolution establishing the district is adopted in the same manner as resolutions for other municipal business. The law does not require a public hearing to be held in connection with establishing the district. However, most incorporated municipalities do schedule a public hearing or informational meeting on creation of a lake district in order to provide an opportunity for public comment, in the interest of fairness and open government.

- When a district is established by a city or village, the city council or village board generally serves as the board of commissioners. These municipal districts are otherwise governed like other lake districts, with an annual meeting of electors and property owners determining the district's budget and tax levy. In situations where the governing body of a city or village serves as the board of commissioners of a lake district, they sometimes consider establishing a citizen advisory committee or other structure to include citizen input.

- The city council or village board is required to provide for an election of the board of commissioners if a petition requesting that form of governance is filed. The petition must be signed by at least 20% of property owners within the district. Upon presentation of such a petition, an election must be held at the next annual or special meeting of the district, whichever occurs first.

In that case, the new board of commissioners will consist of elected representatives as well as two appointed representatives, one from the county and one from the city or village. The new board of commissioners will become effective immediately after the election (unless there is a challenge to the election results initiated in circuit court within 14 days of the election).

Why should I support a lakes district ?

Ensures Sustainability

- **Plan for Long-Term Maintenance:** Address how the lakes district will be maintained and sustained over the long term to reassure the community of its lasting benefits. For example, the lakes district can buy and operate an aquatic plant harvester, develop a lake management plan, develop an aquatic plant management plan, develop a water recreation plan, contract for aquatic plant removal and maintain lake access.
- **Promote Environmental Stewardship:** Emphasize sustainable practices and environmental conservation to align with community values, concerns and priorities.
- **Additional Funding:** A lakes district has more opportunities for grant funding that goes directly to lake improvements that are decided and voted on by the people.

Build Community Engagement

- **Foster Participation:** Encourage community involvement in the planning and implementation process. This can help build ownership and commitment.
- **Organize Events:** Host informational sessions, workshops, and community events to educate and engage people about the lakes.
- **Understand Community Needs and Concerns:** Identify key issues or needs within the community, such as economic development, environmental conservation, recreation, etc.

Cost information and helpful contacts on reverse

ORDINANCE No. 2072
AN ORDINANCE CREATING CHAPTER 2.73 LAKE ADVISORY COMMITTEE

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do ordain as follows:

SECTION 1. Whitewater Municipal Code Chapter 2.73 is hereby created to read as follows:

2.73.010 – Lake Advisory Committee

Lake Advisory Committee

Mission Statement: The Lake Advisory Committee is dedicated to preserving and enhancing the health, beauty, and recreational value of the lakes within the City of Whitewater. We strive to provide recommendations and guidance to local authorities, engage the community in lake-related activities, and promote responsible stewardship of our natural resources.

Committee Goals and Objectives:

1. **Lake Health and Water Quality:** Monitor and assess the water quality of local lakes, identify potential threats to their health, and recommend actions to maintain or improve water quality.
2. **Ecosystem Preservation:** Work to protect and restore the natural ecosystems in and around Whitewater's lakes, ensuring the long-term health of local flora and fauna.
3. **Recreational Opportunities:** Encourage safe and accessible recreational opportunities on Whitewater's lakes, including swimming, boating, fishing, and wildlife observation.
4. **Community Engagement:** Foster community awareness and involvement in lake-related issues through educational programs, outreach, and public events.
5. **Policy and Planning:** Collaborate with local government and authorities to develop and recommend policies, ordinances, and plans that promote the sustainable management of lakes and their watersheds.
6. **Research and Data Collection:** Conduct or support research and data collection efforts to better understand lake ecosystems and trends, aiding informed decision-making.

Committee Membership: The Lake Advisory Committee shall consist of up to 5 members and no less than 3 members. There shall be one alternate member appointed to serve. In the event one of the regular members is unable to attend, then the alternate member shall be called upon to attend and shall have full power to act and vote. The city manager and the common council president

shall review the committee applicants and recommend nominees to the common council. After considering the candidates nominated by the city manager and common council president, the common council shall appoint the members of the committee. Members should represent diverse backgrounds, including but not limited to residents, environmental experts, local business owners, and recreational enthusiasts.

Eligibility: To be eligible for membership on the Lake Advisory Committee, an individual must be a resident of the City of Whitewater or have expertise related to lake preservation and enhancement.

Meetings: The committee shall meet on a regular basis, at least once every two months, to discuss ongoing projects, reports, and lake-related issues. Meetings will be open to the public, and citizens are encouraged to attend and participate.

Committee Chair: The Committee members will select a Chairperson from among themselves to lead meetings, coordinate activities, and act as the primary liaison with city officials.

Reporting: The Lake Advisory Committee shall deliver semi-annual updates and reports to the Common Council, sharing information about its activities, findings, and recommendations. If necessary, the Committee may also provide additional updates to the Common Council. These reports will be accessible to the public through the city's website and other communication channels.

Community Partnerships: The Committee shall seek opportunities to collaborate with local organizations, schools, and other stakeholders interested in lake conservation and education.

Term Length: Committee members shall serve staggered terms of three years each, with the possibility of reappointment for up to two additional terms.

Inaugural Meeting: The inaugural meeting of the Lake Advisory Committee shall be scheduled within 30 days of the appointment of its initial members.

Amendment and Review: This charter may be amended as needed with the approval of the Common Council. It will be reviewed periodically to ensure its continued effectiveness in achieving its goals and objectives.

Ordinance introduced by Council Member Allen, who moved its adoption.

Seconded by Council Member Brown.

AYES: Allen, Brown, Dawsey Smith, Hicks, Gerber, Stone, Schreiber

NOES:

ABSENT:

ADOPTED: October 3, 2023

John Weidl, City Manager

Karri Anderberg, City Clerk

People of the Lakes

A Guide for Wisconsin Lake Organizations



Lake Associations
& Lake Districts

12th Edition - 2018



*Wisconsin
Lakes
Partnership*




Chapter 4

Forming a Lake District

This chapter explores the formation of public inland lake protection and rehabilitation districts – better known as lake districts or lake management districts. In some communities, lake districts operate side by side with voluntary associations. Most lake organizations share the goals of preserving and protecting their lakes but the abilities, authorities and structures of lake districts and voluntary groups can vary greatly. *See Chapter 1 for an overview of different lake organizations and Chapter 2 for information about initial strategies to follow when starting any lake organization.*

Are you considering forming a public inland lake protection and rehabilitation district around your lake? Are you a lake district commissioner or are you considering running for election as a new commissioner in an existing lake district? If any of these situations apply to you, this chapter and the next will help you understand how lake districts are created, how they operate, and what responsibilities these governmental bodies have and can undertake.



So What is a Lake District?

A lake district is a specialized unit of government designed to manage a lake or group of lakes. One of the major differences between a lake district and a lake association is a lake district's ability to tax property within the district. Since 1974, when Wisconsin passed legislation allowing the formation of lake districts, over 200 lake communities have formed lake districts.

Lake districts have a unique blend of powers and governance provisions tailored to fit the needs of local lake communities. A lake district is guided and operated by those that live in or own property in the district. A lake district's day-to-day operations are carried out by a board of commissioners composed of elected volunteers and local officials. The financial direction of the district is determined by district residents (electors) and property owners at an annual meeting. Unlike other governmental units, such as towns or sanitary districts, nonresident property owners have the right to vote and hold office in lake districts.

Lake districts in Wisconsin have tremendous opportunities to address lake and watershed management issues. The Wisconsin Legislature has consistently recognized their potential by giving lake districts legal standing, the ability to tax, and eligibility for cost sharing funds and other state assistance. Governmental units, including lake districts, enjoy the advantages of automatically being exempt from federal income tax.

One of the major differences between a lake district and a lake association is a lake district's ability to tax property within the district.

Unlike other governmental units, such as towns or sanitary districts, nonresident property owners have the right to vote and hold office in lake districts.

Since the 1970s, lake districts have shown that small public institutions can achieve remarkable results when it comes to lake management. A key to lake district success is a core of dedicated volunteer leaders willing to learn and work hard to maintain their lake. Through the work of these individuals, Wisconsin communities have identified and addressed threats to water quality, restored habitat, improved recreational boating and generally enhanced the vitality of inland lakes in the state.

Unlike a lake association, a lake district is a governmental body with statutory responsibilities to the resource, local citizens and taxpayers.

A lake district is not a club. Unlike a lake association, a lake district is a governmental body with statutory responsibilities to the resource, local citizens and taxpayers. Like all government entities, the powers and operations of a lake district are set by law with legal responsibilities and consequences designed to ensure that the rights and interests of the public are protected.

The laws governing lake districts can be found in chapter 33 of the Wisconsin State Statutes. Those legal questions that lake districts may have which are not addressed in Chapter 33 are often covered under the same body of municipal laws that govern Wisconsin towns and counties.

Statutory Responsibilities

Various laws have been enacted to encourage good government in Wisconsin. These laws include ethical standards for government officials, requirements for all meetings to be open to the public, and guaranteed access to public records. Lake district commissioners as well as residents within a district should make sure they fully understand the public obligations undertaken by those serving on the board of commissioners. For more information see:

Ethics for local government officials:	Wis. Stat. § 19.59
Open meetings:	Wis. Stat. § 19.81-19.98
Public records:	Wis. Stat. § 19.31-19.39

To assist communities and governmental bodies in meeting the requirements of these laws, the Wisconsin Attorney General's Office (Department of Justice) produces compliance guides and resources on open meetings and public record requirements.

These are available from:

Wisconsin Department of Justice
P.O. Box 7857
Madison, WI 53707-7857
Phone: 608-266-1221
www.doj.state.wi.us





Good Idea

Forming a lake district is a complex and extensive process which often requires a certain understanding of a variety of laws and legal concepts. Some lake districts have formed with little or no legal assistance. Others have opted to retain some level of professional help. You should consider whether you feel comfortable trying the process alone or if you should obtain some level of professional or legal advice and assistance. There may be someone within your proposed district who has the needed skills and willingness to assist.



Definition of Public Lakes

In Wisconsin, lake districts may only form on lakes that are publicly accessible. Lake districts are formed to undertake the protection, rehabilitation and recreational improvement of all or part of one or more “public inland lakes.” A “public inland lake” is a lake, reservoir or flowage within the boundaries of the state that is “accessible to the public via contiguous public lands or easements giving public access.” The access need not be developed with docking, launching or parking facilities. If a public user can reach the lake without trespassing on private land, the lake is a public inland lake.

Lake districts may only form on lakes that are publicly accessible.

Wis. Stat. § 33.01(8)



General Principles on Boundaries

Once you have decided to go ahead with the official process of forming a lake district, you will need to consider what lands should be included in the district boundaries. The larger the district, the better opportunity you have to include properties that can impact the lake. As you get further from the lake, you lessen the likelihood that folks will perceive themselves to be associated with the lake and therefore may be less interested in supporting a lake district. Deciding the initial boundaries is often a balancing act. Suggestions for working out lake district boundaries are given in the box on the next page.

The organizers typically make the initial decision on the proposed boundaries of a lake district. The final decision is made by the county or town, and the boundary is established when the official order to establish the district is adopted.



Good Idea

Suggested inclusions for a lake district:

- Include all riparian parcels (those touching the water), because they are the most directly benefited from the lake
- Include parcels which are not on the lake but their use is assumed to be benefited by the proximity of the lake (recreation-oriented businesses, marinas, hotels, etc.)
- Include all of the territory to be included in any proposed service area (for example, where sewer or water utility service is contemplated)
- Include properties that have deeded lake access or shared access lots
- Include parcels whose characteristics or location are linked to the lake (for example, businesses that rely on the lake)
- Include entire parcels of land as they are listed on the tax roll. (This is necessary, since taxes and special assessments must be levied on whole tax parcels. There is no mechanism to allocate tax on a parcel that is only partly within the district)



Developing Proposed Boundaries

The tax listing office in your county courthouse maintains large-scale maps showing tax parcels and it is a good place to start to develop a proposed district boundary. County mapping or land information departments may also be good places to obtain maps and tax parcel information. Your county Land and Water Conservation Department may be able to help sketch a map of the lake's watershed or drainage basin. Knowing what lands drain to the lake, viewing the road system surrounding your lake, and having a knowledge of the numbers of properties that could potentially be included in your proposed district are valuable pieces of information to be considered when defining lake district boundaries. *See Appendix C for a sample map and description of proposed boundaries.*

District Size

A larger district with more homes is able to spread the costs of lake management activities over a larger tax base and include more of the watershed area that affects the lake. However, a larger district may also mean more difficulty in organizing and reaching consensus on issues. A smaller district may not include all of the areas affecting the lake, but is typically easier to organize. If need be, district boundaries can be changed after they have been formed (*see Changing Lake District Boundaries, page 82*).

The Laws on Boundaries

The law provides only limited guidance on boundaries for lake districts:

- The district may only include territory found to be benefited by the establishment of the district *(see box on page 51)*.
- The district may not include any portion of a city or village without the approval of the city council or village board.

Wis. Stat. § 33.26(3)

Wis. Stat. § 33.24(2)

Formation Process

Typically, lake districts are formed by the action of county boards in response to a petition from landowners wishing to form a lake district. In some cases, lake districts can be formed by a town board receiving a petition through the same process, but only if the entire frontage of the lake is included within the town. Lake districts can also be formed by resolutions adopted by city councils or village boards or through the conversion of sanitary districts *(for details see page 56)*.

A lake district can be formed in any one of four ways:

- By landowners petition to the county board
- By landowners petition to the town board
- By resolution of municipal governing body
- By conversion of a sanitary district

Wis. Stat. § 33.23(1)

Districts Created by County Boards

In this section we will focus on the most common process for lake district formation – a petition to the county board from landowners wishing to form a lake district. Although this is by far the most common method of lake district formation, a town board may play the role of the county board by receiving the petition and establishing the district when the lake is located totally within its town boundaries *(see Districts Created by Town Boards, page 55)*. (A lake community wishing to form a lake district which is located totally within a single town may opt to petition the county board or the town board.) When a lake extends across several communities, the petition must be sent to the county board.

Key Point

Wis. Stat. § 33.24

Organizing districts within city or village limits

If the proposed district includes any lands that are within a city or village, the petitioners must approach the city council or village board to negotiate inclusion of all or part of its territory within the proposed district.

The city or village may decide on one of three options.

- Vote not to include its lands within the proposed district. In this case the city or village territory could not become part of the district.
- Vote to give its permission to allow all or part of its territory to be included within the proposed district. In this case, petitioners could approach landowners within the city or village for petition signatures.
- Vote to give its permission to allow all or part of its territory to be included within the proposed district and sign the petition on behalf of all landowners within its jurisdiction (*see An Alternative to Individual Signatures, page 47*).

Wis. Stat. § 33.25(1)

There are no clear guidelines as to whether you should approach landowners in the city or village for petition signatures before or after approval by city council or village board. If approval is granted, it is a good idea to ask for a copy of the approval from the city or village for your records.

Wis. Stat. § 33.37

Organizing districts across county lines

When the proposed district lies in more than one county, the law gives jurisdiction for receiving the petition to the county with the highest equalized valuation within the proposed district.

The Petition Process

Making sure that people can make an informed decision is vital to the lake community and the whole process of petitioning. If people agree that what you are proposing is best for the lake and lake community, they will be more likely to support your efforts.

There are a few steps you might consider even before you start the petition process. Build a relationship with local units of government and any other key groups and individuals. Arrange a visit, ask them about their lake concerns, tell them what you are considering and why you think it is a good idea. Ask for ways you can help make their work easier and work together. If a city or village may become part of your district, you will need to request their approval (*see Organizing districts within city or village limits, page 40*). You will need to be able to articulate why a lake district will be an asset to the local unit of government.

In circulating the petition, it may be helpful to include a cover letter with the petition describing what a lake district is and why you feel a lake district will be beneficial for the lake, property owners, residents and the lake community.



Key Point

A petition to form a lake district must include:

- The proposed name of the district
- Statements about the necessity and benefit of the district
- A description of the boundaries of the proposed district
- A plat or sketch indicating the approximate area and boundaries
- Signatures of petitioners
- Verification of the signatures

Each of the petition components is described in detail below.

Wis. Stat. § 33.25

Proposed Name of the District

Wisconsin Statutes do not require a lake district to include “Public Inland Lake Protection and Rehabilitation District” or “Inland Lake District” as part of its official name, although many districts are named as such. Some lake districts prefer a simpler name, such as the *Blue Lake District*. The petitioners propose a name, but the county (or municipal) board that establishes the district actually gives the district its name.

Wis. Stat. § 33.26(3)

Statements

The petition needs to set forth specific information:

- That the proposed district is necessary.
- That the public health, comfort, convenience, necessity or public welfare will be promoted by the establishment of the district.
- That the lands to be included will be benefited by such establishment.

Wis. Stat. § 33.25(2)

Describing the Boundaries

The initial boundaries of the proposed district need to be described accurately. It is important that boundaries be clearly stated and easily identifiable. In describing the boundaries, it is important to use landmarks that last over time, such as section lines or parcel boundaries, so that future generations can accurately locate the district boundary should the need arise. You may consider engaging a professional to write a description of the proposed boundaries. Some groups petitioning for the formation of a lake district have submitted a listing of tax parcel numbers.



Good Idea

It is recommended that you talk with staff of the county government who will be receiving the petition and ask them what they will need in regards to describing the district boundaries. Many counties use parcel identification numbers (PIN) or property identification numbers that you may be able to use to describe the properties in the proposed district. Often, listing the parcel numbers can help with mapping the lands proposed for inclusion in the district as these numbers often form the basis for county and local government mapping systems.

See Appendix C for a sample description of lake district boundaries.

Plat/Sketch

A plat or sketch is required to indicate the approximate area and the boundaries of the proposed district. With current mapping technologies available to many counties and local governments, obtaining and using an accurate map of the lands proposed to be included within the district may be a straightforward task. Visit with your county land information or mapping department or register of deeds office to see if they can assist you in obtaining or creating such a map. The map should be used to show the proposed lake district boundary in as accurate a manner as possible. *See Appendix C for a sample map.*

Wis. Stat. § 33.25(3)

Signatures

The petition should include lines for signatures and addresses for the landowners. Each page of signatures should have a verification component, which includes a signature line for the petitioner who is certifying the petition (*see Verification, page 47*). The petition may be reproduced on several separate sheets for convenience in circulation. Some districts add the name of the circulator on each page that they distributed. A sample petition is included below.

Sample Petition

page 1

PETITION TO ESTABLISH _____ DISTRICT

We, the undersigned landowners (the “Petitioners”) hereby petition the Board of Supervisors of the County of _____ to establish a public inland lake protection and rehabilitation district, pursuant to the authority vested in Chapter 33, Wisconsin Statutes, and state that:

1. The district, if established, shall be known as the _____ District (“The District”).
2. The District is necessary.
3. Establishment of The District will promote the public health, comfort, convenience, necessity and public welfare.
4. The lands to be included within The District will be benefited by the establishment of The District.
5. The boundaries of the proposed district are as follows:

Beginning at the intersection of Upper Red Lake Road and County Road G being the NE corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34 T.28N R.14E and the Point of Beginning; Thence in a Southerly direction on an imaginary line to a point which is on the south side of Hill Street Section 3 T.27N R.14E.; Thence Easterly along...

The boundaries of the land described above are shown on plat/sketch shown in Exhibit 1, attached hereto, indicating the approximate area and boundaries of the proposed district.

See Appendix C for a sample map and description of lake district boundaries.

Sample Petition

The persons signing this Petition requesting the Board of Supervisors of _____ to establish _____ District state that they own land, or are authorized to sign on behalf of entities owning land, within the boundaries of the proposed district.

<u>Signature*</u>	<u>Name</u>	<u>Property Address</u>	<u>Date</u>	<u>Parcel ID Number**</u>
<i>John Smith</i>	John Smith	123 Lake Rd.	6/6/06	03 83 4 42 00000
<i>David Bell</i>	David Bell	456 Lake Rd.	6/6/06	03 83 4 42 00010
<i>Mary Bell</i>	Mary Bell	456 Lake Rd.	6/6/06	03 83 4 42 00010
<i>James Murray</i>	James Murray	789 Lake Rd.	6/7/06	03 83 4 42 00020
<i>Susan Murray</i>	Susan Murray	789 Lake Rd.	6/7/06	03 83 4 42 00020
<i>Michael Mason</i>	Michael Mason	1 West Shore Dr.	6/7/06	03 83 4 43 00000
<i>John Meyer</i>	John Meyer	2 West Shore Dr.	6/9/06	03 83 4 43 00050
<i>Mary Fee</i>	Mary Fee	2 West Shore Dr.	6/9/06	03 83 4 43 00050
<i>Carl Hill</i>	Carl Hill	2 West Shore Dr.	6/9/06	03 83 4 43 00050
<i>John Wilson</i>	John Wilson	6 West Shore Dr.	6/9/06	03 83 4 43 00045
<i>Ted Williams</i>	Ted Williams	708 Sunset Ln.	6/9/06	03 83 4 43 10002
<i>George Olson</i>	George Olson	710 Sunset Ln.	6/15/06	03 83 4 43 10003
<i>Ryan Peters</i>	Ryan Peters	712 Sunset Ln.	6/15/06	03 83 4 43 10006
<i>Kyle Adams</i>	Kyle Adams	756 Sunset Ln.	6/15/06	03 83 4 43 10026
<i>Robert Jones</i>	Robert Jones	802 Sunset Ln.	6/15/06	03 83 4 43 10035

Circulated by***: _____

I, (name), being duly sworn, state that I am the person described herein and hereby certify that the signatures on the petition attached hereto are true and correct to the best of my knowledge.
 _____ (signature of person certifying petition pages)

STATE OF WISCONSIN ss.
 COUNTY OF _____
 Subscribed and sworn to this ___ day of _____, 200_ .
 _____ (signature of notary public)
 Notary Public, State of Wisconsin
 My Commission Expires _____ .

* The signature is the only required element of the petition, but it is a good idea to include other information to help the county determine if the petition has enough eligible signatures.

** May be referred to as a Property ID Number or Tax Parcel Number or something similar. This is not a required element of the petition. If your municipality has a numeric coding system in place, it can be an easy way to identify specific parcels of land and locate them on a map.

*** Some lake districts find it helpful to include a line on the signature pages indicating who circulated each page, for ease in tracking the petition drive. Each petition page will still need to be certified in front of a notary by the person verifying the entire petition.

Number of Signatures Required

In order for a county board to create the lake district, the petition must be signed by either:

- 51% of the owners of land within the proposed district, or
- the owners of 51% of the land area within the proposed district

Wis. Stat. § 33.25(1)

Typically lake districts are formed by petitions signed by 51% of the owners of land. Occasionally, where a few large properties comprise most of the proposed area, it is possible that the petition can be signed by the owners of 51% of the land area.

Who Signs the Petition?

The petitioners need to determine that the petition includes the required number of signatures (at least 51%). Only certain owners of land are qualified to sign a lake district petition:

- Each person whose name appears as an owner of real property on the previous year's tax roll¹ is qualified to sign.
- The spouse of a person named on the previous year's tax roll² is eligible to sign the petition, provided that the spouse is "referred to on the tax roll." For example, some tax rolls include the terms "John Smith and spouse" or "John Smith et ux," which refer to the spouse even though that person is not explicitly named.
- Ownership of more than one parcel of real estate within the proposed district does not entitle the individual to sign more than once. An individual signs the petition only once for all of the parcels he or she may own within the proposed district
- A partnership, corporation, trust, foundation, association or local unit of government is treated as a single owner of property entitled to one petition signature. In these cases, the petition must be signed by the authorized representative.³ State and federal governments are not eligible to sign the petition.

Wis. Stat.
§ 33.01(9)(am)(1)

Wis. Stat.
§ 33.01(9)(am)(2)

Wis. Stat. § 33.25(1)

In the case of condominiums or shared access lots, only those people whose name(s) appear on the tax roll are eligible to sign.

Example determination of the number of eligible signatures for each property:

<u>Name on Tax Roll</u>	<u>Number of eligible signatures</u>
John Smith	1
David and Mary Bell	2
James Murray <i>et ux</i>	2 * (includes wife)
Michael Mason et al	1 **
John Meyer, Mary Fee, Carl Hill	3
Wilson Family Foundation	1
Williams Revocable Trust	1
George and Judith Olson Trust	1 ***
J&M Partnership	1
Adams LLC	1
Co-Tech Inc.	<u>1</u>
Total eligible signatures	15

- * an abbreviation for the Latin term “et uxor” meaning “and wife.” Used in deeds and tax rolls
- ** only persons specifically referred to on the tax roll can sign
- *** only one person can sign for a trust



Good Idea

To meet the 51% of the owners requirement, it is helpful to first count the potential number of eligible signatures in the proposed district, and then calculate the minimum number of signatures you will need. In counting potential eligible signatures, remember that a name which appears on the tax roll more than one time (someone who owns more than one piece of property) can only be counted as one potential signature for purposes of the petition.



Good Idea

The purpose of the petition is to determine whether a majority of property owners support the formation of the district. Even though 51% is the legally required minimum, it stands to reason that the larger the percentage of petitioners that support the formation of a district, the more likely the county board will support the wishes of the petitioners. The number of signatures gathered is a reflection of the community support for the formation of the proposed district—which will be important at the public hearing on the proposed district formation.



The number of signatures gathered is a reflection of the community support for the formation of the proposed district.

Obtaining only 51% percent of needed signatures may not be sufficient because some signatures may end up not being accepted as valid. Such occurrences can diminish the number below the required 51%, preventing the county from considering or establishing the district.

It does not matter whether the qualified signers move out of the district or are not living when the petition is considered, provided their names appear on the tax roll at the time the county board considers the petition. The law specifies that the applicable tax roll is the one used to prepare the previous year's tax bills.⁴



Good Idea

From a practical perspective, some signatures may become “stale” if the petitioning process extends from summer through winter and into spring; properties may be sold, title deeds changed, or trusts established that result in changes to the tax roll changing the validity of specific signatures. Gathering additional signatures beyond the specified 51% provides some “assurance” if the validity of specific signatures is denied due to a new tax roll having been published during the petitioning process.

An Alternative to Individual Signatures: As an alternative to obtaining the signatures of individual owners of land, city councils, village boards, and town boards may by resolution represent all persons owning lands within those jurisdictions and sign the petition on behalf of all qualified landowners.

Wis. Stat. § 33.25(1)

Verification



Key Point



One of the petitioners must verify that the petition and the signatures are true and correct to the best of his or her knowledge and sign under oath in the presence of a notary public.

The Wisconsin Court of Appeals upheld the following verification to a lake district petition.⁵

(Name), being duly sworn, states that he/she is the person described herein. This is to certify that the signatures on the petition attached hereto are true and correct to the best of his/her knowledge.

The verification component should be reproduced on each sheet of the petition. *See sample petition on pages 43-44.*

The same person needs to certify all signature sheets of the petition. This person need not be present when each individual actually signed the petition, but this person should have been in charge of the petition drive, and if petitions are returned by mail, this person should have directly received them.

Expense

The petitioning process will incur some cost. The initial expense of the petition process depends on many factors including the size of the proposed district and the effort involved in contacting landowners and circulating petitions. Typically the majority of these expenses are borne by the petitioners. If the lake district is formed, initial expenses incurred after formation can be covered from district funds *(see page 54)*.

Presumption

Wis. Stat. § 33.25(4)

Every petition is presumed to have been signed by the person whose signature appears on it, until proven otherwise.

Filing the Petition

Wis. Stat. § 33.25

After it has been circulated and verified in the presence of a notary public, the petition is filed with the county clerk. Some lake district petitioners request the clerk to date-stamp a duplicate copy of the petition to confirm the filing date.

When a petition is presented which includes signatures of at least 51% of the owners or the owners of 51% of the land area in the proposed district, the county board must consider and act on the petition.

Once the petition has been filed, there are several actions which are required by law to take place within specified time periods. The maximum time frame for these occurrences are explained in the subsequent pages and marked on the timeline below.

Timeline for Lake District Petitioning Process

File petition with clerk

Report of hearing to county board
within 3 months of hearing

Hearing
within 30 days of filing the petition

Decision by county board
within 6 months of hearing

(Withdrawing from Petition - at least 10 days before hearing)

Withdrawing from the Petition

A person who has signed a petition may withdraw from the petition by filing a written notice of withdrawal with the county clerk at least ten days before the hearing on the petition. A withdrawal, like the original petition, must be verified.⁶

Wis. Stat. § 33.25(5)

Hearing

The county board is required to appoint a committee to conduct a public hearing on the formation of a proposed lake district. Frequently, this committee is the committee of the county board tasked with land and water resource conservation. The hearing must be held within 30 days of the date the petition is filed with the clerk.

Wis. Stat. § 33.26(1)

Any person is entitled to appear at the public hearing and testify on matters pertinent to the formation of the proposed lake district. In addition, any person opposing the organization of the district may file objections with the county clerk prior to the date of the hearing.

Wis. Stat. § 33.26(1)

Notice of the Hearing

The county must:

- Publish notice of the hearing, stating the boundaries of the proposed lake district, in a newspaper of general circulation in the county. This is called a Class 1 notice.⁷ A map showing the proposed boundaries may be published, although this is not required.
- Mail notice of the hearing, stating the boundaries of the proposed lake district, to the last-known address of each landowner within the proposed district.
- At the time the hearing date is set, provide written notice of the hearing to the Department of Natural Resources.⁸

Wis. Stat. § 33.26(2)

Wis. Stat. § 33.26(2)

Wis. Stat. § 33.26(5)

Appointment
& Appeal
*within 30 days
of decision*

Organizational meeting of
initial lake district board
*within 90 days of decision
(unless appealed)*

Preparing for the Hearing



Good Idea

Whether you are in favor of the district or against it, it is a good idea to take some time to prepare for the hearing on the proposed district formation:

- Have prepared statements on why you feel the district will be advantageous or not for the lake and the community
- Be aware of possible reasons for support of, or opposition to the district and be prepared to speak to them
- Be ready to justify your reasons for including certain parcels or areas
- Be appreciative and listen to other concerns and opinions that may not coincide with yours
- Encourage people in the proposed district to attend the hearing



Report of the Hearing

Wis. Stat. § 33.26(3)

The committee is required to report its findings to the county board within three months of the hearing. Typically, these committee reports identify the time, date and place of the hearing; include information on persons who attended or testified at the hearing; summarize the verbal testimony presented at the hearing; describe written comments received from residents and other persons at or prior to the hearing; and set forth the committee's findings and recommendations on the petition to the county board.

Decision

Wis. Stat. § 33.26(3)

Within six months of the hearing, the county board is required to issue an order granting or denying the petition to form a lake district. The county board should take into consideration the committee's report, and may review other evidence relevant to the findings it is required to consider.



Key Point



The county board is required to issue a decision based on these four findings:

Wis. Stat. § 33.26(3)

1. That the petition is signed by the requisite number of owners
2. That the district is necessary
3. That the public health, comfort, convenience, necessity or public welfare will be promoted by the establishment of the district
4. That the property included in the district will be benefited by the district's establishment

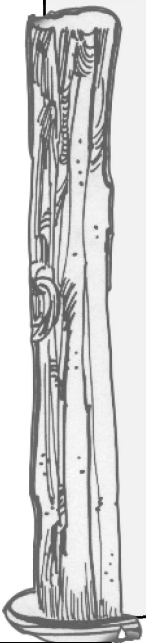
What does it mean for land to “benefit” from inclusion in a lake district?

The question of benefit is not a simple one. Generally, a county board’s finding that property to be included in a special district is “benefited” is considered to be a “legislative” decision. It is the kind of judgment and policy call that is entrusted to elected officials, taking into account their knowledge of the community.

The Wisconsin courts have broadly interpreted the “benefit” standard in cases involving lake districts and sanitary districts. The Courts have held that, where the lands proposed to be included within the district will benefit *as a whole*, the district can be formed.⁹ Parcels of land need not be excluded because the owner objects to inclusion.¹⁰ It is not required that each individual parcel of land be benefited or be located in the lake’s watershed. The county board need not examine parcels individually.

The Wisconsin Supreme Court considered the question of lake district “benefit.” *Donaldson v. Rock-Koshkonong Lake District*, 2004 WI 67. When the county board initially formed the lake district it concluded that the property proposed to be included in the district benefited. Years later, an owner petitioned the lake district board of commissioners to “detach” his property from the district. The lake district board rejected the petition because the landowner conceded that there had been no change in circumstances since the county board had made its formal finding that the land within the district’s proposed boundary would be benefited by the establishment of the district. The Court of Appeals agreed with the district, holding that detachment could only be granted when a petitioner can show a change in circumstances since the district was established.

The Supreme Court disagreed. Its decision was based on its conclusion that the county board had not examined each and every parcel to make its benefit determination when it created the lake district. The Court held that when an owner petitions to detach his property, the lake district board must determine whether the particular parcel is “benefited by continued inclusion” in the district, unless the county board made a “particularized” determination on the parcel. The Supreme Court’s decision recognizes the authority of lake district boards to determine whether property is benefited, but (in this case) found that the lake district board did not consistently apply criteria the district had established to determine “benefit.”



Boundary Changes

In issuing its order creating the district, the county board may remove lands proposed in the petition. However, new lands can only be added if another public hearing is held and owners of the property in the proposed addition have received notice of the hearing.

Wis. Stat. § 33.26(6)



Good Idea

Boundary changes should only be made at the edge of the district. Deletions should not create holes in the district and noncontiguous property should not be added.



Adopting and Filing the Order

If the county board finds that the proposed district meets the four criteria (see *Decision, page 50*) for the creation of a lake district, it is required to:

- adopt a formal order which:
 - declares its findings
 - establishes the district's boundaries
 - gives the district a name
 - declares the district organized
- Upon adoption of this order, the district formation is legally complete.
- appoint four of the five members of the initial board of commissioners of the lake district, to include:
 - three owners of land within the district (at least one should be a resident of the district¹¹)
 - one member of the county land conservation committee (or someone nominated by the county land conservation committee)

Wis. Stat. § 33.26(3)

Wis. Stat. § 33.27(1)

Wis. Stat. § 33.27(1)

Wis. Stat. § 33.28(2)(a)

The county clerk should notify the city, village or town with the largest assessed value of property within the district of their obligation to appoint the fifth representative to the board of commissioners within 30 days of the lake district's establishment.

Wis. Stat. § 33.27(2)

Denying the Petition

If the evidence does not support the formation of a lake district, the county board should deny the petition to form a district. The county board is required to issue an order stating why it is denying the petition. The county board's order should specifically state why the lake district could not be formed.

Wis. Stat. § 33.26(3)

Appeal

Any person aggrieved by the county board's action may petition for circuit court review within thirty days of the board's decision.

Wis. Stat. § 33.26(7)

Initial Board of Commissioners

When a county board finds in favor of creating a lake district, the county board is responsible for appointing four of the five initial board members. For districts created by county board order, the initial board of commissioners consists of:

- three owners of land within the district, appointed by the county board. At least one of the property owners should be a resident of the district.¹²
- one member of the county land conservation committee (or someone nominated by the county land conservation committee), appointed by the county board.
- one member appointed by the governing body of the town, village, or city having the largest assessed value of property in the district. This member must either be a resident of the district or a member of the governing body. If possible, this member should own property within the lake district.¹³

Wis. Stat. § 33.27(1)

Wis. Stat. § 33.27(1)

Wis. Stat. § 33.28(2)(a)

Wis. Stat. § 33.27(2)
Wis. Stat. § 33.28(2)(b)

Except for the commissioner from the land conservation committee and the commissioner from the town, village or city, the terms of these initial commissioners expire at the first annual meeting of the district.

What Next? The Life of a New Lake District

For lake districts created by county board order, the initial board of commissioners is charged with the responsibility of getting the district up and running and preparing for the first annual meeting. The initial lake district board of commissioners needs to:

- Ensure that a copy of the county board's order, along with a legal description of the district boundary, is recorded with the register of deeds office in each county where the lake district is located. The board may need to enlist the help of the county surveyor or another professional in preparing a legal description of the district boundary. *See Appendix C for a sample legal description.*
- Ensure that a copy of the order and a legal description of the district boundary is filed with the Wisconsin Department of Revenue¹⁴ and the Wisconsin Department of Natural Resources.¹⁵
- Hold an organizational meeting of the initial board within 90 days after the adoption of the county board's order. (If the county board's order is challenged in court, the organizational meeting may be postponed to a date not later than 60 days after the final judgment in any such appeal.)
At the organizational meeting, the initial board of commissioners:
 - selects temporary officers from the initial board of commissioners to serve until the first annual meeting
 - commences conducting the affairs of the district.
- Set the first annual lake district meeting date (required to be between May 22 and September 8)

Wis. Stat. § 33.265

Wis. Stat. § 33.265

Wis. Stat. § 33.27(3)

- Prepare a proposed budget, agenda, ballots, and other materials for the annual meeting. (Approval of a budget and election of new commissioners need to occur at the annual meeting)
- Mail written notice at least 14 days in advance of the annual meeting to all residents and property owners within the district and to the Wisconsin Department of Natural Resources.¹⁶ Notice of the meeting must include the:
 - time
 - date
 - place
 - agenda, which includes a list of each item proposed for consideration at the meeting
 - proposed annual budget

For more detailed information on annual meetings, see Annual Meetings, page 70.

Wis. Stat.
§ 33.30(2m)(b)
Wis. Stat.
§ 33.30(2m)(a)



Good Idea

It is a good idea to talk with the clerk or treasurer of each town, village and city within the district to ensure that they have what they will need to correctly assess any tax authorized by vote at the annual meeting to the appropriate properties.

The initial board of commissioners can expend necessary funds required to conduct the affairs of the district until the first annual meeting. Typically, these expenses include the costs of posting and mailing notice of the annual meeting to the residents (electors) and property owners of the district, costs associated with the noticing and recording of any board of commissioner meetings, and related administrative expenses. Generally, this initial board does not engage in the conduct of projects, although they may consider application for lake management grants or other items that involve local cost. The initial board of commissioners may recoup these costs through an initial assessment of all taxable property within the district.

Wis. Stat. § 33.27(4)

Contact local government officials, your WDNR Lakes Coordinator, WAL, and the UW-Extension Lakes office to let them know you exist. The UW-Extension Lakes office can include you in the statewide directory, the *Lake List* (www.uwsp.edu/cnr/uwexlakes/lakelist).

Districts Created by Other Entities

Although the most common process for lake district formation is a petition from landowners to a county board, there are other ways that lake districts can be created.

Districts Created by Town Boards

If a lake is located totally within a single town's boundaries (except any portions outside the State of Wisconsin), the town board may play the role of a county board by receiving a petition from landowners wishing to form a lake district. If a lake extends across several towns, however, the petition must be sent to the county board (*see Districts Created by County Boards, page 39*).

Wis. Stat. § 33.23(1)

When a petition is submitted to a town board, the process is the same as when a petition is submitted to a county board, with the following exceptions:

Wis. Stat. § 33.23

- the town clerk performs the functions of the county clerk
- the town board performs the functions of the county board
- the town board is required to conduct the hearing
- when a town finds in favor of creating a lake district, the town board serves as the board of commissioners, similar to lake districts created by city or village resolution.

Since the town board serves as the board of commissioners, the town board is charged with the responsibility of getting the district up and running, preparing for the first annual meeting, and conducting the subsequent affairs of the lake district. These districts are otherwise governed like other lake districts, with an annual meeting of electors and property owners determining the district's budget and tax levy.

The lake district members can petition the town board to allow for the election of lake district members as commissioners. For an election of the board of commissioners to occur, a petition requesting that form of governance must be filed with the town. That petition must be signed by at least 20% of property owners within the district. Upon presentation of such a petition, an election must be held at the next annual or special meeting of the district, whichever occurs first. In that case, the new board of commissioners will consist of elected representatives as well as two appointed representatives, one from the county and one from the town (*see Board of Commissioners, pages 63-66*).

Wis. Stat. § 33.23(3)

Districts Created by Cities or Villages

A city or village may establish a lake district by a simple resolution, provided that all the frontage of the lake is within the city or village, (except any portions outside the state of Wisconsin).

Wis. Stat. § 33.23(1)

A petition of property owners is not required for the creation of a district by a city council or village board. The resolution establishing the district is adopted in the same manner as resolutions for other municipal business. The law does not require a public hearing to be held in connection with establishing the district. However, most incorporated municipalities do schedule a public hearing or informational meeting on creation of a lake district in order to provide an opportunity for public comment, in the interest of fairness and open government.

When a district is established by a city or village, the city council or village board generally serves as the board of commissioners. These municipal districts are otherwise governed like other lake districts, with an annual meeting of electors and property owners determining the district's budget and tax levy.



Good Idea

In situations where the governing body of a city or village serves as the board of commissioners of a lake district, they sometimes consider establishing a citizen advisory committee or other structure to include citizen input.



Wis. Stat. § 33.23(3)

The city council or village board is required to provide for an election of the board of commissioners if a petition requesting that form of governance is filed. The petition must be signed by at least 20% of property owners within the district. Upon presentation of such a petition, an election must be held at the next annual or special meeting of the district, whichever occurs first. In that case, the new board of commissioners will consist of elected representatives as well as two appointed representatives, one from the county and one from the city or village (*see Board of Commissioners, pages 63-66*). The new board of commissioners will become effective immediately after the election (unless there is a challenge to the election results initiated in circuit court within 14 days of the election).

Districts Created by Conversion of a Sanitary District

Wis. Stat. § 33.235

Sanitary districts may be converted into "restructured districts" to allow district members to have direct input into the district by voting at annual meetings.

Although a lake district may only be formed on a lake that is accessible to the public, there is no such restriction for a sanitary district, consequently, a restructured district created by conversion of a sanitary district does not carry the requirement that the lake be accessible to the public. *For more information on sanitary districts, see Chapter 6.*

When the Sanitary District Encompasses All the Frontage

If the sanitary district encompasses all the frontage of a lake, the town board may, by resolution, convert the sanitary district into a restructured district with the same boundaries. The restructured district automatically assumes all the rights and liabilities of the sanitary district.

The sanitary district commissioners serve as the initial board of commissioners until the first annual meeting of the restructured district, at which time three (or five if approved at the annual meeting) commissioners are elected and two commissioners are appointed (one each by the county and town), as for any other lake district (*see Board of Commissioners, pages 63-66*).

Wis. Stat.
§ 33.235(1m)

When the Sanitary District **Does Not** Encompass All the Frontage

If the sanitary district **does not** encompass all the frontage of a lake, the commissioners of the sanitary district may (with approval of the town board) petition the county board for conversion of the sanitary district into a restructured district. The restructured district includes all of the territory of the pre-existing sanitary district and any additional frontage on the lake deemed appropriate by the commissioners. The commissioners may sign the petition for the landowners within the existing sanitary district, while the owners of the additional lands would be invited to sign the petition in the same manner as required for the formation of a new lake district by a petition. This petition would then be presented to the county board and considered in the same manner as a petition to create a new lake district (*see Districts Created by County Boards, page 39*).

Wis. Stat. § 33.235(2)

Wis. Stat. § 33.25

A restructured district created by a county board assumes all the rights and liabilities of the pre-existing sanitary district, but the method of apportioning the rights and liabilities within the restructured district must be set out in the county board order creating the district.

Wis. Stat. § 33.235(2)



Endnotes

Wis. Stat.
§ 33.01(9)(am)

¹ The tax roll delivered on or before the 3rd Monday in December of the previous year.

² Ibid

³ Signature power can vary greatly in these cases. Whenever an entity other than an individual is the owner of land, care should be taken to ensure the petition is signed by an official representative, officer or employee who is authorized to sign on behalf of the entity.

Wis. Stat.
§ 33.01(9)(am)

⁴ The tax roll delivered on or before the 3rd Monday in December of the previous year.

⁵ Nielsen v. Waukesha County Board of Supervisors, 178 Wis.2d 498, 504 N.W.2d 621, (Ct. App. 1993).

⁶ Ibid

Wis. Stat. § 985.07

⁷ Class 1 notice – A legal notice published in a newspaper that is required to be inserted one time.

⁸ Hearing notice should be sent to the Wisconsin Department of Natural Resources, Lakes Management Section, 101 S. Webster Street, Box 7921, Madison, WI 53707-7921

⁹ Haug v. Wallace Lake Sanitary District, 130 Wis.2d 347, 387 N.W.2d 133 (Ct. App. 1986).

¹⁰ Fort Howard Paper Company v. Town of Ashwaubenon, 250 Wis. 145, 26 N.W.2d 661(1947)

Wis. Stat. § 33.27(1m)

¹¹ If no resident is willing to serve, this requirement is waived.

¹² Ibid

Wis. Stat. § 33.28(2)(d)

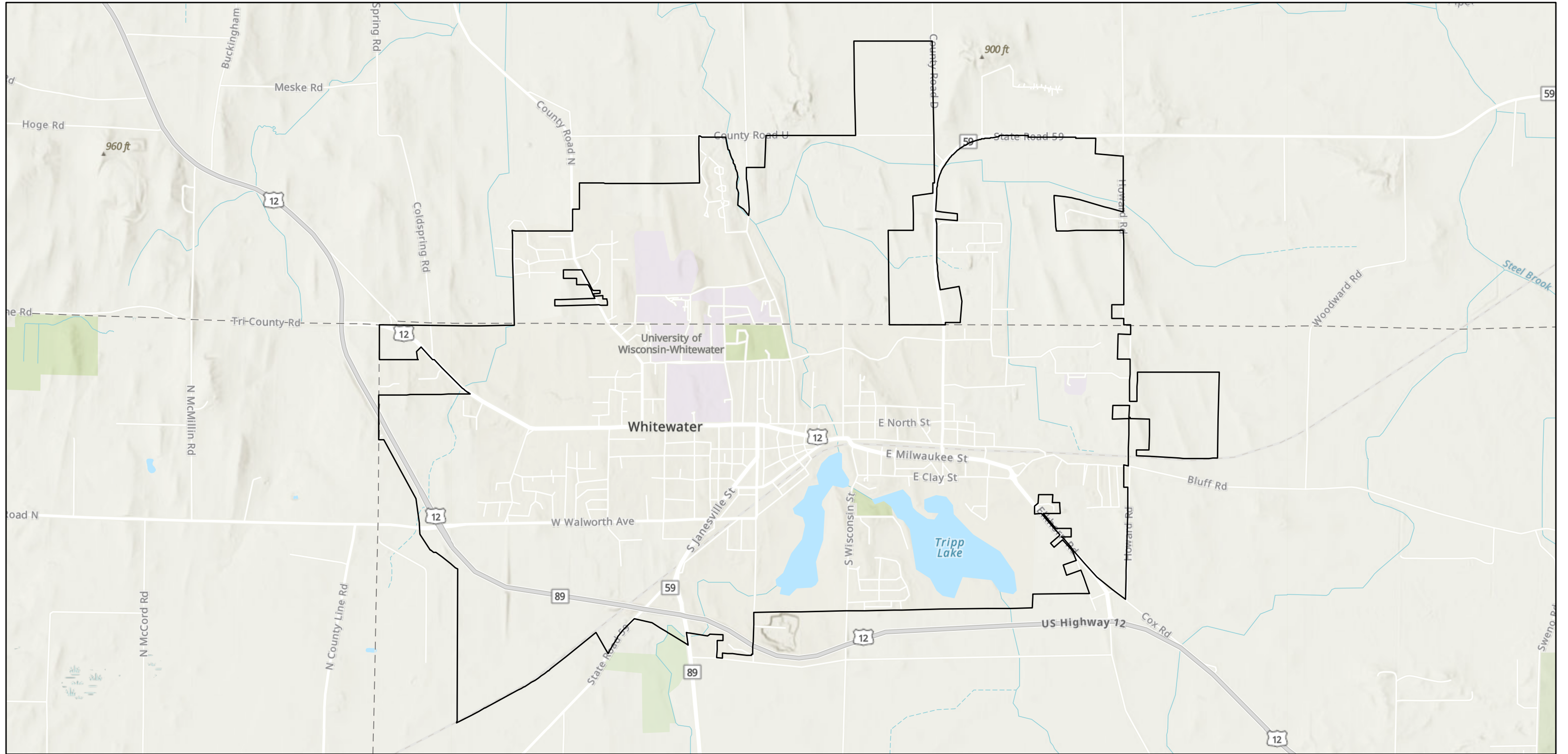
¹³ If the district includes a lake controlled by a dam that is not located in the town, village, or city within which the largest portion by valuation of the district lies, then the governing body that would normally make an appointment can defer to the governing body of the town, village, or city within which the dam is located. The person appointed shall be a resident of the district who owns property within the district if possible or shall be a member of the governing body of the town, village, or city within which the dam is located.

¹⁴ Wisconsin Department of Revenue, Local Government Services, Box 8971, Madison, WI 53708

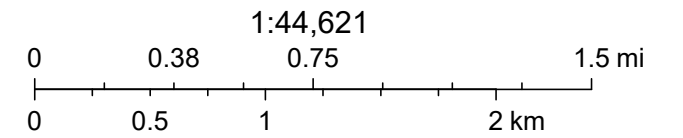
¹⁵ Wisconsin Department of Natural Resources, Lakes Management Section, 101 S. Webster Street, PO Box 7921, Madison, WI 53707-7921

¹⁶ Ibid

City Limits



8/19/2024



Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	2025 Salary Resolution
Staff Contact (name, email, phone):	Rachelle Blitch, rblitch@whitewater-wi.gov , 262-473-1380

BACKGROUND

(Enter the who, what when, where, why)

In May 2024, the City conducted and presented a comprehensive compensation study, culminating in the Common Council's approval of a salary resolution amendment. As a result, we are not proposing adjustments to the salary ranges as would typically be done. Wage adjustments were addressed during the budgetary process.

The following changes are being proposed for the 2025 Salary Resolution:

1. Part-time Jr IT Support Technician be added to Grade D
2. Lead Foreman job title be changed to "Lead Laborer"
3. Dispatcher/Records Communication Aide I is being changed to Dispatcher I
4. Dispatcher/Records Communication Aide II is being changed to Dispatcher II
5. Reclassification of 2.0 FTE's (of the 2.5 FTE's) from Administrative Assistant I -Records Technician to Police Records Specialist to reflect their actual duties
6. Athletic Program Coordinator is being changed to Youth Program Coordinator

The following changes are being proposed for Exhibit A (Part-time/non-permanent):

1. The bottom range of Certified Instructors is being moved from \$18.15 to \$14.00 to allow for the different program activities.
2. The top range of Head Lifeguard/Front Desk Lead is being moved from \$18.41 to \$20.76. This was a previous error that needed to be corrected.
3. Remove WSI Aide from Activity Leaders.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

All adjustments were included in the 2025 adopted budget.

STAFF RECOMMENDATION

Staff recommends the approval and adoption of the 2025 Salary Resolution and Exhibit A as presented.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. 2025 Salary Resolution
 2. 2025 Salary Resolution – Exhibit A
 3. Jr. IT Support Technician Job Description (Part-time)
-

CITY OF WHITEWATER, WISCONSIN
2024 SALARY RESOLUTION AMENDMENT 3

WHEREAS, the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, set forth the wage and salary schedule in which wages are established for employees during 2025

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, that the following ranges and numbers of employees in the 2025 Wage and Salary Schedule are hereby adopted pursuant to Wisconsin Statutes: and

subject matter between the two shall be in conflict, and the changes contained herein shall be effective beginning January 1, 2025:

Grade	Position	Proposed Ranges	
		Minimum	Maximum
T	CITY MANAGER	115,303.00	155,659.05
		55.43	74.84
S	Vacant	103,772.70	140,093.15
		49.89	67.35
R	Police Chief Director of Public Works	93,395.43	126,083.83
		44.90	60.62
Q	Fire Chief	86,857.75	117,257.96
	Director of Financial & Administrative Services	41.76	56.37
	Economic Development Director		
P	Parks & Recreation Director	80,777.71	109,049.90
	IT Director	38.84	52.43
	Captain		
	Library Director		
O	Streets, Parks & Forestry Superintendent	75,123.27	101,416.41
	Wastewater Superintendent	36.12	48.76
	Water Superintendent		
N	HR Manager	69,864.64	94,317.26
	City Clerk	33.59	45.34
	Comptroller		
	First Asst Chief-Fire		
M	Accountant	64,974.11	87,715.05
	EMS Chief	31.24	42.17
	Lead Operator		
L	Support Services Manager	60,425.93	81,575.00
	Asst Parks, Recreation & Community Events Director	29.05	39.22
K	Lead Foreman Laborer	56,196.11	75,864.75
	WAFC Manager	27.02	36.47
	Assistant Library Director		
	Communication Coordinator		
	IT Support Technician		
	Wastewater Operator		
	Water Operator		

CITY OF WHITEWATER, WISCONSIN
2024 SALARY RESOLUTION AMENDMENT 3

Grade	Position	Proposed Ranges	
		Minimum	Maximum
J	Chief of Staff	52,262.38	70,554.22
	Adult Program Coordinator	25.13	33.92
	Recreation & Community Events Manager		
	Laborer I-Mechanic		
	Facilities Maintenance I		
	Wastewater Specialist I		
	Water Laborer I		
	Laborer I		
I	GIS Analyst	48,604.02	65,615.42
	Fire Inspector EMT/Firefighter	23.37	31.55
	Programming & Makerspace Librarian		
	Youth Educational Services Librarian		
H	Clerk of Court	45,201.74	61,022.34
	Deputy Clerk	21.73	29.34
	Dispatcher/ Records Communication Aide I		
	Facilities Maintenance II		
	Laborer II		
	HR Coordinator		
	Wastewater Specialist II		
	Water Laborer II		
	Accounting Technican		
	Police Records Specialist		
G	Dispatcher/ Records Communication Aide II	42,037.61	56,750.78
	Administrative Assistant I - Records Technician	20.21	27.28
	Administrative Assistant I - Utilities		
	Administrative Assistant I - Neighborhood Services		
	Administrative Assistant I - CDA		
F	Youth Athletic Program Coordinator	39,094.98	52,778.22
	Aquatic Coordinator	18.80	25.37
	Outreach Services Specialist - Library		
	Technical Services Specialist - Library		
E	Customer Service Specialist - Library	36,358.33	49,083.75
		17.48	23.60
D	Media Coordinator	33,813.25	45,647.89
	Jr. Information Technology Support Technician	16.26	21.95
C	Media Producer	31,446.32	42,452.53
		15.12	20.41

*Excludes wages for unions, temporary part-time and seasonal employees

Resolution introduced by Councilmember, _____ Seconded by, _____

AYES: _____

NOES: _____

ABSENT: _____

ADOPTED: _____

Signatures:

CITY OF WHITEWATER, WISCONSIN
2024 SALARY RESOLUTION AMENDMENT 3

Grade	Position	Proposed Ranges	
		Minimum	Maximum
John Weidl, City Manager		Heather Boehm, City Clerk	

Salary Resolution 2025: Exhibit A

Wages for Part-Time, Seasonal, and Limited Term Employees

Department: Parks & Recreation	Minimum	Maximum	
Activity Instructors	9.37	12.68	Per hour
Activity Leaders /WSI Aide	10.83	14.12	Per hour
Certified Instructors	14.00 (18.15)	24.55	Per hour
Head Lifeguard/Front Desk Lead	16.00	20.76 (18.41)	Per hour
Desk Staff & Lifeguards	13.00	18.41	Per hour
Tournament Manager	16.45	20.24	Per hour
Rental Attendant	25.00		Per Occurrence
Sports Officials	35.00	70.00	Per Game
WIAA Sports Officials	70.00	70.00	Per Game
Department: Law Enforcement			
Community Service Officer	16.00	17.00	Per hour
Department: Administration			
Election Inspectors	11.00		Per hour
Chief Election Inspectors	13.00		Per hour
Intern	10.82	15.48	Per hour
Bailiff	25.00		Per hour
Department: Public Works			
Seasonal Laborer	12.10	17.92	Per hour
Department: Fire/EMS			
Firefighter	16.00		Per hour
EMT Basic / Firefighter	17.00		Per hour
AEMT / Firefighter	20.00		Per hour
Paramedic / Firefighter	22.00		Per hour
EMS /Fire All Call	30.00		Per hour



JOB DESCRIPTION

Title:	Police Records Specialist Administrative Assistant I	Department(s):	Police
Reports to:	Support Services Manager	Location:	Municipal Building
FLSA:	Non-Exempt	Pay Grade:	Salary Resolution \$20.21 — 27.28 \$21.73 – 29.34
Shift:	Day	Status/Position:	Full-Time/Non Sworn
Bargaining Unit:	None	Date:	August 2019 October 2024

JOB SUMMARY

The ~~Administrative Assistant I~~ Police Records Specialist position is responsible for performing routine to ~~moderately~~ difficult administrative support activities, which contribute to efficient office operations requiring an understanding of department and City programs and procedures and municipal code and state ~~and federal~~ statutes.

This is a full-time, non-sworn, staff position within the Police Department. This position is responsible for maintaining, ~~and~~ updating, and processing department files; reviewing and entry of data into the records management software; data extrapolation and compilation; processing requests from outside agencies and open records requests from the public; ~~for copies of reports, videos and arrest~~; redaction of police records for open records requests; transcribing police audio files; ~~taped interviews, narratives and reports from officers~~; processing background checks for City of Whitewater licensing and employment; assist the general public at the lobby window; handling requests and telephone/email inquiries from the public, other agencies and department personnel; ~~quality control~~; and assisting other clerical and administrative staff. Work is performed independently under general supervision of the Support Services Manager.

ESSENTIAL DUTIES AND RESPONSIBILITIES

This list of duties and responsibilities is not all inclusive and may be expanded to include other duties and responsibilities, as management may deem necessary.

- Maintain police records in accordance with established procedures, including filing, scanning, updating reports, etc.
- Accurate data entry and review of arrests, citations, incidents, etc. into the records management system in accordance with FBI's UCR NIBRS rules.
- Analyze and process open records requests from the public for copies of reports, arrest records, body camera footage, evidence photos and videos. Compiling these records in accordance with redaction mandates, confidentiality requirements, and the Wisconsin Open Records statutes to ensure no liability to the department or city is incurred.
- Analyze and process requests from outside agencies for copies of reports, arrest records, body camera footage, evidence photos and videos in accordance with confidentiality requirements.

POSITION DESCRIPTION —~~ADMINISTRATIVE ASSISTANT I~~ — POLICE RECORDS SPECIALIST

- Analyze and compile necessary reports, ~~and~~ paperwork, ~~body camera footage, photos and videos and to be sent~~ to the proper agencies, including municipal court, district attorneys, juvenile intake, human services, city attorney, department of corrections, department of transportation, etc.
- Transcribe ~~police audio files to include~~ officers' interviews, narratives, reports, radio traffic, 911 recordings, and public meetings. ~~makes copies for filing purposes, and ensure that copies are available to department personnel and outside agencies as necessary.~~
- Process and record background checks for City of Whitewater employment, alcohol beverage and bartender license applications, and other City licenses.
- Assist with property/evidence custodian duties to include: ~~collection of drugs for the drug drop box collection, release of property from the evidence room,~~ approval of submitted property reports in the police records software, creating lost and found property reports, processing the disposition of found property, obtaining copies of video and photographs from the evidence room for dissemination, etc.
- Create, ~~compile,~~ update and maintain accreditation ~~files, compile accreditation~~ proofs. Attend training and assist other law enforcement agencies with the accreditation process through on-site assessments, as directed.
- Testify in court proceedings as required.
- Serve as support to interdepartmental bureaus and multiple city departments
- Properly processing ~~ing of~~ all bail bonds, criminal complaints and final dispositions.
- Receive and assist municipal building visitors, including answering questions and providing customer relations, respond to inquiries from employees, citizens and others and refer, when necessary, to appropriate persons.
- Serve as cashier, based on Finance Department guidelines, including processing, collecting and receipting payments for parking tickets, parking permits, municipal citations, warrants, etc.
- Process petty cash requests and balance petty cash monthly.
- Inventory department office and operating supplies and make necessary purchases.
- ~~Prepare estimates of body camera redaction costs for public open records requests.~~
- ~~Prepare invoices for body camera redaction, CD/DVD and report copies associated with open record requests.~~
- ~~Compile data for daily press release for the public.~~
- ~~Create, analyze and release police department quarterly statistical reports and annual report for the City.~~
- ~~Analyze and compile data for the monthly FBI's UCR/NIBRS submission to the state in accordance with state and federal standards.~~
- ~~Serve as an administrator for police related computer programs, ie ProPhoenix RMS, Axon Body Camera, etc.~~
- Maintain the police department court appearance calendar for municipal and county trials and the court information binder.
- Monitor the general police department email and voice mail accounts and process and distribute messages accordingly.
- Design and publish police department periodicals as needed.
- Post information to the City of Whitewater website.
- Perform a variety of clerical functions as needed to accomplish work routines as follows, including accurate filing; posting and/or logging information to manual or automated records; processing mail; collating and assembling documents; photocopying, scanning and faxing documents.
- ~~Provide the Police Records Technician with assignments and oversee final review of tasks.~~
- ~~Provide training and support to the Police Records Technician position.~~
- ~~Provide training to patrol officers on clerical and records related tasks.~~

ADDITIONAL DUTIES AND RESPONSIBILITIES

POSITION DESCRIPTION – ~~ADMINISTRATIVE ASSISTANT I~~ – POLICE RECORDS SPECIALIST

- Provide backup to related positions within ~~including other positions in the Administrative Assistant series classification, specifically, but not limited to,~~ the Police Department.
- ~~Serve on department, City, and other agency committees, as assigned.~~
- Assist the Police and Fire Commission with creating and posting agendas, providing notice of meetings, reservations of meeting rooms, taking and transcribing meeting minutes, as assigned.
- Attend public meetings as assigned.
- Develop and maintain procedures that are related to position responsibilities.
- Develop and maintain quality control of departmental forms, as assigned.
- Revise and prepare department policies for distribution and maintain historical accounting of all policy changes.
- Assist with maintaining departmental payroll statistics for department reports.
- Operation and care of various pieces of departmental equipment, to include, but not limited to, computer equipment, copy machines, etc.
- Compose, type, and edit correspondence, letters, memorandums, notices, reports, and other material requiring judgment as to content, accuracy, and completeness.
- Conduct research and perform special projects, as assigned.
- Perform other duties, tasks and responsibilities, as assigned.
- ~~Provide assistance to other city departments, as assigned.~~

SUPERVISION RECEIVED AND/OR EXERCISED

- Works under general supervision, however, performs recurring job duties independently. ~~Opportunity to vary work steps and in deciding appropriate procedures, guidelines and methods to apply exists. Has prior related work experience, but is broadening knowledge base while gaining full understanding of associated policies, procedures, codes and statutes.~~ Employees prioritize their own work, manage their time effectively, and respond to many questions independently.
- No formal supervisory responsibilities ~~but does assign tasks to the Administrative Assistant-Records Technician.~~

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and/or Experience

- High school diploma or equivalent.
- Additional post-secondary vocational/technical course work in general office practices such as administrative assistant, legal assistant, or police administration or Bachelor's preferred.
- Three (3) years increasingly responsible related experience, or any equivalent combination of related education and experience, that provides requisite knowledge, skills and abilities for the position.

Language Skills

- Ability to analyze data and information using established criteria, in order to determine consequences and to identify and select alternatives. Ability to compare, count, differentiate, measure, copy, record and transcribe data and information. Ability to classify, compute, tabulate, and categorize data.
- Ability to persuade, convince, and/or train others.
- Ability to advise and interpret how to apply policies, procedures and standards to specific situations.

POSITION DESCRIPTION —~~ADMINISTRATIVE ASSISTANT I~~— POLICE RECORDS SPECIALIST

- Ability to utilize a variety of advisory data and information such as code manuals, City ordinances, directories, State statutes, procedures, guidelines and non-routine correspondence.
- Ability to communicate orally and in writing with City personnel, Department personnel and general public.

Mathematical Skills

- Ability to calculate percentages, fractions, decimals, volumes, ratios, present values, and spatial relationships. Ability to interpret basic descriptive statistical reports.
- Ability to perform cashier duties accurately.

Reasoning Ability

- Ability to exercise independent judgment in emergency and non-emergency situations in accordance with departmental rules and regulations.
- Ability to cope with emergency situations calmly but effectively and to react quickly to secure accurate and precise information on the location, extent and nature of the emergency aid requests.
- Ability to quickly make assessments of emergency and non-emergency situations, determine appropriate responses and act assertively; cope with situations firmly, courteously, and tactfully.
- Ability to work well under pressure and handle stressful situations, to organize work and set priorities, managing time and resources to meet deadlines and changing demands, perform duties with minimum supervision.
- Ability to analyze data and information using established criteria, in order to determine consequences and to identify and select alternatives.

Equipment Operated

- Skill in the operation of departmental equipment including, but not limited to phone system, office equipment, paper and electronic files, computer workstations, printers, optical scanners, software applications, copy machines, fax machines, etc.

Other Qualifications

- Proficiency in typing, 10 key calculator, computers and electronic data processing.
- Working knowledge of modern office practices and procedures and Microsoft Office, including Word, Excel, Outlook, PowerPoint, and the Internet.
- Ability to deal with the public, other law enforcement officers, outside agency representatives, etc. in an effective, fair and professional manner.
- Ability to work effectively in cooperation with fellow employees as a member of the administrative staff team.
- Ability to work in and maintain an environment that deals with sensitive and confidential information.
- Ability to listen to and view graphic material.

Physical Demands

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- While performing the duties of this job, the employee is frequently required to sit, talk, and hear. The employee is occasionally required to walk; use hands to handle or operate objects, tools, or controls; and reach with hands and arms.
- Specific vision abilities required by this job include close vision, ability to adjust focus, and the ability to sustain prolonged visual concentration.
- Requires the ability to operate, maneuver and/or provide simple but continuous adjustment on equipment, machinery and tools such as computer and other office machines, and or materials used in performing essential functions.



JOB DESCRIPTION

Title:	Junior Information Technology Support Technician	Department(s):	Finance
Reports to:	IT Director	Location:	Municipal Building
FLSA:	Non-Exempt	Pay Grade:	Salary Resolution
Shift:	Day	Status:	Part-Time
Bargaining Unit:	None	Date	XXX 2024

JOB SUMMARY

The Junior IT Support Technician is an entry-level position that receives IT-related concerns and then proceeds to diagnose and solve these issues, resolves basic software & hardware problems, deploys computer systems, installs and maintains software, provides first tier technical assistance to users, communicates effectively with end users of all technical skill levels to solve issues that arise, and serves as the point of contact between the Police and Fire Departments on technology issues. Work is performed with a high degree of initiative and independent judgment in developing, evaluating, and deploying solutions. Must be skilled in the use of time management and quality practices.

ESSENTIAL DUTIES AND RESPONSIBILITIES

This list of duties and responsibilities is not all inclusive and may be expanded to include other duties and responsibilities, as management may deem necessary.

- Serves as the point of contact for public safety departments. As the point of contact, the Junior IT Support Technician prioritizes their needs over other departments.
- Maintains and deploys Police and Fire Department MDCs.
- Assists the Police and Fire departments with their specialized equipment, if necessary, including body cams, drones, and cameras.
- Responds to requests from public safety for City security camera footage.
- Installs City security cameras in City-owned buildings.
- Advises staff on appropriate procedures for directing their IT-related queries & recommendations.
- Receives and documents support requests through telephone calls, e-mail, text, in-person, or via ticketing system.
- Audits and maintains the IT Department asset list.
- Configures new desktops, laptops, tablets, cell phones, and similar devices.
- Performs routine inspections and upkeep of existing installations.
- Updates computer operating systems and other important software.
- Trains users in how to use enterprise-level hardware and software.
- Tests potential hardware and software for the City and provides feedback to shareholders.
- Creates IT and user process documentation.

ADDITIONAL DUTIES AND RESPONSIBILITIES

- Aids in assigning and classifying Helpdesk Support Tickets.
- Other duties as assigned

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and/or Experience

- Experience as a desktop support technician or equivalent.
- High School Diploma, GED, or equivalent
- IT certifications such as CompTIA A+ or Network+ highly desired
- Capability to deliver in-person and remote IT aid.
- Knowledge of municipal organizations – specifically Police and Fire.
- Experience as a user in a Microsoft environment.

Language Skills

- Ability to analyze data and information using established criteria, in order to determine consequences and to identify and select alternatives. Ability to compare, count, differentiate, measure, copy, record and transcribe data and information. Ability to classify, compute, tabulate, and categorize data.
- Ability to persuade, convince, and/or train others.
- Ability to communicate orally and in writing with City personnel, Department personnel and City residents. This may be done in email, by phone, or in person.

Mathematical Ability

- Ability to calculate percentages, fractions, decimals, volumes, ratios, present values, and spatial relationships.

Reasoning Ability

- Ability to exercise the judgment, decisiveness and creativity required in situations involving the evaluation of information against sensory and/or judgmental criteria.
- Ability to work well under pressure and handle stressful situations, to organize work and set priorities, managing time and resources to meet deadlines and changing demands within the entire operation of administrative services, perform duties with a minimum of supervision.

Other Qualifications

- Have, or have the ability to obtain, a Driver's License as driving is a necessity to and from facilities. Equipment may need to be transported.

Physical Demands

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is required to walk; use hands to finger, handle, or operate objects, tools, or controls; and reach with hands and arms.
- Specific vision abilities required by this job include close vision, ability to adjust focus, and the ability to sustain prolonged visual concentration.
- Requires the ability to operate, maneuver and or provide simple but continuous adjustment on equipment, machinery and tools such as computer and other office machines, and or materials used in performing essential functions.
- Ability to coordinate eyes, hands, feet and limbs in performing slightly skilled movements such as typing and to operate various pieces of office equipment.
- Ability to recognize and identify degrees of similarities and differences between characteristics of colors, shapes and textures associated with job-related objects, materials and tasks.
- The employee must exert light physical effort in sedentary to light work, occasionally involving lifting, carrying, pushing, pulling, crouching, crawling, kneeling, stooping and or moving up to 40 pounds.

- Around 75% of work performed in an office setting.
- Often working alone under light supervision.
- Ability to lift and carry at least 50lbs.
- Travel to off-site locations is required.

The City of Whitewater is an Equal Employment Opportunity. In compliance with the American with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

SELECTION GUIDELINES

- Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.
- Nothing in this job description reflects management's right to assign or reassign duties and responsibilities to this job at any time. The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.
- The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Employee Acknowledgement: _____ Date: _____

The above statements reflect the general details necessary to describe the principle functions of the occupation described and shall not be construed as a detailed description of all the work requirements that may be inherent in the occupation.

Supervisor	Date	Department Head	Date
Human Resources	Date	City Manager	Date



Common Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Ordinance 2024-O-26 an Ordinance amendig Section 9.12.010 to allow dogs off leash at the Whitewater Bark Park inside the fences
Staff Contact (name, email, phone):	Kevin Boehm, kboehm@whitewater-wi.gov , 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

In late October, I directed the Police Department to enforce the city's leash laws, specifically the prohibition of dogs being off-leash in public parks. During this enforcement, Community Service Officers (CSOs) approached citizens at the Whitewater Bark Park and issued verbal warnings that they could be cited if their dogs were off-leash at the park. Upon review, it became apparent that the current ordinance does not clearly exempt the dog park from the general leash requirements.

To address this ambiguity, I have amended subsection 19.12.010 of Chapter 19.12 of the Whitewater Municipal Code to include the following language:

"Dogs are exempt from leash requirements while enclosed inside the fenced area of the Whitewater Bark Park but must remain under the handler's control."

This revision clarifies that dogs are permitted to be off-leash within the enclosed area of the Whitewater Bark Park while maintaining the requirement for owners to have control of their pets at all times. This change ensures consistency in enforcement and allows residents to fully utilize the dog park as intended.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Approved on November 20, 2024 by the Park Board.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

I recommend approving the ordinance as written and waiving the second reading.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Ordinance 2024-O-26

ORDINANCE No. _____
AN ORDINANCE AMENDING SUBSECTION 19.12.010
UNLAWFUL

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do ordain as follows:

SECTION 1. Whitewater Municipal Code Chapter 19.12 Subsection 19.12.010 is hereby amended to read as follows:

19.12.010 – Unlawful.

It is unlawful for any person, firm, or organization to permit his, their, or its dog, horse, or any other pet or any dog, horse, or any other pet which he, they, or it has in its custody or control to be in the Whitewater Effigy Mounds Preserve or on the Municipal Building property at any time. Pets shall be allowed in other city parks if the pet is on a leash, which shall mean connected to a leash held by a person at all times. Horses shall not be allowed on any multi-purpose trail. **Dogs are exempt from leash requirements while enclosed inside the fenced area of the Whitewater Bark Park but must remain under the handler's control.**

Ordinance introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

AYES:
NOES:
ABSENT:
ADOPTED:

John Weidl, City Manager

Heather Boehm, City Clerk



Council Agenda Item

Meeting Date:	November 19, 2024
Agenda Item:	Title 19.48.020 Code Amendment
Staff Contact (name, email, phone):	Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND

(Enter the who, what when, where, why)

Title 19, Section 19.48.020, shall be amended to include other institutional uses so that parcels can be rezoned to be consistent with the City of Whitewater future land use plan.

Per the City of Whitewater Comprehensive Plan:

Descriptions and Policies for Other Future Land Use Designations

Institutional Description: This future land use designation is intended to accommodate public and semi-public uses, including public and private schools, churches and religious institutions, government facilities, museums, institutions geared to senior citizens, hospitals, public transportation terminals, airports, and similar uses. Some types of smaller institutional uses such as churches and parks may be permitted on lands under other future land use designations. Institutional uses have been shown on Map 5 in areas of the City where these uses existed at the time this Plan was written.

Policies and Programs: The following policies and programs are recommended for this future land use designation in areas on Map 5 where this designation is shown:

- a. Require and review detailed site, building, landscape, utility, signage, lighting, and stormwater management plans before approving any new or expanded institutional use.
- b. Ensure that land use decisions and future growth are consistent with the community facility recommendations in the Utilities and Community Facilities chapter of this Plan and shown on Map 6.
- c. Reserve future sites for major public facilities by identifying these areas on the City’s Official Map.
- d. Amend this Plan as necessary to accommodate future institutional locations, which are difficult to plan for in advance. Some sites identified for Institutional use on the Future Land Use map, may, for whatever reason cease to remain viable for the Institutional use in the future. In such cases, the City will consider some type of Residential use, Neighborhood Business use, or other mixed use compatible with the site’s location. The process for considering such alternative uses will include consideration of an amendment to this Comprehensive Plan, under the procedures described in the Implementation chapter of this Plan.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

On September 9, 2024, a Public Hearing was held at the PARC meeting and the PARC voted to recommend approval of the ordinance amendments to the Whitewater Common Council.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the proposed changes to Title 19.48.020

ATTACHMENT(S) INCLUDED
(If none, state N/A)

Title 19.48.020 redline and clean.

Chapter 19.48 I INSTITUTIONAL DISTRICT

19.48.010 Purpose.

The I institutional district is established to provide a community review and approval process for certain institutional uses that have a potential impact on surrounding land uses and/or the city as a whole.

(Ord. No. 1914A, 2-18-2016)

19.48.020 Permitted uses.

Permitted uses in the I district include:

- A. Colleges;
- B. Universities and their associated residential, educational and service facilities, except that new structures and/or exterior remodeling of existing structures which are within one hundred fifty feet of any other zoning district boundary (includes surface parking areas for more than twenty vehicles) shall be a conditional use as indicated below. The uses stated in Section 19.48.030 shall be conditional uses;
- C. The second or greater wireless telecommunication facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.
- D. Public and semipublic uses, to include public and private schools; churches, cultural centers, and faith based institutions; government facilities; active recreational parks; museums, medical facilities, libraries, public transportation terminals, and similar uses.

(Ord. No. 1914A, 2-18-2016)

19.48.030 Conditional uses.

Conditional uses in the I district include:

- A. New structures and/or exterior remodeling or existing structures within one hundred fifty feet of any other zoning district boundary (includes surface parking areas for more than twenty vehicles);
- B. Gymnasiums, sport stadiums, auditoriums, and similar places of general public assembly;
- C. Parking structures and surface parking areas for more than one hundred vehicles;
- D. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;
- E. Fraternity or sorority houses.

(Ord. No. 1914A, 2-18-2016)

19.48.040 Lot area.

Minimum total lot area in the I district is ~~one acre~~ 15,000 square feet.
(Ord. No. 1914A, 2-18-2016)

19.48.050 Lot width.

Minimum lot width in the I district is ~~one hundred twenty feet~~ 80 feet.
(Ord. No. 1914A, 2-18-2016)

19.48.060 Building height.

Maximum building height in the institutional district shall be one hundred feet. Mechanical penthouses shall be excluded from the building height restrictions listed herein if they comply with the following limitations:

- A. Penthouses shall be no taller than the highest floor to floor height in the building.
- B. Penthouses shall be set back from the public street building facade of the building equal to the height of the penthouse.
- C. The penthouse floor area, including vertical circulation spaces leading to the penthouse, shall be no greater than ten percent of the ground floor building footprint.
- D. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

(Ord. No. 1914A, 2-18-2016)

19.48.070 Yard requirements.

Minimum yard requirements in the I district are:

- A. Any street yard facing any zoning district other than the institutional district shall be no less than twenty-five feet, measured from the right-of-way, or one-half of the total height of the building, whichever is greater. Any street yard within an institutional district facing yards in an institutional district shall not be less than twenty-five feet, measured from the right-of-way. The building setback shall not in any event encroach on the intersection visibility requirements set forth in Whitewater Municipal Code, Section 19.51.010;
- B. Street yard for off-street parking—fifteen feet;
- C. Side yard shall be thirty feet or equal to the height of the structure, whichever is greater;
- D. Rear yard—thirty-five feet or equal to the height of the structure, whichever is greater.
- E. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval.

(Ord. No. 1914A, 2-18-2016)

19.48.080 Number of structures on one lot.

Within the I district, more than one principal structure may be located on a lot (see Section 19.06.150).
(Ord. No. 1914A, 2-18-2016)

Chapter 19.48 I INSTITUTIONAL DISTRICT

19.48.010 Purpose.

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Minimum total lot area in the I district is 15,000 square feet.

(Ord. No. 1914A, 2-18-2016)

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- D. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

(Ord. No. 1914A, 2-18-2016)

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- C. Side yard shall be thirty feet or equal to the height of the structure, whichever is greater;
- D. Rear yard—thirty-five feet or equal to the height of the structure, whichever is greater.
- E. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval.

(Ord. No. 1914A, 2-18-2016)

19.48.080 Number of structures on one lot.

Within the I district, more than one principal structure may be located on a lot (see Section 19.06.150).
(Ord. No. 1914A, 2-18-2016)



Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Ordinance to amend Ordinance 1.21.010
Staff Contact (name, email, phone):	Rachelle Blicht, rblitch@whitewater-wi.gov , 262-473-1380

BACKGROUND

(Enter the who, what when, where, why)

Ordinance 1.21.010 Schedule of Deposits (relating to Ordinance 11.56.010 (4) General Parking Violations) was last updated in 2009. The current fee schedule is as follows:

Parking Violations 1 to 11

- o Paid within 7 days forfeiture amount will be \$20
- o Paid after 7 days forfeiture amount will be \$30
- o Paid after 30 days forfeiture amount will be \$40

The PD has issued 2,535 parking violation in 2021, 2,559 parking violations in 2022, 2,750 parking violations in 2023, and has issues 1,804 to date this year.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

10/22/2024 – Finance Committee recommended a fee increase from \$20 to \$40

11/19/2024 – Common Council approved first reading

FINANCIAL IMPACT

(If none, state N/A)

Increasing the base violation from \$20 to \$40 would add at minimum \$52,000 in revenue. This figure uses the average number of tickets issued and assumes the tickets will be paid in the first 7 days.

STAFF RECOMMENDATION

Staff recommends amending the ordinance to increase the fines to encourage compliance, improve public safety, recover costs, and discourage individuals from abusing parking. Each of these reasons can contribute to more efficient use of parking resources, enhanced public safety, and improved City operations.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. Ordinance 1.21.010 Schedule of Deposits
2. Proposed Amendment of Ordinance 1.21.010

ORDINANCE NO. _____
 AN ORDINANCE AMENDING SECTION 1.21.010 SCHEDULE OF DEPOSITS TO
 INCREASE BOND AMOUNT FOR VIOLATIONS OF CHAPTER 11.56.010(4) GENERAL
 PARKING VIOLATIONS

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do hereby ordain as follows:

SECTION 1: Whitewater Municipal Code Section 1.21.010 is hereby amended by revising the stated Deposits and Costs amounts for Chapter 11.56.010(4) and changing the Deposits and Costs to the below:

<u>CHAPTER OR SECTION NUMBER</u>	<u>OFFENSE</u>	<u>DEPOSITS AND COSTS</u>
Chapter 11.56.010(4)	General Parking Violations – 1 st Offense	\$40.00

The penalty for violations of Chapter 11.56.010(4) that are not included in the State of Wisconsin Revised Uniform State Traffic Deposit Schedule, the bond amount shall be:

1st Offense: \$40.00

SECTION 2: This ordinance shall take effect upon passage and publication as provided by law.

Ordinance introduced by Councilmember _____, who moved its adoption. Seconded by Councilmember _____.

AYES:

NOES:

 John Weidl, City Manager

ABSENT:

 Heather Boehm, City Clerk

ADOPTED:

1.21.010 Schedule of deposits.

The following schedule of deposits is established for use with citations written pursuant to the Whitewater Municipal Code.

<u>SCHEDULE of DEPOSITS</u>		
<u>Chapter or</u>	<u>Offense</u>	<u>Deposits</u>
<u>Section</u>		<u>and Costs</u>
<u>Number</u>		
1.25	Violation of the Public Buildings Weapons Ordinance 1st offense	\$200.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd offense within 1 year	\$400.00 plus statutory penalty assessment, jail assessment, courts costs and crime lab assessment
	3rd and subsequent offenses within 1 year	\$600.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
1.33	Violation of Sex Offender Residence Restriction 1st offense	\$500.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment.
	2nd and Subsequent Offenses	\$700.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
2.36	Contempt	\$50.00 & (b)
2.40	Obstructing emergency management	\$200.00 & (b)
2.46	Handicapped discrimination	\$100.00 & (b)
5.04	Dance violations on alcohol licensed premises	\$75.00 & (b)
5.05	Public dance violations	\$75.00 & (b)
5.08	Fireworks violations	\$50.00 & (b)
5.10	Rummage sale violations 2nd offense	\$25.00 & (b) \$75.00 & (b)
5.12	Junk dealer violations	\$75.00 & (b)
5.18	Violation of smoking ban ordinance 1st offense	\$100.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd offense	\$150.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	3rd and subsequent offense	\$200.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
5.20	Sale of alcohol violations 2nd offense	\$400.00 & (b) \$500.00 & (b)

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(Supp. No. 8/24)

5.20	Other violations	\$250.00 & (b)
	2nd offense	\$500.00 & (b)
	3rd offense	\$700.00 & (b)
	4th offense	\$1,000.00 & (b)
5.21	Cigarette retailer violations	\$100.00 & (b)
5.24	Meat product violations	\$50.00 & (b)
5.28	Transient merchant violations	\$100.00 & (b)
5.29	Distribution of advertising matter	\$50.00 & (b)
5.32	Milk product violations	\$50.00 & (b)
5.36	Mobile home violations	\$50.00 & (b)
5.38	Violation of residential rental registration ordinance	
	1st offense	\$100.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	2nd offense	\$100.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
5.48	Circus, etc. violations	\$150.00 & (b)
5.52	Taxicab violations	\$75.00 & (b)
5.56	Junked automobile violations	\$100.00 & (b)
	2nd offense	\$150.00 & (b)
5.64	Cable communications violations	\$100.00 & (b)
5.75	Adult establishment violations	\$200.00 & (b)
7.02	Obstructing officers	\$300.00 & (b)
7.03	Failure to obey officers	\$150.00 & (b)
7.04	Ethics violations	\$200.00 & (b)
7.20	Vibration and air pollution violations	\$100.00 & (b)
	2nd offense	\$150.00 & (b)
7.22	Weed and grass violations	\$25.00 & (b)
	2nd offense	\$50.00 & (b)
7.23	Litter violations	\$50.00 & (b)
7.24	Prohibited discharge violations	\$150.00 & (b)
7.26	Marijuana and drug paraphernalia violations	\$500.00 & (b)
7.27	Possession and use of synthetic cannabinoid substances prohibited	\$400.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
7.28	Sex materials violations	\$150.00 & (b)
	2nd offense	\$200.00 & (b)
7.36.010	Public intoxication violations	\$150.00 & (b)
7.36.020	Disorderly conduct and miscellaneous prohibited conduct violations	\$200.00 & (b)
	2nd offense	\$300.00 & (b)
	3rd offense	\$500.00 & (b)
7.36.030	Damage to property	
	1st offense	\$550.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	2nd and subsequent offense	\$750.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	

	Damage to a Landmark or Landmark Site—First offense	\$800.00
	plus statutory penalty assessment, jail assessment, and court costs.	
	Second offense	\$1,000.00
	plus statutory penalty assessment, jail assessment, and court costs.	
7.38	City park violations	\$150.00 & (b)
7.42	Violations of unnecessary or preventable calls for emergency services	
	1st offense	\$200.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd offenses within one year	\$350.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	3rd and subsequent offenses within one year	\$600.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
7.45	Defrauding innkeeper violations	\$150.00 & (b)
	2nd offense	\$200.00 & (b)
	3rd offense	\$300.00 & (b)
7.46	Theft violations	\$200.00 & (b)
	2nd offense	\$300.00 & (b)
	3rd offense	\$400.00 & (b)
7.46.030	Violations for theft or petty theft of property that is part of a Landmark or Landmark Site plus statutory penalty assessment, jail assessment, and court costs.	\$400.00
	Second offense	\$450.00
	plus statutory penalty assessment, jail assessment, and court costs.	
	Third offense	\$600.00
	plus statutory penalty assessment, jail assessment, and court costs.	
7.47	Coin operated machine fraud	\$75.00 & (b)
7.48	Storing junk violations	\$100.00 & (b)
7.49	Worthless check violations	\$400.00 & (b)
	2nd offense	\$500.00 & (b)
	Checks over \$150.00	\$600.00 & (b)
7.50	Misappropriation of property	\$150.00 & (b)
	2nd offense	\$200.00 & (b)
	3rd offense	\$300.00 & (b)
7.51	Graffiti offenses	
	1st offense	\$150.00
	plus Statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	2nd offense	\$200.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	3rd offense	\$300.00

	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
7.61	Common truancy violations	\$50.00 & (b)
	2nd offense	\$100.00 & (b)
7.61	Habitual truancy	MUST APPEAR
7.61	Contributing to truancy	\$100.00 & (b)
	2nd offense	\$200.00 & (b)
7.62	Curfew violations	\$50.00 & (b)
7.63	Underage alcohol violations (not on premises)	\$200.00 & (b)
	2nd offense	\$300.00 & (b)
	3rd offense	\$500.00 & (b)
	4th offense	\$1,000.00 & (b)
7.63	Underage alcohol violations (on premises)	\$350.00 & (b)
	2nd offense	\$400.00 & (b)
	3rd offense	\$600.00 & (b)
	4th offense	\$850.00 & (b)
7.63	Underage alcohol violations (juvenile)	\$50.00 & (b)
	2nd offense	\$100.00 & (b)
	3rd offense	\$150.00 & (b)
7.64	Misrepresentation of age (adult 18-20)	\$350.00 & (b)
	2nd offense	\$450.00 & (b)
	3rd offense	\$700.00 & (b)
	4th offense	\$900.00 & (b)
7.64	Misrepresentation of age (juveniles under age 18)	\$100.00 & (b)
	2nd offense	\$300.00 & (b)
	3rd offense	\$500.00 & (b)
7.65	Identification violations	\$250.00 & (b)
7.66	Furnishing alcohol to underage persons	\$350.00 & (b)
	2nd offense	\$450.00 & (b)
	3rd offense	\$550.00 & (b)
	4th offense	\$800.00 & (b)
7.67	Use of improper identification violations	\$50.00 & (b)
7.69	Tobacco products violations	\$25.00 & (b)
7.70	Sale and possession of electronic cigarettes by minor	1st Offense - \$200.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment 2nd Offense - \$300.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
7.72	Weapons violations	\$400.00 & (b)
	In vehicle (2nd offense)	\$450.00 & (b)
8.04	Cesspool violations	\$25.00 & (b)
8.08	Municipal disposal site violations	\$50.00 & (b)
8.12	Filthy property violations	\$25.00 & (b)
8.16	Dead animal violations	\$75.00 & (b)
8.24	Rubbish violations	\$100.00 & (b)
8.28	Garbage collection violations	\$100.00 & (b)
8.32	Burning violations	\$75.00 & (b)
8.34	Violation of outdoor solid fuel heating device regulations	

	1st offense	\$75.00 & (b)
	2nd and subsequent offenses	\$125.00 & (b)
8.36	Smoking in public places violations	\$50.00 & (b)
8.37	Violation of face covering ordinance	\$20.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment 2nd and subsequent offenses: \$100.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
9.08	Animal control	
	1st offense	\$75.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd offense within 1 year	\$150.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	3rd and subsequent offenses within 1 year	\$300.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
9.12	Animals prohibited in certain areas violations	\$75.00 & (b)
9.14	Animals prohibited in Indian Mounds Park	\$75.00 & (b)
9.18	Violation of Feeding of Wild Animals	
	1st Offense	\$25.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment.
	2nd and Subsequent Offenses	\$50.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment.
9.22	Sale of dogs, cats, and rabbits by pet stores	\$500.00 per animal sold in violation of this ordinance plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
11.05	Vehicle equipment violations	\$75.00 & (b)
11.06	Violation of traffic law by motor vehicle on premises held open to the public for the use of motor vehicles	
	1st offense	\$100.00 & (b)
	2nd offense	\$150.00 & (b)
11.07	Violation of temporary traffic signs	\$40.00 & (b)
11.32	Violation of heavy truck traffic prohibition	
	1st offense	\$100.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd and subsequent offenses within 1 year	\$150.00 plus statutory penalty assessment, jail assessment, courts costs and crime lab assessment
11.33	Vehicle noise levels	\$100.00 & (b)
11.34	Use of compression brakes in the city plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	\$100.00

11.38	Abandoned vehicle violations	\$100.00 & (b)
11.39	Violation of golf carts on public roads	
	1st offense	\$100.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment.
	2nd and subsequent offenses	\$150.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
11.40	Bicycle violations	\$10.00 & (b)
11.44	Snowmobile violations	\$50.00 & (b)
11.45	Violation of operation of ATV and UTV Ordinance	The State of Wisconsin Revised Uniform State Traffic Deposit Schedule as amended from time to time shall apply
	1st offense	\$100.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd and subsequent offenses	\$150.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
11.46	Vehicle operation in improper area	\$75.00 & (b)
11.50.020	Handicapped parking violations	
	Any offense	\$80.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
11.56.010(4)	General parking violations	
	1st offense	\$20.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
12.04	Street/sidewalk violations	\$25.00 & (b)
12.08	Street obstruction violations	\$75.00 & (b)
12.12	Excavation violations	\$75.00 & (b)
12.16	Driveway construction violations	\$75.00 & (b)
12.20	Sidewalk violations	\$50.00 & (b)
	2nd offense	\$100.00 & (b)
12.28	Mutilation of public property	\$100.00 & (b)
12.36	Bill posting violations	\$30.00 & (b)
12.48	Sign violations	\$75.00 & (b)
14.04	Building code violations	\$75.00 & (b)
14.055	Graffiti abatement	
	1st offense	\$50.00
	plus offenses statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	2nd offense	\$75.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	3rd offense	\$150.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
14.06	Electrical code violations	\$75.00 & (b)
14.08	Plumbing code violations	\$75.00 & (b)

14.12	Fire regulation violations	\$75.00 & (b)
14.14	Alarm systems violations	\$75.00 & (b)
14.15	Violation of fire lock box ordinance	
	1st offense	\$100.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd and subsequent offenses	\$150.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
16.14	Violation of sewer use charges ordinance	
	1st offense	\$250.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd offense	\$350.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
16.20	Illicit discharge and connection ordinance	
	1st offense	\$250.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	2nd offense within 1 year	\$350.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
	3rd offense within 1 year	\$500.00
	plus statutory penalty assessment, jail assessment, court costs and crime lab assessment	
19.58	Noise violations	\$200.00 & (b)
	2nd offense	\$250.00 & (b)
	3rd offense	\$400.00 & (b)
19.75.080-(A.)(1.)	Zoning violation-improper usage	\$150.00 & (b)
19.75.080-(A.)(2.)	Zoning violation-failure to obtain permit	\$150.00 & (b)
19.75.080-(A.)(3.)	Zoning violation-failure to comply with stop work order	\$250.00 & (b)
Title 20	Violation of property maintenance ordinance	
	1st offense	\$250.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment
	2nd and subsequent offenses	\$350.00 plus statutory penalty assessment, jail assessment, court costs and crime lab assessment

- (b) In addition to each base deposit amount set forth in this section, the total bond shall include the statutory penalty assessment, the jail assessment, court costs, and crime lab assessment, as amended from time to time by state law, and such other assessment and costs as are required or allowed by law.
- (c) In traffic cases, the State of Wisconsin Revised Uniform State Traffic Deposit Schedule, as amended from time to time by state law, shall apply.
- (d) In any case where there is a violation of any city ordinance for which there has been no deposit established herein, the deposit is established at the greater of one-half of the maximum fine or the minimum fine for the violation alleged. In addition, the costs, etc. shall be added as set forth in subsection (b) of this section.

(Ord. 1628A § 1, 2007; Ord. 1587A § 1, 2005; Ord. 1553A § 1, 2004; Ord. 1468 § 1, 2001; Ord. 1458 § 1, 2000; Ord. 1426 § 1, 1999).

(Ord. No. 1691A, § 1, 7-15-2008; Ord. No. 1701A, § 1, 10-21-2008; Ord. No. 1711, § 1, 1-6-2009; Ord. No. 1714A, § 1, 1-20-2009; Ord. No. 1792A, § 1, 6-15-2010; Ord. No. 1821A, § 1, 6-21-2011; Ord. No. 1824A, § 1, 8-2-2011; Ord. No. 1829A, § 1, 10-4-2011; Ord. No. 1831A, § 1, 11-15-2011; Ord. No. 1833A, §§ 1, 2, 12-20-2011; Ord. No. 1836A, § 1, 2-23-2012; Ord. No. 1856A, § 1, 5-21-2013; Ord. No. 1898A, § 1, 7-7-2015; Ord. No. 1965A, § 1, 10-16-2018; Ord. No. 1978A, §§ 1, 2, 4-4-2019; Ord. No. 1986A, § 1, 7-19-2019; Ord. No. 2001A, § 1, 6-2-2020; Ord. No. 2005A, § 1, 7-21-2020; Ord. No. 2029A, § 1, 10-5-2021; Ord. No. 2032A, § 1, 11-2-2021; Ord. No. 2037A, § 1, 11-16-2021; Ord. No. 2052, § 1, 12-20-2022; Ord. No. 2053, § 1, 12-20-2022; Ord. No. 2056, § 1, 4-18-2023; Ord. No. 2074, § 1, 11-7-2023; Ord. No. 2078, § 1, 12-19-2023; Ord. No. 2024-003, § 1, 5-21-2024)

1. Bidder Information

Company Name: J.H. Findorff & Son Inc.

Address: 1600 N. 6th Street

City, State, ZIP Code: Milwaukee, WI 53212

Contact Person: B.J. Bowen

Phone Number: 414-732-2532

Email Address: bjbowen@findorff.com

2. Bid Proposal

Total Bid Amount: \$10,625

Projected Start Date: Upon Award – Early December

Projected Completion Date: ~1 week after commencement.

3. Bid Breakdown

(Provide an itemized breakdown of costs)

Item Description	Quantity	Unit Cost (\$)	Total Cost (\$)
Remove Masonry / Prep Opening	1	\$5,506	\$5,506
Install Owner Provided Baby Box	1	\$1,985	\$1,985
Insulation / Flashing / Lintel	1	\$934	\$934
Electrical – 120V 20A dedicated circuit	1	\$2,200	\$2,200
Alarm Connection / Security – By Owner Vendor	N/A	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Subtotal \$10,625
Tax (if applicable) \$Included – minor incidentals
Total Bid \$10,625

4. Experience and Qualifications

Years of Experience: 135 – Established in 1890

Similar Projects Completed (List up to 3):

- Walgreens – Car vs. Building (Whitewater)
- Associated Bank – Drive Thru Window Installation
- Ironworkers – Local 8 Overhead Door Masonry Opening
- Lakefront Brewery – Exterior Patio Modifications

References:

Name: Ken Brandt (Associated Bank) Phone: 262-234-2577

Name: Russ Klitsch (Lakefront Brewery) Phone: 414-292-0805

Name: Peter Mahler (Mahler Enterprises) Phone: 414-347-1350

5. Compliance Statements

Licenses and Certifications: Findorff has all the necessary licenses, certifications, and registrations to perform the proposed scope of work for this project.

Insurance Coverage: The Travelers Insurance Company

General Liability Insurance: \$1,000,000 occurrence/\$2,000,000 aggregate

Worker’s Compensation Insurance: Per statutory requirements.

Bonding Capacity:

Total bonding capacity: Our current bonding limit is over \$500 million on any one project and in excess of \$1.5 billion on total backlog.

Available bonding capacity: Findorff has over \$500 million of available bonding capacity.

Bond Amount: “\$1 billion bonded cost to complete”

6. Bidder’s Signature

I/we certify that all the information provided in this bid is true and accurate to the best of my/our knowledge. I/we understand that any false statements or omission of facts will disqualify my/our bid from consideration

Authorized Signature:  _____

Printed Name: B.J. Bowen

Title: Director of Special Projects & Preconstruction

Date: 11/08/2024



Common Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Discussion and possible action to recommend approval of WAFC HAVC bid to Southport Engineering in the amount of \$276,100 for repairs to Leisure Pool air handler, duct work and control replacement.
Staff Contact (name, email, phone):	Kevin Boehm, kboehm@whitewater-wi.gov , 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

The Leisure Pool HVAC unit is not functional currently. The unit needs the following repairs to the coils and ducts. Existing duct from heat reclamation coil to the mechanical room walls needs to be replaced. 2 motorized dampers and actuators need to be replaced. Replace 2 coils, 1 for heating and 1 for reclamation with new coils. Installation of insulation. In addition to the mechanical issues, all the controllers that automate the equipment needs to be replaced due to age, damage and non-functioning systems.

During the bid review process, it was recommended by City facilities staff to move 1 controller for the boilers that was damaged beyond repair last year due to water infiltration during a snow storm. This controller will be moved away from an existing air vent to prevent future issues. Additionally we asked for an addition of another controller for the other air handler to get all mechanicals on 1 controller system for ease of operation and due to old controller not being serviceable any further. These 2 requests added \$17,340 to the bid still keeping the quote \$47,786 below the next lowest bid.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Passed on November 20, 2024 by Park Board Agenda.

FINANCIAL IMPACT

(If none, state N/A)

\$276,100 from WAFC capital budget

STAFF RECOMMENDATION

I recommend accepting the low bid from Southport Engineering with the additional items listed above in the amount of \$276,100 with work to be conducted during the summer of 2025 while school is out for summer break.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

-
1. Bid opening document
 2. Bassett Mechanical Bid
 3. Southport Engineering Bid
 4. Premstar Bid
 5. Helm Bid
-

CITY OF WHITEWATER REQUEST FOR PROPOSALS



Title: HVAC System Upgrade Project
Department: Parks, Recreation and Facilities
Due Date: 3:00 p.m., September 10, 2024

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Appendix A: Insurance Requirements

I. NOTICE TO PROPOSERS

A. Summary

The City of Whitewater is soliciting proposals from qualified vendors for the upgrade of the HVAC system at the Whitewater Aquatic and Fitness Center. Vendors submitting proposals are required to read this Request for Proposals (RFP) in its entirety and follow the instructions contained herein.

B. Important Dates

Deliver proposals no later than the due time and date indicated below. The City will reject late proposals. The anticipated timeline is as follows:

Issue Date:	August 9, 2024
Questions Due Date:	August 26, 2024
Answers Posted Date:	August 29, 2024
Due Date:	September 10, 2024

C. How to Submit a Proposal

Submit one (1) hard copies of the proposal in a sealed envelope.

Hardcopy proposals shall be typed and securely bound on 8.5 x 11-inch paper.

All proposal costs are the expense of the proposer. The City will not consider illegible proposals. Elaborate proposals beyond that sufficient to present a complete and effective proposal are not necessary or desired.

All proposals shall be clearly labeled:

City of Whitewater
WAFC HVAC Upgrade
Due: 3:00p.m. September 6, 2024

Delivery of hard copies to:

City of Whitewater
Attention: Clerk's Office
312 W. Whitewater Street
Whitewater, WI 53190

Proposals shall be delivered as instructed. Deliveries to other City departments and/or locations may result in disqualification.

D. Contact Information

Questions regarding the proposal should be addressed to:

Kevin Boehm
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190
(262) 473-0122
kboehm@whitewater-wi.gov

E. Inquiries Clarification & Exceptions

Proposers are to raise any questions they have about the RFP document without delay. Direct all questions in writing to the department contact listed above.

Proposers finding any significant ambiguity, error, conflict, discrepancy, omission, or other deficiency in this RFP document shall immediately notify the City and request clarification. In the event that it is necessary to provide additional clarification or revision to the RFP, the City will post addenda. Proposers are strongly encouraged to check for addenda regularly.

Proposals should be as responsive as possible to the provisions stated herein. A prospective vendor may take “exception” to bid terms, conditions, specifications, and dates stated within the bid package. However, the City of Whitewater reserves the right to disqualify any and all bids submitted which include exceptions if deemed not in the City’s best interest.

F. Addenda

In the event that it is necessary to provide additional clarification or revision to the RFP, the City will post addenda to the same website as the original distribution. It is the proposer’s responsibility to regularly monitor the website for any such postings. Proposers must acknowledge the receipt of any addenda in their proposal. Failure to retrieve addenda and include their provisions may result in disqualification.

G. Bid Distribution Networks

The City of Whitewater will post the Request for Proposal and addenda on the city’s website. It is the proposer’s responsibility to regularly monitor the site for posted addenda. Proposer’s failure to retrieve such addenda and incorporate their appropriate provisions in their response may result in the disqualification of the proposal.

The City of Whitewater’s website is www.whitewater-wi.gov. The proposal can be found under the “Government” tab by clicking on “Project Bidding”.

H. Oral Presentations/Site Visits/Meetings

Proposers may be asked to attend meetings, make oral presentations, inspect City locations for a site inspection as part of this RFP process. Such presentations, meetings, or site visits will be at the proposer's expense.

I. Acceptance/Rejection/Withdrawal of Proposals

The City reserves the right to accept or reject any or all proposals submitted in whole or in part and to waive any informalities or technicalities which at the City's discretion are determined to be in the best interest of the City. Further, the City makes no representation that a contract will be awarded to any proposer responding to this request. The City expressly reserves the right to reject any and all proposals responding to this invitation without indicating any reasons for such rejection(s).

J. Public Records Notice

Proposers are hereby notified that all information submitted in response to the RFP may be made available for public inspection according to the Public Records Law of the State of Wisconsin or other applicable public record laws. Information qualifying as a "trade secret" – defined in State of Wisconsin Statutes – may be held confidential.

Proposers shall separately and clearly identify all information they deem to be "trade secrets" as defined in the State of Wisconsin Statutes. Do not duplicate or co-mingle information deemed confidential and sealed elsewhere in your response.

Wisconsin Statute S. 19.36(5)

(5) TRADE SECRETS. An authority may withhold access to any record or portion of a record containing information qualifying as a trade secret as defined in s. 134.90(1) (c).

Wisconsin Statute S. 134.90(1)(c)

(c) "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.

The City cannot ensure that information will not be subject to release if a request is made under applicable public records laws. The City cannot consider the following confidential: a bid in its entirety, price bid information, or the entire contents of any resulting contract. The City will not provide advance notice to proposers prior to release of any requested record.

To the extent permitted by such laws, it is the intention of the City to withhold the contents of proposals from public view – until such times as competitive or bargaining reasons no longer require non-disclosure, in the City’s opinion. At that time, all proposals will be available for review in accordance with public records laws

K. Tax Exempt

The City of Whitewater, as a municipality, is exempt from payment of federal excise taxes and State of Wisconsin taxes per Wisconsin statute 77.54(9a). The City will provide its Federal Tax ID and tax-exempt number as necessary.

L. Cancellation/Termination of Contract

The City of Whitewater may terminate the contract at any time at its sole discretion by delivering thirty (30) days written notice to the contractor. Upon termination, the City’s liability will be limited to the pro-rata cost of the services performed as of the date of termination plus expenses incurred with the prior written approval of the City. In the event that the contractor terminates the contract for any reason whatsoever, it will refund to the City within 30 days of said termination all payments made hereunder by the City to the contractor for work not completed or not accepted by the City. Such termination will require written notice to that effect to be delivered by the contractor to the City not less than 60 days prior to the said termination.

M. Evaluation Process

The RFP will be reviewed by an Evaluation Panel. Each proposal will be evaluated as described below and assigned an overall score ranking.

Major Criteria Categories	Point Weight
Qualifications	15
Experience and Technical Competence	20
Technical approach and methodology	10
Knowledge and Understanding of Scope of Project	15
Project Timeline	15
Cost	20
References	05
Total	100

N. Insurance and Indemnification Requirements

Insurance coverage shall be in place prior to commencing work and shall remain in force until the entire project is completed or the length of time specified in the contract. See Appendix A for requirements.

II. SCOPE OF WORK

A. Project

The City of Whitewater (City) is seeking proposals to replace ductwork, HVAC coils, and install HVAC controls at the Whitewater Aquatic and Fitness Center located at 580 S. Elizabeth St., Whitewater, WI.

B. Scope of Services

1. Ductwork Replacement

- a. Remove and dispose of existing ductwork.
- b. Design and install new Polyvinyl Coated Duct (PCD) to improve airflow and efficiency.
- c. Install 2" duct board insulation to replace the portion removed.
- d. Install two (2) new stainless dampers with new actuators.
- e. Ensure proper insulation and sealing of all ductwork.
- f. Include all necessary tools, materials, scaffolding, crane service, etc.

2. HVAC Coil Replacement

- a. Supply treated heat coils and heat recovery coils.
- b. Isolate and drain the coils.
- c. Remove existing coils, including proper disposal.
- d. Install new coils, ensuring proper connection to existing piping.
- e. Fill, bleed, and leak check the coils and piping.
- f. Insulate all piping.
- g. Complete operational checkout and start-up.
- h. Include all necessary tools, materials, etc.

3. Installation of HVAC Controls (Carrier iVu preferred)

- a. Remove and dispose of existing HVAC controls.
- b. Provide and install new BACnet Router.
- c. Provide and install new BACnet boiler plant controller.
- d. Provide and install new BACnet controllers for two large AHUs.
- e. Provide and install a new BACnet controller for the pool heat exchanger.
- f. Provide and install new sensors, devices, low voltage wiring, and communication wires where needed.

- g. Provide labor for custom programming for the controllers.
- h. Provide labor to perform a controls checkout and commissioning of the new system.

4. Tools and Materials

- a. All necessary tools and materials must be factored into the proposal, including scaffolding, crane service, etc.

5. Complete Project Management

- a. Provide comprehensive project management services, including scheduling, coordination, and supervision of all aspects of the project.
- b. Ensure all work is completed on time, within budget, up to current building codes, and to the satisfaction of the City of Whitewater.
- c. Maintain regular communication with City representatives and provide progress updates as required.

6. Work Schedule and Coordination

- a. Coordinate with the City on scheduling to minimize disruption to the center's activities.
- b. Provide a detailed schedule indicating the timeline for each phase of the project.

III. REQUIRED PROPOSAL INFORMATION

A. Cover Letter

Include a cover letter introducing the firm, summarizing the firm's interest in the project, and highlighting its unique qualifications.

B. Basic Qualification of the Firm

Provide a summary of the firm's qualifications, including years in business, experience with similar projects, and any special qualifications or certifications.

C. Experience and Technical Competence

Describe the firm's experience in performing work similar to that described in this RFP. Include examples of completed projects that are similar in scope and complexity.

D. Proposed Method to Accomplish the Work

Provide a detailed plan outlining how the firm proposes to accomplish the work.

E. Project Timeline

Include a timeline, key milestones, and strategies for maintaining project schedule and quality.

F. Cost

Provide a detailed cost proposal, including a breakdown of labor, materials, and other expenses.

G. References

Include at least three references from clients for whom the firm has completed similar projects. Provide the name, title, organization, phone number, and email address for each reference.

H. Submission Instructions

Proposals must be submitted as sealed bids by 3:00 p.m. on September 6, 2024. No emailed bids will be accepted. The envelope containing the proposal should be clearly marked with:

WAFC HVAC Upgrade

City of Whitewater
Attention: Clerk's Office
312 W. Whitewater Street
Whitewater, WI 53190

I. Additional Information

a. For further information, contact:

Kevin Boehm
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190
(262) 473-0122
kboehm@whitewater-wi.gov

b. Site visits can be arranged by contacting the above.

c. Existing site drawings are available upon request.

J. Terms and Conditions

The City of Whitewater reserves the right to reject any or all proposals

The City of Whitewater is not responsible for any costs incurred by proposers in preparing their responses to this RFP.

Proposals must be valid for a period of 90 days from the due date.

Appendix A: Insurance Requirements

The contractor shall maintain in force for the duration of the contract insurance coverage in the kinds and amounts shown below:

Workers' Compensation Insurance: Statutory requirements of the State of Wisconsin

Commercial General Liability Insurance: \$1,000,000 per occurrence/\$2,000,000 aggregate

Automobile Liability Insurance: \$1,000,000 combined single limit

PROJECT
WAFC HVAC

Bidder and Address	Bid Bond or Guarantee	Addenda Acknowledged	Lump Sum Bid	
① Premistar 16200 W Glendale Dr New Berlin WI 53151	—	no addenda	\$338,037.00	3
② Southport Engineered 1343 S 27th St Caledonia WI 53108	—	no addenda	\$258,760.00	1
③ Helm Service 584 W1885 Enterprise Dr Muskego WI 53150	—	no addenda	\$323,886.00	2
④ Basset Mechanical	—	no addenda	\$356,454.00	4

Received by:

Kevin Bolam
Heather Bolam



City of Whitewater

Whitewater Aquatic and Fitness Center

HVAC System Upgrade Project

September 6, 2024

PAGE 1 – SOUTHPORT GENERAL INFORMATION
PAGE 2 – SOUTHPORT SERVICE CAPABILITIES
PAGE 3 – PROFESSIONAL REFERENCES
PAGE 4 – PROJECT REFERENCES
PAGE 5 – OTHER COMPLETED PROJECTS
PAGE 6 – MANAGER BIOS
PAGE 7-8 – PROPOSAL AND PRICING
PAGE 9 - SCHEDULE

Attn: Kevin Boehm – City of Whitewater 262-473-0122 kboehm@whitewater-wi.gov

Whitewater Aquatic and Fitness Center

PAGE 1: Southport General Information

Southport Engineered Systems is in a strong position to provide top quality service for the City of Whitewater. We are pleased to provide a high-level summary of Southport's capabilities and how we are best suited for a successful project delivery:

Company Summary

Since founded in 2005, Southport has continued steady growth and currently employs over 150 trade-personnel. We centrally operate from our newly built, 55,000SF fabrication facility in Caledonia on Interstate 94. In addition to our Caledonia location, we have established two additional operational support locations in Wausau and Madison. This allows our firm to support regional construction with just-in-time delivery methods and respond rapidly for our customer needs. Our company EMR is 0.63 which we believe is the strongest safety rating of any mechanical contractor in the region. Our Lost Time Incident Rate is 1.4 and Recordable Incident Rate is 6.4. Southport historically maintains an annual revenue at approximately \$50 million dollars. Beyond commercial construction, we maintain a robust service division, a residential service and construction department, and a temperature controls division.

Operations

All mechanical systems are fabricated in-house to include sheet metal, pipe fabrication, and general fabrication. We are partnered with the Associated Builders and Contractors of Wisconsin and have an accredited apprenticeship program in HVAC, plumbing, and fire protection trades. We also have a state certified welding program and welders certified up to 6G (structural steel). All trade work is centered around prefabrication where anything that can be pre-built, is pre-built to increase quality control and enable just-in-time delivery. We believe Southport is unique in that every trade person is cross trained. I.e. a plumber will install HVAC systems or thermally insulate, an HVAC sheet metal installer is also a pipefitter, controls installer and a service tech, a sprinkler fitter will install HVAC pipe or fix a plumbing leak.

Office

We have (6) professional engineers on staff with licensure in (17) states. All project managers are degreed engineers with accreditations varying from PE, PMP, LEED AP, and Master Plumber. Mechanical designs are exclusively performed in-house in a true design-build fashion. Second to this, we employ a large building information modeling department and fully coordinate MEPF trades using Autodesk Revit, BIM360, and Navisworks. It is common practice for our general contractors to contract Southport directly to orchestrate the BIM process on their behalf. In addition, we are the only contractor in our market that designs fire protection systems in 3D (Hydratec Revit). We can integrate into any design platform.

PAGE 2: Southport Service Capabilities

Equipment Currently under service

Chillers – Trane, Carrier, Daikin, York, McQuay, AEC, Sterling, Ebbco, KeepRite, ModuPower, Parker, etc.
Boilers – Thermal Solutions, Lochinvar, Camus, Aerco, Weil McLain, Unilux, Burnham, Fulton, HTP, Viessmann, Bryan, Patterson-Kelley, NTI, Triangle Tube, Peerless, AO Smith, Rheem, and many more...
Air Handling Units – Trane, Carrier, Daikin, York, VTS, Nortek, etc.
Rooftop Units - Trane, Carrier, Daikin, York, Aeon, Lennox, etc.
Dedicated Outside Air Units – Aeon, Trane, Addison, Valent, Daikin, Modine, etc.
VRF – Samsung, Mitsubishi, Daikin, LG, JCI, Hitachi
Desiccant Dehumidifiers – Munters, CDI, Seasons Four
Computer Room Units – Liebert (Vertiv), Stulz, etc.
Pool Dehumidification Units – Dectron, Desert-Aire, etc.
Cooling Towers – BAC, Evapco, Marley, Guntner, etc.
Make-up Air Units – Greenheck, Ruud, CaptiveAire, Reznor, Titan, Modine, Cambridge, etc.
And many more...Humidifiers, ERVs, Pumps, Hydronic & Electric Heaters, VFDs, Exhaust Fans, etc.

Systems Currently under service:

Chilled Water
Hot Water
Steam Heating & Process
Clean Rooms
Food Grade ventilation system
Pharmaceutical Production and Packaging
Industrial Ventilation
Dust and Fume Collection
Engine Testing Facilities
Hazardous Storage
Explosion Classified Ventilation
And many more...

Building Automation Systems:

Carrier iVu – Full design & programming capability
Installation and interfacing with:

- Trane
- Automated Logic
- Johnson Controls
- Distech
- Alerton
- Schneider Electric
- Tekmar

Our diversified experience, combined with our engineering and design capabilities, allow us to provide comprehensive “bumper-to-bumper” HVAC service. (We do Plumbing and Fire Protection also!)

PAGE 3: Professional References

Professional References

Froedtert South

Contact: Jeffrey Woller - Maintenance/Plant operations Senior coordinator

Address: 6308 8th Ave, Kenosha, WI 53143

Phone:(262) 656.2373

Email: Jeffrey.Woller@froedtertsouth.com

Scope: Service Contract and various Projects

Customer Since 2011

Full Time maintenance customer since 2018

Snap-on Incorporated

Address: 7939 N Faulkner Rd, Milwaukee, WI 53224

Contact: Jeff Potthast

Phone: (414) 371-2815

Email: Jeffery.a.potthast@snapon.com

Scope: Service Contract and various Projects

Customer Since 2017

Maintenance Customer Since 2018

City of New Berlin

Contact: Bob Loohuis – Facilities Supervisor

Address: 3805 S Casper Dr, New Berlin, WI 53151

Phone: (262) 797-2467

Email: rloohuis@newberlin.org

Scope: Service Contracts for multiple buildings and various projects

Customer Since 2019

Maintenance Customer since 2020

Other customers of note:

Gateway Technical College

Woodman's Grocery Stores

State of Wisconsin

WI Department of Transportation

RustOleum

Milwaukee Area Technical College

Madison Area Technical College

Additional references available upon request

PAGE 4: Project References

Owner: City of New Berlin

Job(s) Description:

City Hall: Chiller, pumps, piping, VAVs, replace air handling unit, refurbish air handling unit, ducting, controls.

Contract amount: \$925,353.

Complete in 2022.

Fire Station #2: Furnace, water heater, make-up air unit, exhaust fan, controls. Contract amount: \$51,430.

Complete in 2021.

Safety Building: Boilers, pumps, snowmelt, water heater, controls. Contract amount: \$874,000

Contact Name/Phone #: Bob Loohuis, 262-797-2467, rloohuis@newberlin.org

Owner: Kenosha County

Job(s) Description:

Administration Building Phase 3: Heat pump replacements. Contract Amount: \$155,642. Complete in 2021

Administration Building Phase 4: Heat pump replacements Contract Amount: \$228,727. Complete in 2023

Detention Center Phase 1: Rooftop equipment, ductwork, piping. Contract amount: \$1,533,690. Complete in 2022

Detention Center Phase 2: Rooftop equipment, ductwork, piping. Contract amount: \$1,867,700. Complete in 2023

Detention Center Phase 3: Rooftop equipment, ductwork, piping Contract amount: \$2,000,000. To be complete in 2024

Contact Name/Phone #: Matt Sturino, 262-653-2548, Matt.Sturino@kenoshacounty.org

Owner: Wisconsin Department of Transportation

Job(s) Description:

Truax Materials Lab: Replace boilers and piping. Contact amount: \$38,026. Complete in 2022

Southwest Regional Headquarters: Replace chillers, boiler, pumps, reheat coils, piping, controls. Contract amount: \$1,025,909. Complete in 2023

Contact Name/Phone #: Alyssa Lynch, alyssa.lynch@dot.wi.gov, 608-957-5524

Owner: Madison Area Technical College

Job(s) Description:

Commercial Avenue: Boiler replacements, pumps, piping. Contract amount: \$460,479. Complete in 2022.

Portage Campus: Boiler replacements, pumps, piping. Contract amount: \$378,500. Complete in 2023.

Contact Name/Phone #: Wes Marquardt, WMarquardt@madisoncollege.edu, 608-243-4040

Owner: St Dominic Catholic School-

Job(s) Description: Boiler Replacement. Contract amount: \$147,100. Complete in 2022.

Contact Name/Phone #: Michael Ricci, michael.ricci@stdominic.net, 262-442-5474

Owner: City of Beloit

Job(s) Description: City Hall RTU Replacement. Contract amount: \$191,500. Complete in 2023.

Contact Name/Phone #: Scott Schneider, schneiders@beloitwi.gov, Office: (608) 361-6447

Closed Projects –
Excess of \$250,000

<u>Project Name</u>	<u>GC/Owner</u>	<u>Completion</u>	<u>Amount</u>
Zuelke	Greenfire Management Services	12/1/2022	2,105,063.00
City of Madison Transit 3A	JP Cullen -Corporate Headquarters	5/5/2022	1,598,239.00
KCDC RTU Replacement	Kenosha County Admin Building	3/1/2022	1,542,809.00
Olympia Fields	Greenfire Management Services	2/10/2022	1,507,957.40
Falls at Pike Creek	Horizon Development	7/1/2022	1,329,936.68
Great life Senior Living	Stevens Construction	12/31/2021	1,025,868.00
Instrument Development Company	Hunzinger Construction	1/1/2023	954,972.00
Kenosha Fire Station # 4	Stuckey Construction	5/1/2022	954,476.00
Mill Creek Academy HVAC	Kraemer Brothers, LLC	5/15/2023	903,161.19
Summer Ridge - Plumbing	Horizon Development	5/1/2023	807,813.00
Pewaukee DPW	Absolute Construction Enterprises	7/22/2022	662,297.00
MATC Ingenuity	Findorff	12/31/2021	541,649.00
Summer Ridge - HVAC	Horizon Development	5/1/2023	541,302.50
National Business Furniture	70th Street Partners	10/1/2022	474,779.00
Mill Creek Academy Fire Pro.	Kraemer Brothers, LLC	5/16/2023	465,436.00
Twin Lakes WWTF & Lift Station	Joseph J Henderson & Son	2/9/2022	454,903.00
Madison College Boiler - HVAC	Madison Area Technical College	12/16/2022	407,485.00
Rocket Wash	Riley Construction	3/3/2023	407,410.00
Mill Creek Academy Plumbing	Kraemer Brothers, LLC	5/15/2023	332,772.00
Farm & Fleet Rhinelander	Fox Arneson	2/1/2023	316,477.00
RustOleum HRU 2_3 Replacements	Rustoleum	1/15/2023	298,262.00
Woodside Prairie	McShane Construction Company	4/1/2023	286,081.00
Pinsa	PSG	10/12/2022	283,218.00
Precision Labs	The Dobbins Group	3/1/2023	280,031.00
First Industrial Bldg D	Riley Construction	11/1/2022	273,887.00

PAGE 6: Manager Bios

Michael R. Nuzzo, P.E. / Member

Mike is a 1996 graduate of the University of Wisconsin with a B.S. in physics. He was employed at Martin Petersen Company from 1988-2005 as a sheet metal mechanic, project manager, and chief estimator. Mike is a Licensed Professional Engineer in Wisconsin. Mike is also a NATE Certified technician.

Timothy C. Pann, P.E. / Member

Tim is a 2000 graduate of the Milwaukee School of Engineering with a B.S. in Architectural Engineering. Tim was a design engineer for Martin Petersen Company since 1999, designing HVAC, piping and plumbing systems. Tim is a Licensed Professional Engineer in Illinois, Indiana, Iowa, Ohio, and Wisconsin. Tim also holds a Master Plumbers License and is a LEED accredited professional in new construction and major renovation projects. He is also an active member of ASHRAE and American Society of Plumbing Engineers (ASPE).

Michael J. Chart, MP / President

Mike has been in the contracting business for 26 years. He earned his Journeyman Plumbers License in 1996 after completing an apprenticeship through Gateway Technical College. He then went on to achieve his Master Plumbers License in 2009. For 13 years, Mike worked as a part-owner of a local plumbing company and as a national sales trainer for five years prior. Mike is a 1989 graduate of Waterford Schools.

PAGE 7: Proposal and Pricing

Re: Whitewater Fitness and Aquatic Center HVAC Upgrades – Whitewater, WI

Southport Engineered Systems is pleased to offer the following proposal for your consideration.

HVAC System Upgrade project – Coils and Duct Scope

- Demo existing return/exhaust duct serving AHU-B3 from heat reclaim coil to mechanical room walls. Replace with new Polyvinyl Coated Duct to match existing sizes.
- Demo and replace (2) existing motorized dampers with new galvanized dampers and actuators.
- Demo and replace existing heating coil HC-B3 in AHU-B3 with new coated coil suitable for pool application.
- Demo and replace existing reclaim coil RC-B4 in exhaust duct with new coated coil suitable for pool application.
- Provide new 2” board insulation between coil RC-B4 and motorized damper.
- Reconnect coils to existing piping. Rework piping as needed for new coil connections.
- Repair/replace piping insulation as needed.
- Fill, bleed, and leak check coils.
- Includes all required lifts, rigging, telehandler, dumpster.

HVAC System Upgrade project – Controls Scope

- Demo of existing Trane controllers and control panels
- Installation and of a complete Carrier I-Vu Pro 32 control system
 - One Carrier XT-RB Router with enclosure and power transformer (ethernet by others)
 - One (1) new control panel w/ controller and transformer serving AHU-B3 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving AHU-B5 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving boiler plant connected to existing devices
 - Move existing boiler plant controller location 10-15’ away from current location to get out from under exterior louver w/ new wire pulls and terminations from existing conduit/junction boxes
 - One (1) new control panel w/ controller and transformer serving heat exchangers connected to existing devices
 - One (1) new control panel w/ controller and transformer serving AHU-B1 connected to existing devices with new space sensor
 - One (1) RTU controller serving RTU-A1 connected to existing devices with new space sensor
- All necessary wiring and terminations, programming, schedules, and graphics for a complete system
- Commissioning and Owner training upon project completion with 1-year Warranty
- ALLOWANCE of \$10,000 for failed components, sensors, actuators or other controls work due to condition of the existing system

Total: \$276,100

Clarifications:

- All ductwork replacement limited to within mechanical room as discussed in walkthrough.
- Any zoning controllers on the RTU or control of AHU-B2 is not included

SOUTHPORT



Engineered Systems

- Coordination needed between Whitewater and Southport for I-Vu Pro installation on client's computer or server
- All above proposals include one-year warranty on labor and materials.
- Assumes normal working hours of Monday – Friday 7am through 5pm. No Holidays, No Weekends
- Proposal is valid for 30 days from above date.
- Assumes contract by end of the year to allow purchasing of material and equipment.

We trust this is the information you desire and hope to be of further service to you. If you have any questions, please call me at (262) 515-3422.

Sincerely,
Cody Johnson
Project Manager
Southport Engineered Systems

PAGE 7: Proposal and Pricing

Re: **Whitewater Fitness and Aquatic Center HVAC Upgrades – Whitewater, WI**

Southport Engineered Systems is pleased to offer the following proposal for your consideration.

HVAC System Upgrade project – Coils and Duct Scope

- Demo existing return/exhaust duct serving AHU-B3 from heat reclaim coil to mechanical room walls. Replace with new Polyvinyl Coated Duct to match existing sizes.
- Demo and replace (2) existing motorized dampers with new stainless steel dampers and actuators.
- Demo and replace existing heating coil HC-B3 in AHU-B3 with new coated coil suitable for pool application.
- Demo and replace existing reclaim coil RC-B4 in exhaust duct with new coated coil suitable for pool application.
- Provide new 2" board insulation between coil RC-B4 and motorized damper.
- Reconnect coils to existing piping. Rework piping as needed for new coil connections.
- Repair/replace piping insulation as needed.
- Fill, bleed, and leak check coils.
- Includes all required lifts, rigging, telehandler, dumpster.

HVAC System Upgrade project – Controls Scope

- Demo of existing Trane controllers and control panels.
- Installation and of a complete Carrier I-Vu Pro 32 control system
 - One Carrier XT-RB Router with enclosure and power transformer (ethernet by others)
 - One (1) new control panel w/ controller and transformer serving AHU-B3 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving AHU-B5 connected to existing devices with new space sensor
 - One (1) new control panel w/ controller and transformer serving boiler plant connected to existing devices
 - One (1) new control panel w/ controller and transformer serving heat exchangers connected to existing devices
- All necessary wiring and terminations, programming, schedules, and graphics for a complete system.
- Commissioning and Owner training upon project completion.

Total: \$246,900

Add#1

- One (1) new control panel w/ controller and transformer serving AHU-B1 connected to existing devices with new space sensor
- One (1) RTU controller serving RTU-A1 connected to existing devices with new space sensor

ADD#1 Cost: \$11,860

Clarifications:

- All ductwork replacement limited to within mechanical room as discussed in walkthrough.
- All existing relays, actuators, sensors, and control devices to be reused unless specified above. Failed components will be quoted if found. Suggested allowance of \$5,000
- Any zoning controllers on the RTU or control of AHU-B2 is not included



**BASSETT
MECHANICAL**

- CONTRACTING ▪ ENGINEERING
- METAL FABRICATING ▪ SERVICE

Whitewater Aquatic & Fitness Center HVAC Upgrades

Proposal Number: 2024-0247
9.6.24

HVAC Proposal

PREPARED FOR:

Kevin Boehm
City of Whitewater
312 W. Whitewater Street
kboehm@whitewater-wi.gov

PREPARED BY:

Joe Regan, Construction Account Manager
Bassett Mechanical
608.516.6323 | joe.regan@bassettmechanical.com

PROJECT / PROPOSAL AGREEMENT

RE: Whitewater Aquatic & Fitness Center

HVAC Upgrades

Bassett Mechanical presents this proposal for WAFC HVAC Upgrades. Coordination with the in-house maintenance staff will be required to limit the down time for the facility. Exact schedule to be determined after discussion with customer and Bassett.

Addendum(s) – N/A

Certificate of Insurance can be provided upon signed proposal being returned.

Ductwork Replacement:

(AHU B3 – portions of return duct – see attached floor plan sections in yellow)

Scope of Work:

- Remove and properly dispose of existing duct (see attached area in yellow)
- Replacement duct to be Polyvinyl Coated Duct (PCD)
- (2) stainless steel dampers (304SS) with new actuators
- Temporary removal of hot water & glycol piping to facilitate ductwork
- Reinstall piping removed
 - Leak check
 - Fill system and vent
- Scaffolding
- All terrain reach lift
- Insulation to replace portion removed/disturbed (match existing)
 - Rigid duct board
 - Fiberglass w/ASJ facing
- Complete project management
- Dumpster
- Temporary roof rail and flagging

Exclusion & Clarification:

- Premium / Overtime is not included – Standard time labor only.
- Existing Return Air Fan to remain
- Additional work/repairs should they be needed – excluded
- Water Treatment - excluded
- Temporary AHU for pool space – excluded
- New duct & piping hangers/supports – excluded
- Excludes Tax (Customer to provide tax exempt information)

Reheat Coil Replacement:

Scope of Work:

- Supply P-413 baked phenolic coated coils and install in AHU B3 and heat recovery
- Set up rigging to remove and install coils
- Isolate, tag out and drain coils
- Removal of existing which includes proper disposal
- Crane new coils to the roof and old coils from roof
- Installation of new coils
- Piping to connect the new coils to existing piping
- Fill, bleed and leak check coils and piping
- Take down rigging and clean up
- Insulate piping (to match existing)
- Complete operational checkout and start-up by a qualified service technician
- Complete project management
- Labor, tools and mileage
- Crane Rental
- Freight
- All work to be performed on regular time Monday-Friday 7:00 AM – 3:30 PM

Project Excludes:

- Additional labor and/or parts and materials that are not listed or described above
- All electrical changes including line voltage wiring, conduit, disconnects and convenience outlets
- All roofing
- Premium time labor
- Excludes Tax (Customer to provide tax exempt information)

Controls:

Scope of Work:

- Provide and install iVu Pro 32 on a Whitewater Aquatic Center provided computer or virtual machine.
- Provide and install a new Carrier BACnet router.
- Provide and install a new Carrier BACnet boiler plant controller.
- Provide and install new Carrier BACnet controllers for two (2) large AHUs.
- Provide and install a new Carrier BACnet controller for the pool heat exchanger.
- Provide and install new sensors, devices, low voltage wiring and communication wires where needed.
- Provide labor for custom programming and graphics for the new Carrier BACnet controllers.
- Provide labor to perform a controls checkout and commissioning of the new Carrier system.
- Provide labor for adding a new 3d floor plan for the areas the equipment serve.
- Provide up to four (4) hours of iVu training.

Exclusions & Clarifications:

- Does not include 2nd/3rd shift, holiday or weekend labor rates.
- Does not include any mechanical parts that may be found to be bad during controls installation and controls commissioning.
- Whitewater Aquatic Center IT department to work with us to ensure proper network communication between the new Carrier BACnet router and your new Carrier iVu Pro software
- Whitewater Aquatic Center IT to provide three static IPs that are on the same network.
- Whitewater Aquatic Center IT to provide iVu access during installation and commissioning.
- Excludes Tax (Customer to provide tax exempt information)

Project Investment.....\$356,454.00

Labor: \$176,444.00
Material: \$157,600.00
Subcontractors: \$22,410.00

Voluntary Alternate – change damper to 316SS instead of 304SS Add \$5,000.00
This would enhance the corrosion resistance of the damper

Prior to Bassett formally accepting your approval for this proposed project, we request a verbal review of job scope, project schedule and inclusions/exclusions to ensure we are in alignment on expectations for a successful project.

NOTICE: Bassett Mechanical reserves the right to seek an excusable extension of time if Bassett Mechanical's work is delayed, disrupted, suspended or otherwise impacted by circumstances outside of Bassett's control including: (i) disruptions to material and/or equipment supply; (ii) illness of Bassett's workforce and/or unavailability of labor; (iii) government quarantines, shelter-in-place orders, closures, or other mandates, restrictions and/or directives; (iv) Owner or Contractor restrictions and/or directives; (v) fulfillment of Bassett's contractual or legal health and safety obligations. Bassett Mechanical will use its best efforts to meet contractual obligations, including scheduled completion or delivery date(s). To the extent that work is suspended or interrupted pursuant to the terms of this proposal or supplier or subcontractor pricing increases, Bassett Mechanical reserves the right to seek additional costs associated with any such event.

Due to the volatility of current market conditions, the price(s) included in this proposal for labor, material, subcontractor, outside rentals, and equipment costs identified herein shall remain in effect through and including five (5) days from the date of this proposal. Thereafter, Bassett Mechanical may, in good faith, adjust its pricing to reflect any and all cost increases. Bassett Mechanical reserves the right, in good faith, to reprice our proposal before accepting your approval for this proposed project. Further, at the time of shipping, any surcharges from our supplier(s) may be added to the price of this proposal.

ACCEPTANCE OF PROPOSAL – Please sign, date and return one copy as acceptance of this proposal. Return via fax, e-mail or postal delivery.

Payment Plan - 1/3 down, followed by monthly progress billings.

Term Net 30 Days

CONTRACTOR

CUSTOMER

Signature	_____	Signature/P.O. #	_____
Name	Joe Regan	Name	_____
Title	Construction Account Manager	Title	_____
Date	9.6.24	Date	_____

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices and per attached "Terms & Conditions" and "Exclusions" pages. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry life, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. Information presented in this quotation is considered proprietary and the sole property of Bassett Mechanical.

INCLUSIONS / EXCLUSIONS

Any products or services not specifically mentioned on this proposal shall be the responsibility of others. Bassett Mechanical will provide for the complete:

- | | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> Design/Engineering | <input type="checkbox"/> Installation | <input checked="" type="checkbox"/> Replacement |
| <input type="checkbox"/> Retrofit / Repair | <input type="checkbox"/> Modification | <input type="checkbox"/> Fabrication |

The following checked items will be included in this proposal within limits of the scope. Any items not checked are excluded from this proposal unless otherwise specified in scope.

General

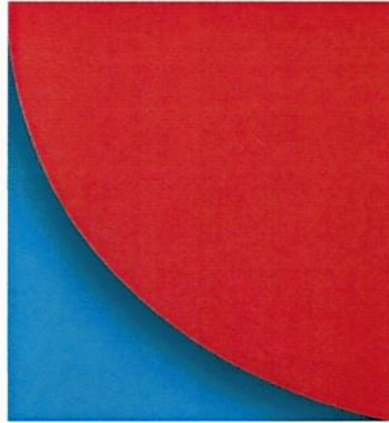
- | | |
|--|---|
| <input checked="" type="checkbox"/> Ductwork | <input type="checkbox"/> Mechanical equipment screens |
| <input type="checkbox"/> Duct Cleaning | <input type="checkbox"/> Structural steel & structural engineering |
| <input type="checkbox"/> Thermostat(s) | <input type="checkbox"/> Freight |
| <input checked="" type="checkbox"/> Insulation | <input checked="" type="checkbox"/> Local fees |
| <input type="checkbox"/> Louvers | <input type="checkbox"/> State approval |
| <input type="checkbox"/> Exhaust venting piping | <input type="checkbox"/> Taxes |
| <input type="checkbox"/> Grille(s) and diffuser(s) | <input type="checkbox"/> Certified air and/or water balancing |
| <input type="checkbox"/> Motor starter(s) & disconnects(s) | <input type="checkbox"/> Temporary heating / cooling dehumidification |
| <input checked="" type="checkbox"/> Control wiring | <input type="checkbox"/> Final adjustment and calibrations |
| <input type="checkbox"/> Power wiring | <input type="checkbox"/> System commissioning |
| <input type="checkbox"/> Cutting, patching, painting | <input type="checkbox"/> Process safety management |
| <input type="checkbox"/> Roof cutting and patching | <input type="checkbox"/> Preventive maintenance agreement |
| <input type="checkbox"/> Roof curb blocking | <input type="checkbox"/> Systems training program |
| <input type="checkbox"/> Exterior caulking | <input type="checkbox"/> Premium time labor |
| <input type="checkbox"/> Equipment pad | <input type="checkbox"/> Operation and maintenance manual(s): |
| <input type="checkbox"/> Equipment disposal | <input type="checkbox"/> Equipment warranty per manufacturer: |
| <input type="checkbox"/> Equipment leasing option | <input type="checkbox"/> Parts warranty per manufacturer: |
| <input type="checkbox"/> High Lift rental | <input type="checkbox"/> Parts warranty: |
| <input checked="" type="checkbox"/> Crane rental | <input type="checkbox"/> Workmanship: |
| <input type="checkbox"/> State inspections | <input type="checkbox"/> Freight Company – fuel surcharge |
| <input type="checkbox"/> Duct Smoke Detectors | <input type="checkbox"/> Bassett Mechanical Insulation Specification |
| <input type="checkbox"/> Bassett Mechanical Piping Specification | |

Excluded from this proposal are the following:

- Asbestos removal

TERMS & CONDITIONS

1. Customer acknowledges that by signing this **Project/Proposal** Agreement, customer has read and understands the **Project/Proposal** Agreement including the attachments, **Inclusions/Exclusions** and **Terms & Conditions**, and accepts the same without modification or alteration and any attempt to do so which is not expressly set forth in a written amendment to this **Project/Proposal** Agreement signed by an officer of Bassett Inc. is null and void.
2. Customer shall permit Contractor free and timely access to areas and equipment and allow Contractor to start and stop equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Contractor's normal working hours.
3. Contractor warrants that the workmanship hereunder shall be free from defects for time indicated within the proposal from date of installation. If any replacement part or item of equipment proves defective, Contractor will extend to Customer the benefits of any warranty Contractor has received from the manufacturer. Removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates in effect.
4. Customer will promptly pay invoices within thirty (30) days of receipt. Any payment which is not made when due shall bear interest from the date due until the date paid at a rate of interest equal to the lesser of (i) one and one-half percent (1.5%) per month, or (ii) the maximum interest allowed under applicable law. Should a payment become sixty (60) days or more delinquent, Contractor may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder
6. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis at Contractor's rates then in effect) over the sum stated in this Agreement.
7. In the event Contractor must commence legal action in order to recover any amount payable or owed to Contractor under this Agreement, Customer shall pay Contractor all court costs and attorney's fees incurred by Contractor.
8. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
9. Contractor shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Contractor's employees, lockouts civil or military authority, priority regulations, insurrection or riot, acts of terrorism, action of the elements, forces of nature, or by any cause beyond its control.
10. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Contractor, its agent and employees from and against all claims, damages, losses and expenses (including but not limited to attorneys' fees) arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Contractor.
11. Customer shall make available to Contractor's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.
12. Contractor's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Contractor's sole obligation will be to notify the Customer of their existence. Contractor shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.
13. Under no circumstances, whether arising in contract, tort (including negligence), equity or otherwise, will Contractor be responsible for loss of use, loss of profit, increased operating or maintenance expenses, claims of Customer's tenants or clients, or any special, indirect or consequential damages.



At Bassett Mechanical, we are Creating Customers for Life®.

Bassett Mechanical provides complete design, engineering, fabrication, installation, and preventative maintenance service solutions for all our customer's industrial refrigeration, HVAC, plumbing, metal fabricating, and service needs. We proudly provide safe, responsible, and innovative solutions to customers throughout the United States and the world. From idea to implementation and beyond, we have what it takes to make your project a success.

We look forward to partnering with you!



KAUKAUNA, WI (HQ)

1215 Hyland Ave.
Kaukauna, WI 54130



MILWAUKEE, WI

W136 N4829 Campbell Dr.
Menomonee Falls, WI 53051



MADISON, WI

4017 Owl Creek Dr.
Madison, WI 53718



WAUSAU, WI

4403 Stewart Ave., Suite B
Wausau, WI 54401



ROCHESTER, MN

570 High Point Dr. NE
Byron, MN 55920

BassettMechanical.com | (800) 236-2500



Kevin Boehm
City of Whitewater
312 W. Whitewater St.
Whitewater, WI 53190

Kevin -

We are excited for the opportunity to work with The City of Whitewater. Please see below for our qualifications.

PremiStar focuses on providing a full line of plumbing and mechanical services for commercial and industrial enterprises.

We offer the same breadth and depth of plumbing, mechanical and energy services as our competitors, but our customer first focus, and proven expertise ensures that our customers receive efficient and personalized attention. No matter the size of your business, our primary goal is to construct, repair, maintain, and upgrade your facilities' mechanical equipment with an eye toward prolonging equipment life and reducing energy costs in new, existing, or re-purposed facilities.

Our commercial and industrial customers rely upon us for offering best-in-class service and maintenance services, as well as design-build solutions. And, with nearly one hundred years of combined industry service, we have earned a reputation for identifying customer needs, developing cost-effective energy plans, and executing the right solutions across multiple industries.

Whether your project includes equipment replacement, retrofit of existing facilities, or managing energy costs, PremiStar is ready to design a solution to meet your needs.

Our services include:

- Preventive Maintenance & Full-Service Agreements
- Emergency Repair
- Controls Installation/Service
- Commercial, Industrial, and Residential Plumbing
- Commercial, Industrial, and Residential HVAC & Mechanical Services

We look forward to earning your business and providing The City of Whitewater a solution that will meet or exceed your expectations.

Sincerely,

Charlie Promersberger
Account Manager
PremiStar Wisconsin

9/5/2024

Kevin Boehm
Whitewater Aquatic Center
580 S Elizabeth St
Whitewater, WI 53190

RE: HVAC Systems Upgrade Project

PremiStar hereby proposes to furnish HVAC material and labor to upgrade the Aquatic Center Mechanical ductwork, coils, and dampers for AHU B3.

HVAC Mechanical Scope of Work:

1. Demo hot water piping located below the return air ductwork. Piping to be reused after ductwork install.
2. Demo return air ductwork from Ref-1 back to the entrance wall.
3. Demo return air ductwork from Ref-1 back to recirculation coil.
4. Demo return air duct work that branches off and runs along the wall to a 90 and meets the wall, (this location will require the line voltage electrical and two lights to be removed by others).
5. Supply professional crane services to crane old ductwork off the roof and lift new duct on the roof.
6. Install new return air duct. Ductwork to be PCD.
7. Seal all seams to verify leak free.
8. Remove OA damper that is located on top of the air handler B3.
9. Remove exhaust and return air dampers.
10. Furnish and install new dampers with actuators. Dampers to be Stainless Steel however Aluminum is recommended.
11. Furnish and install new coil for OA Recirculation. Coil to be coated for pool use.
12. Valve off coil and remove piping.
13. Remove duct work below coil for coil removal access.
14. Provide professional crane services to set new coil on the roof.
15. Connect piping to new coil.
16. Remove hot water coil located inside air handler B3.
17. Furnish and install new hot water coil. *Coated for pool use.*
18. Reinstall hot water piping that was taken down to install ductwork.
19. Verify all new hot water piping is free of leaks.
20. Insulate piping that was removed.
21. Verify proper system operation.
22. One (1) year warranty on new equipment, materials, and workmanship, supplied as outline in this proposal. Warranty period to begin on the date of start-up of the HVAC equipment. Preventative maintenance is not included as part of this quote but will need to be executed per the equipment manufacturer's maintenance instructions to honor the warranty provided.



HVAC Price:

Our total price for the project above is:

Three hundred thirty-eight thousand thirty seven dollars..... \$338,037.00

HVAC Work Excluded:

1. Painting or touch up paint.
2. Line voltage electrical work of any kind.
3. Light removal work of any kind.
4. After-hours / shift premium work. All work is assumed to be completed during normal business hours.
5. Exhaust/Return duct from coil to outside air damper.
6. Recycling containers or dumpsters.
7. Removal and replacement of ceilings.
8. Temporary heat, cooling, ventilation, humidity control, or maintenance of associated system.
9. Cleaning of existing ductwork.
10. Sales and use tax

This proposal is firm for a period of thirty (30) days.

The pricing provided is subject to price adjustments, which reflect the prices in effect at the time of delivery of this proposal. If the contract is not executed within 30 days of our proposal, the project will remain subject to a price adjustment to reflect any increases assumed on your behalf. In the event of any specific requirements (including without limitation any design, specifications, ordered quantity, extended warranties or shipment charges) representing a price increase, Buyer will be notified accordingly. We reserve the right to pass on supplier and subcontractor price adjustments from the time of contract execution date until the material/ equipment ship date with these entities. Seller reserves the right to make any corrections to prices quoted due to information provided at the time the contract was prepared.

Payment Terms:

Net 30

Please call to discuss any questions pertaining to our proposal. We look forward to working with your team on this project.

Best Regards,

Charlie Promersberger
Account Manager
cpromersberger@premistar.com
262-838-8881



Approved for PremiStar

Date

Approved for Customer

Date

PO#

S:\Just-Mechanical\3. Pending Jobs\Whitewater Aquatic Center-Jobnumber-HVAC\Booking Document - quote, est., proposal, job set, customer info\Proposal\PremiStar Proposal-Whitewater Aquatic Center RFP.docx

1. NO MODIFICATIONS

The contract arising by acceptance of your offer pursuant to this proposal shall not be amended, modified or rescinded except by written agreement signed by an authorized official of each party, expressly referring to this contract. The Purchaser understands that no sales person or other representative of the Seller has the authority to make any agreement, contract, warranty, term, promise, condition or understanding, express or implied, which is not expressed herein or in a written modification of this contract signed by authorized officials of each party.

1. REMEDIES OF SELLER

Prior to the installation of the equipment and materials to be furnished and sold pursuant to this contract, title to said equipment and materials shall remain with the Seller, and, in the case of non-payment, Seller shall be entitled to any and all remedies of an unpaid seller under the Wisconsin Uniform Commercial Code, including the right of the seller to repossess said equipment and materials with or without legal process. After any or all of said equipment and materials have been installed pursuant to this contract, then as to that part of said equipment and materials which have been installed, and the labor and service related thereto, the Seller shall have the right to place a mechanic's lien against the premises where said equipment and material have been installed pursuant to the applicable statutes and law relating to mechanic's liens for the furnishing of labor and materials. Any payment due Seller under this contract is payable on receipt of Seller's invoice. A late payment charge of 1½% per month (annual percentage rate of 18%) shall be added to the unpaid past due balance after 30 days and purchase agrees to bear any legal expense incurred including cost of correction.

2. WARRANTIES

The Seller, unless equipment is sold without service, shall furnish and install, free of charge, such part or parts of the machinery and apparatus sold hereunder that may become defective in workmanship or material within one year from the date of delivery or installation. The Seller's obligation shall be merely to furnish and install duplicate parts as provided herein, and the Seller shall not be liable for defects arising from normal wear and tear, or breakage caused by carelessness or negligence in operation, nor is Seller responsible for any alterations that may be made in the machinery and equipment without its consent. **THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OR MERCHANTABILITY, AND FITNESS FOR ANY PARTICULAR PURPOSE.**

3. LIMITS OF LIABILITY

The Seller shall in no event be held liable or accountable to the Purchaser and/or to any other party whatsoever for the actual, incidental and/or consequential damages or losses due to, but not limited to, any one of the following: interruption in use of equipment, or stoppage of production, failure to maintain desired temperatures or humidity levels, electrical power surge or loss, high or low voltage, inadequate power, blown or burned out main or branch fuses, open circuit breaker, lack of adequate natural gas or fuel supply or pressure, inadequate or excessive water supply or pressure, inadequate or excessive hot water or steam supply or pressure, water in oil, contamination of water supply or atmosphere, accident, freezing, flooding, lightning, storms, malicious mischief, willful damage, misuse, abuse, negligence, fire, explosion, theft, clogged filters, delays in installation and/or services, time or manner of service of any equipment, failure to meet completion dates, engineering and/or design defects, improper installation, operation of equipment beyond design conditions, labor disturbances, strikes, riot, civil commotion, lockouts, commercial delays, spoilage, loss of business, asbestos, rust or corrosion, the inability to procure materials and/or parts from the usual source of supply, war conditions, Acts of God or for any contingencies that are unavoidable or beyond the control of the Seller. Seller is not responsible for conforming to any governmental codes, laws and/or regulations. Under no circumstances shall Seller be responsible or liable for any indirect, incidental or consequential damage or alleged personal injury of any kind relating to or arising out of the existence, effect, removal or treatment of an Organic Pathogen (i.e., any type of bacteria, virus, fungus, mildew, wet or dry rot, mold or mycotoxin, as well as their spores, odors and byproducts, along with any reproductive body they produce, and any material containing them). In no event, shall the Seller be liable to the Purchaser and/or to any party whatsoever for actual, incidental and/or consequential damages or losses. Seller shall not be required to identify, detect, encapsulate, or remove asbestos, or products or materials containing asbestos or similarly hazardous substances. Seller shall not be liable for any losses or damages due to inability of the building structure to properly support the equipment installed. It is expressly agreed that the seller assumes no liability for negligence or failure whatsoever. All labor is to be performed during Seller's regular working hours unless so specified otherwise in writing.

4. INSTALLATION AND COMPLETION

Unless specifically enumerated in proposal as Seller's responsibility, Purchaser is responsible for: providing access (and removing structures or objects which interfere with this access) to equipment installation location, for structural supports for all equipment supplied; for local permits and codes; for providing adequate utility source (gas, electric, steam, water) adjacent to equipment. Completion dates are estimates only. No contract will be made to complete on a specified date unless in writing, signed by the Corporate President or Secretary of the Seller.

5. INSURANCE

Purchaser agrees to insure said merchandise against the hazards of fire at Purchaser's sole cost and to be responsible in any event for any loss or damage to the said machinery and equipment by fire, theft or other casualty. Purchaser agrees to assign to the Seller upon request the proceeds of any insurance paid by reason of loss from any cause whatsoever to the merchandise described herein. Seller shall apply said proceeds to the balance due by the Purchaser under this contract.

6. ASSIGNMENT

No transfer, renewal, extension or assignment of this contract or any interest hereunder or loss, injury, or destruction of said property shall release the Purchaser from his obligation hereunder. Every assignee of the Seller and/or its assigns shall be entitled to all the



rights and remedies of the Seller. The term "Seller" wherever used in this contract includes Seller's successors and assigns, unless otherwise defined.

7. ACCEPTANCE

Prior to written acceptance by Seller, the Seller shall have no responsibility for any work performed or financial obligations incurred by or on behalf of the Purchaser in anticipation of Seller's acceptance.

8. CANCELLATION

After written acceptance by Purchaser, should the Purchaser decide to cancel all or any part of the work specified in this proposal, the Purchaser shall reimburse to the Seller any costs already incurred, including but not limited to restocking fees for parts and equipment affected by such cancellation.

9. CLEAN AIR ACT

Not included under this agreement are any charges related to the recovery of refrigerant, as required by the provisions of Section 608 of the U.S. Clean Air Act of 1990.

Reference Sheet

John Deere Horicon

Contact-Matthew Jorgenson

Email-Jorgensonmatthews@johndeere.com

Job Description-Chiller Replacement with Ahu Upgrades

- Job Description-Chiller Replacement with Ahu Upgrades
- Remove and install new 100 ton chiller
- Integrate controls system to chiller
- Install new outside air dampers

Siemens-Carroll University

Contact-Matt Cook

Email-matthew.cook@siemens.com

Job Description-Summer HVAC Upgrades

- Integrate controls system into existing.
- Replace steam boilers and convert to hot water.
- Rebuild 5 AHU's
- Replace 102 fan coils
- Replace 75 VAV box's

Pres Homes-Dickson Hollow

Job Description-VRF System Replacement

Email-Vince Dryer

Office-651-631-6135

Job Description-VRF system replacement

- Remove failed VRF system and install new traditional chiller with fan coils

The Best HVAC Service Providers In The Midwest Have Joined Forces



PremiStar is the new name for 15 of the leading HVAC, plumbing, and building controls service providers in the Midwest. During the pandemic, these sister companies with a century-long heritage of service excellence joined forces to better meet the needs of customers.



HVAC Mechanical Services

PremiStar is a full-service mechanical contractor and service company. We offer a full range of services including 24/7 emergency repair service, preventive maintenance, design/build project services, controls, and plumbing. We employ only the finest service technicians, sheet metal mechanics, pipe fitters, certified welders, project managers, customer service, and support personnel in the industry.

Preventive Maintenance

We offer customizable, preventive maintenance programs designed to improve system reliability and efficiency. With more than 400 HVAC technicians, we have one of the largest, most diverse, and technically proficient team of experts in the Midwest.



Building Controls

We service, engineer, design, program, and install building control systems for air conditioning and heating. In addition, we offer maintenance support for automation systems throughout Illinois, Indiana, and Wisconsin. PremiStar services all major OEMs and technology standards.

Our Service Department Specialties

Chiller Maintenance & Repair

- Eddy Current Inspections
- Oil Analysis
- Vibration Analysis
- Chiller Teardowns
- Refrigerant Retrofits
- Purge Retrofits
- VSD Retrofits
- Chiller Preventive Maintenance Programs

PremiStar's Chiller team has extensive experience in service and repair for all Chiller manufacturers.

Boiler Maintenance & Repair

- Tube Replacement & Repair
- Burner Retrofit
- Combustion Analysis & Tuning
- Boiler Preventive Maintenance Programs

PremiStar's Boiler team has experience in service and repair for all Boiler manufacturers and has factory-certified technicians for PK Boilers.

Energy Services

- Benchmarking Energy Usage
- Providing Savings Opportunities
- Certifications
- Measurement and Verification
- Energy Plans
- Monitoring-Based Retro Commissioning
- Rebates through Nicor's Business Optimization Program (BOP), decreasing costs of:
 - Steam Trap Surveys
 - Boiler Tune-ups
 - Pipe Insulation
 - Steam Trap Replacements



Providing Unparalleled Heating, Cooling & Controls Solutions

REPAIR	MAINTENANCE	REPLACEMENT	DESIGN-BUILD	CONTROLS
<p>Services We Offer</p> <ul style="list-style-type: none"> Operational Assessment Preventive Maintenance Corrective Maintenance Repair and Replacement 24x7 Emergency Response Plumbing Service Sheet Metal & Pipefitting Energy Efficiency Programs Capital Planning Warranty Management Utility Rebate Assistance 	<p>HVAC and Controls Equipment Supported</p> <ul style="list-style-type: none"> Centrifugal, Screw, and Reciprocating Chillers Process and Environmental Chillers Gas, Steam, and Hot Water Boilers Computer Room AC Systems Pneumatic & DDC Control Systems Rooftop Package Units Ventilation Systems Refrigeration Systems Air Balancing Cooling Towers Pump Packages 	<p>Program Benefits</p> <ul style="list-style-type: none"> Lower operating and life-cycle cost Increased energy-efficiency and lower carbon emissions Greater occupant comfort Enhanced equipment uptime and reliability Longer asset life Improved budgeting and capital planning 		

We Have Experience Servicing All Types of Facilities



- Schools
- Universities
- Churches
- Manufacturing
- Industrial Facilities
- Food Processing
- Hospitality
- Senior Living
- Office Buildings
- Data Centers
- Apartment Complexes
- Child Care Facilities
- Ice Rink Facilities
- Chemical Plants
- Utility Companies
- Printing
- Retail Centers
- Laboratories
- Medical & Healthcare
- Injection Molding
- Refineries

PremiStar Service Locations in Illinois, Indiana and Wisconsin

ILLINOIS PremiStar.com/IL

PremiStar – Roselle
847.695.1177

18 Congress Circle West
Roselle, IL 60172

PremiStar – Wood Dale
847.695.1177

780 Aec Dr.
Wood Dale, IL 60191

PremiStar – Machesney Park
815.654.7900

9933 North Alpine Rd.
Machesney Park, IL 61115

PremiStar – Frankfort
708.460.7330

22349 South Commerce Parkway
Frankfort, IL 60423

WISCONSIN PremiStar.com/WI

PremiStar – Wisconsin
262.886.2365

16200 W Glendale Dr.
New Berlin, WI 53151
5732 95th Ave #700
Kenosha, WI 53144

INDIANA PremiStar.com/IN

PremiStar – Indiana
219.942.6626

551 E 112th Ave.
Crown Point, IN 46307



Friday, September 06, 2024

Project Location: Whitewater Aquatic Center
580 S. Elizabeth St.
Whitewater, WI, 53190

Project: Building automation system upgrade

Building Automation Solutions is pleased to propose the following:

Base Proposal-

Jace 9000 series Front End (Honeywell Jace 9000 series with 25 Device license, 3 year Tridium software license)

- Open platform- Business owner or contractor has full access to controls and passwords
- Open Protocol- ashrae recommended BACnet- BAS proposes an open protocol so the system can be easily added to with non-proprietary devices in the future. This also allows the customer to avoid being "stuck" with one vendor
- Jace 9000 series- the latest in technology hardware
- Furnish and install (2) BACnet routers in the (2) mechanical rooms.
- HTML5- We install the latest in technology Niagara 4 systems to remove your dependency on JAVA and run on the more modern UX framework and design language.
- Role based access and control- we can assign different levels of access for different roles in your staff.
- Trending- Allows for long term fine tuning of each system. The customer will have full access to data trended over time to adjust the system as necessary as well. This allows you to really dial in the control system.
- Alarming- Allows the appropriate staff to be alerted via email should a mechanical error occur
- Scheduling- Allows the customer to set the schedule for the equipment to follow. This allows you to maximize energy savings and adjust times for comfort as well.
- Graphics package- we will provide a custom, easy to use and understand graphics package for your building. This will include a 3D interactive floor plan.
- Owners Training- We will dedicate a training session for all necessary staff to make sure you fully understand how your system operates

Boiler Plant Controller (Honeywell fully programmable controller with an expansion module)

- Furnish, program, and install a Honeywell fully programmable controller with an expansion module in a custom enclosure.
- Furnish and install all new temperature sensors, relays, and current sensors.
- Furnish and install a Sun-Shield style outside air temperature sensor
- Furnish and install (2) new pump VFDs for system pumps 7 & 8.
- Completely automatic system enable and disable based off ambient conditions
- Stage boilers based on demand
- Send HW setpoint to the Boiler Plant on a reset via factory signal connection
- Enable/ disable each of the pumps. Provide lead/lag failover operation
- Provide feedback and alarming.
- Completely automatic staging control
- Full graphical representation of plant system
- Provide easy to use schedule for occupancy and set-back
- Trending and alarming

AHU-B1 controls (1 Honeywell fully programmable controllers)

- Furnish, program, and install (1) Honeywell fully programmable controller in custom enclosure.
- Furnish and install (1) return air temperature sensor and (1) discharge air temperature sensor.
- Furnish and install (1) serpentine style mixed air temperature sensor.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) duct static pressure sensor.
- Furnish and install (2) current sensors and relays- one for each fan
- Furnish and install (3) motorized modulating damper actuators.
- Furnish to the mechanical contractor (1) HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule
- Provide schedule for occupancy and set-back
- Trending and alarming

AHU-B3 controls (1 Honeywell fully programmable controller and expansion module)

- Furnish, program, and install (1) Honeywell fully programmable controller and expansion module in a custom enclosure.
- Furnish and install (2) return air temperature sensors and (2) discharge air temperature sensors.
- Furnish and install (2) duct pressure sensors.
- Furnish and install (4) serpentine style air temperature sensors.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) combination humidity and temperature sensor.
- Furnish and install (2) current sensors and relays- one for each fan.
- Furnish and install (10) motorized modulating damper actuators.
- Furnish to the mechanical contractor (1) 3-way water valve and valve actuator.
- Furnish to the mechanical contractor (1) 2-way HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule
- Provide schedule for occupancy and set-back
- Trending and alarming

AHU-B5 controls (1 Honeywell fully programmable controller and expansion module)

- Furnish, program, and install (1) Honeywell fully programmable controller and expansion module in a custom enclosure.
- Furnish and install (2) return air temperature sensors and (2) discharge air temperature sensors.
- Furnish and install (2) duct pressure sensors.
- Furnish and install (4) serpentine style air temperature sensors.
- Furnish and install (1) serpentine style freeze stat.
- Furnish and install (1) combination humidity and temperature sensor.
- Furnish and install (2) current sensors and relays- one for each fan.
- Furnish and install (10) motorized modulating damper actuators.
- Furnish to the mechanical contractor (1) 3-way water valve and valve actuator.
- Furnish to the mechanical contractor (1) 2-way HW valve and valve actuator.
- Full graphical representation of each AHU system
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- AHU enable and shutdown- based off occupancy schedule
- Provide schedule for occupancy and set-back
- Trending and alarming

Heat Exchanger controls (1 Honeywell fully programmable controller and expansion module)

- Furnish, program, and install (1) Honeywell fully programmable controller and expansion module in a custom enclosure.
- Furnish and install (1) water return temperature sensor, and (1) water supply temperature sensor.
- Furnish and install all necessary transformers.
- Furnish to the mechanical contractor (3) 1/3 water valve and valve actuator.
- Furnish to the mechanical contractor (3) 2/3 water valve and valve actuator.
- Full graphical representation of each heat exchanger system.
- Provide schedule for occupancy and set-back
- Trending and alarming

Rooftop Unit-A1 (1 Honeywell fully programmable controllers)

- Furnish, program, and install (1) Honeywell fully programmable controllers in custom enclosure.
- Furnish and install all new temperature sensors and relays.
- Furnish and install (2) current sensors- one for each fan.
- Furnish and install (1) damper actuator.
- Full graphical representation of each RTU system
- Cooling and heating discharge air temp reset based on deviation from setpoint.
- Completely automatic cooling control and lockout
- Completely automatic heating control and lockout
- RTU enable and shutdown- based off occupancy schedule.
- Provide schedule for occupancy and set-back.
- Trending and alarming

Heat recovery unit controls (1 Honeywell fully programmable controller)

- Furnish, program, and install (1) Honeywell fully programmable controller in a custom enclosure.
- Furnish and install (1) discharge air temperature sensor.
- Furnish and install (2) duct temperature sensors.
- Furnish and install (1) OA temperature sensor with a sun shield.
- Furnish and install all necessary current sensors, relays, and transformers.
- Full graphical representation of the heat recovery unit.
- Interlock heat recovery unit with RTU-A1.
- Provide schedule for occupancy and set-back
- Trending and alarming

Electric duct heater controllers (3 Honeywell fully programmable controllers with integrated actuators)

- Furnish, program, and install (3) Honeywell fully programmable controllers with integrated actuators.
- Furnish and install (3) wall mounted space temperature sensors
- Furnish and install (3) discharge air temperature sensors
- Furnish and install necessary power transformers.
- Dual setpoint control
- Provide feedback and alarming.
- Completely automatic staging control
- Full graphical representation of each duct heater, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back
- trending and alarming

Exhaust fan controls (1 fully programmable controllers)

- Furnish, program, and install (1) fully programmable controllers in custom enclosures.
- Furnish and install (2) relays.
- Furnish and install (2) current sensors.
- Provide feedback and alarming.
- Full graphical representation of each exhaust fan, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back.
- Trending and alarming

Pressure relief ventilator controls (1 fully programmable controllers)

- Furnish, program, and install (1) fully programmable controllers in custom enclosures.
- Furnish and install (1) relays.
- Furnish and install (1) current sensors.
- Provide feedback and alarming.
- Full graphical representation of each ventilator, including 3D interactive floor plan.
- Provide easy to use schedule for occupancy and set-back.
- Trending and alarming

Base Proposal - Price installed:

One Hundred Sixty Six Thousand dollars (\$166,000.00)

Terms: 33% (engineering and mobilization) due upon approval of project. Progress billing through remainder of the project.

Notes:

1. This quote has been adjusted with the understanding Building Automated Solutions will use existing control panels and existing wiring as necessary.
2. Excluded from this proposal is all High School equipment, including but not limited to devices, units, sensors, and actuators.
3. Excluded from this proposal is AHU-B2 and all associated controls, including but not limited to sensors, controllers, actuators, and valves.
4. Excluded from this proposal is PRV-B2 and all associated controls, including but not limited to sensors, controllers, actuators, and valves.
5. Excluded from this proposal is the TAB contractor cost. TAB contractor cost to be covered by others.

Exclusions

NOT INCLUDED (unless specifically noted above):

- ✓ Items not specifically listed herein
- ✓ Premium time, permits and fees
- ✓ Upgrades of previously installed equipment
- ✓ No third party integration
- ✓ Personal computers, printers and modems
- ✓ Dedicated phone line, LAN or internet connection (must be static IP address)
- ✓ Installation of dampers, valves, wells or accessories
- ✓ Labor and material for air and water testing and balancing
- ✓ Air flow measuring stations and/or devices
- ✓ Piping, air distribution systems, solenoids, sheet metal, louvers, diffusers, registers and grilles
- ✓ Mechanical equipment start-up, installation and accessories supplied with equipment
- ✓ Dampers, including back draft dampers, volume dampers, fire/smoke dampers, etc.
- ✓ Variable frequency drives, smoke detectors, starters, power transformers, disconnects
- ✓ Fire / life safety work
- ✓ Electrical wiring of other manufacturers supplied equipment.
- ✓ Interfacing into fire alarm system, non-Honeywell control system/controllers, security system
- ✓ Rigging, carting, painting and patching
- ✓ Any provision for working with existing asbestos
- ✓ Repair, replacement, demolition, verification or guarantee of existing control devices

This quote reflects the pricing for a basic control package as stated within the scope of work provided, please read carefully. Upgrades to the system are available at an additional cost and can be quoted as needed on a line by line basis. Please feel free to call us in regard to the options that are available.

Proposal and pricing are valid for a period 30 Days from Date issued.

Building Automation Solutions is proud member of Local 601 Pipefitters. Our field service installation team and programmers all have many years of field service and have a vast understanding of the of the HVAC system.

Best Regards,
Mike McCracken
Operations Manager

BUILDING AUTOMATION SOLUTIONS

Do not hesitate to call or email us if you have any questions
Office: 608-453-3131
Cell: 608-347-6119
Email: mmccracken@bas-ddc.com

Acceptance

This Proposal is not an offer to furnish equipment or services, but when signed by Purchaser at the place indicated below, it becomes Purchaser's offer to buy the equipment and service described herein, at the prices and on the terms and conditions indicated in this Proposal, which can be accepted following credit approval, only by a written notice of acceptance by an officer of Seller. Upon purchase order or signing of contract one-third will be billed, unless other payments are negotiated.

Very truly yours,

Purchaser

Sales Representative

Purchaser:

THE UNDERSIGNED OFFERS TO PURCHASE THE EQUIPMENT AND SERVICE DESCRIBED ABOVE AT THE PRICES AND ON THE TERMS AND CONDITIONS INDICATED IN THIS PROPOSAL.

DATE:
TITLE

Seller's Acceptance:

YOU ARE HEREBY NOTIFIED THAT THE UNDERSIGNED HEREBY ACCEPTS YOUR OFFER BASED ON THIS PROPOSAL THIS Friday, September 06, 2024

BY: Mike McCracken
TITLE: Operations Manager

BUILDING AUTOMATION SOLUTIONS

REV 1.4

TERMS AND CONDITIONS OF PROPOSAL

1. NO MODIFICATIONS

The contract arising by acceptance of your offer pursuant to this proposal shall not be amended, modified or rescinded except by written agreement signed by an authorized official of each party, expressly referring to this contract. The Purchaser understands that no sales person or other representative of the Seller has the authority to make any agreement, contract, warranty, term, promise, condition or understanding, express or implied, which is not expressed herein or in a written modification of this contract signed by authorized officials of each party.

2. REMEDIES OF SELLER

Prior to the installation of the equipment and materials to be furnished and sold pursuant to this contract, title to said equipment and materials shall remain with the Seller, and, in the case of non-payment, Seller shall be entitled to any and all remedies of an unpaid seller under the Illinois Uniform Commercial Code, including the right of the seller to repossess said equipment and materials with or without legal process. After any or all of said equipment and materials have been installed pursuant to this contract, then as to that part of said equipment and materials which have been installed, and the labor and service related thereto, the Seller shall have the right to place a mechanic's lien against the premises where said equipment and material have been installed pursuant to the applicable statutes and law relating to mechanic's liens for the furnishing of labor and materials. Any payment due Seller under this contract is payable on receipt of Seller's invoice. A late payment charge of 1½% per month (annual percentage rate of 18%) shall be added to the unpaid past due balance after 30 days and purchase agrees to bear any legal expense incurred including cost of correction.

3. WARRANTIES

The Seller, unless equipment is sold without service, shall furnish and install, free of charge, such part or parts of the machinery and apparatus sold hereunder that may become defective in workmanship or material within one year from the date of delivery or installation. The Seller's obligation shall be merely to furnish and install duplicate parts as provided herein, and the Seller shall not be liable for defects arising from normal wear and tear, or breakage caused by carelessness or negligence in operation, nor is Seller responsible for any alterations that may be made in the machinery and equipment without its consent. **THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OR MERCHANTABILITY, AND FITNESS FOR ANY PARTICULAR PURPOSE.**

4. LIMITS OF LIABILITY

The Seller shall in no event be held liable or accountable to the Purchaser and/or to any other party whatsoever for the actual, incidental and/or consequential damages or losses due to, but not limited to, any one of the following: interruption in use of equipment, or stoppage of production, failure to maintain desired temperatures or humidity levels, electrical power surge or loss, high or low voltage, inadequate power, blown or burned out main or branch fuses, open circuit breaker, lack of adequate natural gas or fuel supply or pressure, inadequate or excessive water supply or pressure, inadequate or excessive hot water or steam supply or pressure, water in oil, contamination of water supply or atmosphere, accident, freezing, flooding, lightning, storms, malicious mischief, willful damage, misuse, abuse, negligence, fire, explosion, theft, clogged filters, delays in installation and/or services, time or manner of service of any equipment, failure to meet completion dates, engineering and/or design defects, improper installation, operation of equipment beyond design conditions, labor disturbances, strikes, riot, civil commotion, lockouts, commercial delays, spoilage, loss of business, asbestos, rust or corrosion, the inability to procure materials and/or parts from the usual source of supply, war conditions, Acts of God or for any contingencies that are unavoidable or beyond the control of the Seller. Seller is not responsible for conforming to any governmental codes, laws and/or regulations. Under no circumstances shall Seller be responsible or liable for any indirect, incidental or consequential damage or alleged personal injury of any kind relating to or arising out of the existence, effect, removal or treatment of an Organic Pathogen (i.e., any type of bacteria, virus, fungus, mildew, wet or dry rot, mold or mycotoxin, as well as their spores, odors and byproducts, along with any reproductive body they produce, and any material containing them). In no event, shall the Seller be liable to the Purchaser and/or to any party whatsoever for actual, incidental and/or consequential damages or losses. Seller shall not be required to identify, detect, encapsulate, or remove asbestos, or products or materials containing asbestos or similarly hazardous substances. Seller shall not be liable for any losses or damages due to inability of the building structure to properly support the equipment installed. It is expressly agreed that the seller assumes no liability for negligence or failure whatsoever. All labor is to be performed during Seller's regular working hours unless so specified otherwise in writing.

5. INSTALLATION AND COMPLETION

Unless specifically enumerated in proposal as Seller's responsibility, Purchaser is responsible for: providing access (and removing structures or objects which interfere with this access) to equipment installation location; for structural supports for all equipment supplied; for local permits and codes; for providing adequate utility source (gas, electric, steam, water) adjacent to equipment. Completion dates are estimates only. No contract will be made to complete on a specified date unless in writing, signed by the Corporate President or Secretary of the Seller.

6. INSURANCE

Purchaser agrees to insure said merchandise against the hazards of fire at Purchaser's sole cost and to be responsible in any event for any loss or damage to the said machinery and equipment by fire, theft or other casualty. Purchaser agrees to assign to the Seller upon request the proceeds of any insurance paid by reason of loss from any cause whatsoever to the merchandise described herein. Seller shall apply said proceeds to the balance due by the Purchaser under this contract.

7. ASSIGNMENT

No transfer, renewal, extension or assignment of this contract or any interest hereunder or loss, injury, or destruction of said property shall release the Purchaser from his obligation hereunder. Every assignee of the Seller and/or its assigns shall be entitled to all the rights and remedies of the Seller. The term "Seller" wherever used in this contract includes Seller's successors and assigns, unless otherwise defined.

8. ACCEPTANCE

Prior to written acceptance by Seller, the Seller shall have no responsibility for any work performed or financial obligations incurred by or on behalf o the Purchaser in anticipation of Seller's acceptance.

9. CANCELLATION

After written acceptance by Purchaser, should the Purchaser decide to cancel all or any part of the work specified in this proposal, the Purchaser shall reimburse to the Seller any costs already incurred, including but not limited to restocking fees for parts and equipment affected by such cancellation.

10. CLEAN AIR ACT

Not included under this agreement are any charges related to the recovery of refrigerant, as required by the provisions of Section 608 of the U.S. Clean Air Act of 1990.

Contractor Internal Rev. 10/08/2015

Building Automation Solutions

An authorized Honeywell, JCI, Distech, Lynxspring, & Carrier Controls Contractor

BUILDING AUTOMATION SOLUTIONS

22349 Commerce Pkwy
Frankfort, IL 60423
bas-ddc.com

Office: 855-597-3339

Building Automation Solutions is a union 597 automation solutions contractor with a focus on providing automation solutions that are open source, non-proprietary, and readily available through local vendors. Our solutions are always easy to use and understand, they implement the latest energy saving strategies, and they are upgradable as far into the future as possible.

Some of the benefits of utilizing our services are:

- Building Automation Solutions is a proud union 597 shop. We want to partner with you with the goal of working together to provide total solutions that are both competitive and professionally installed and programmed.
- Building Automation Solutions does not perform mechanical service, installations, or repairs. We take pride in only providing temperature control solutions.
- Our complete offering is non-proprietary, open, and readily available through local vendors. We do not lock down our installations- forcing you, or your customers to use us in the future.
- We offer completely turnkey design build projects as well as our plan and spec offering. Simply bring us in, and we can provide a total solution for you.
- Owners Training provided with each new installation.
- Complete drawings provided with each new installation.
- We have many former mechanical technicians who know how systems are supposed to operate. We will work with you to make sure the equipment functions as it was designed to function. We can help identify issues and quickly determine if they are mechanical problems or temperature control problems. Often, we provide additional work to our mechanical customers.
- We offer solutions ranging from simple thermostat solutions and small zoning systems and all the way up to supervisor- campus style solutions that utilized many buildings tied into one single point of access. There is truly no job too big and no job too small for us to handle.

We hope to win your business moving forward. Please let us know if there is anything we can do to help you and earn your business! See the following examples of normal installations.

Thanks,
Christopher Schiro
Director

 Building Automation
Solutions

22349 Commerce Parkway, Frankfort, IL, 60432
office: 855.597.3339 **cell:** 708.372.8544
email: cschiro@bas-ddc.com
website: bas-ddc.com

DIRECT DIGITAL CONTROLS – PNEUMATICS – DESIGN BUILD - RETRO-FIT



Building Automation Solutions

22349 Commerce Parkway,
Frankfort, IL, 60432

Engineering

Plan and Specs Job Engineering
Design Build Job Engineering
Parts and Smarts Projects Support
Complete Control System Submittals

Programming

Honeywell Field Controllers
Johnson Controls Field Controllers
Carrier Field Controllers
Tridium Supervisory Controllers
i-Vu Supervisory Controllers
Advanced Custom Programming
Graphics and Floor Plans
Remote Access and Alarming

Installation

Full Service In-house Installation Team
Subcontractor Coordination
New Installation
Retrofit Installation
Fully Integrated Control Panels
DDC and Pneumatic Installations

Commissioning

Point to Point Testing
Functional Testing
Complete System Commissioning
Commissioning Documents Generation
Coordination with Commissioning Agents

Closeout

Generation of Closeout Documents
As Built Drawings
Operation and Maintenance Manuals
Commissioning Documents
Customer Training
Custom Training Manuals

Maintenance / Support

Building Automation Issues Resolution
On Site Maintenance
System Review Via Remote Access
Scheduled Systems Review
Trends Analysis
Systems Performance Reports Generation

General Information

Building Automation Solutions was started by HVAC mechanical technicians trained in direct digital controls with the vision of offering only truly open temperature control solutions. We offer a comprehensive range of solutions in the heating, cooling, and ventilation field. With the capability to provide a tailor made design build project, or follow a plan and spec project to supply a turn key solution. All aspects of your building and occupant needs are taken into consideration to maximize energy efficiency and make management of your facility more simple and more user-friendly.

We specialize in simplistic and open temperature controls for buildings and campuses of any size and scope.

Leadership

Christopher Schiro - Director, Over 20 years experience in the HVAC mechanical industry and over 12 years experience in direct digital controls.

Licenses and Certificates

Tridium AX Certified	Tridium N4 Certified
Carrier CCN Certified	Carrier Open Certified
Johnson N2 Certified	Johnson PCT Certified
Honeywell LCBS Certified	Honeywell Webs/Spyder Certified

Project References

Virgil Grissom Middle School, Tinley Park, IL Project Size \$900K, Complete Renovation and New Controls Installation. Including Energy Monitoring, Plant Control, and All HVAC Equipment Control. Part of a campus solution. (Plan and Spec)

Columbia Centre I & II, Rosemont, IL Ongoing campus Renovation and New Controls Installation. Including Custom Penthouse Suite AHUS, VAV's, Chillers and custom lighting. Campus Project Size over \$500K(Plan and Spec and Design Build)

W Diamond Group, Des Plaines, IL \$141K Rebate from ComEd Smart Ideas Energy Efficiency Program, Removal of Pneumatics and Installation of New Controls. Including Rooftop Units, Chiller Plant, Vavs, Reheats, Air Handlers, and Exhaust Fans. Job was Performed with an Energy Rebate. Project Size \$400K. (Design Build)

Awards

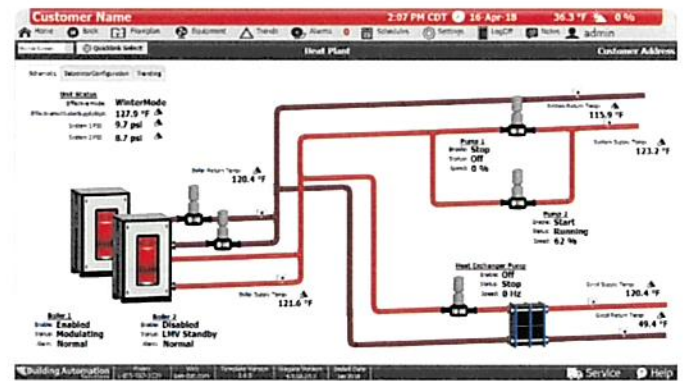
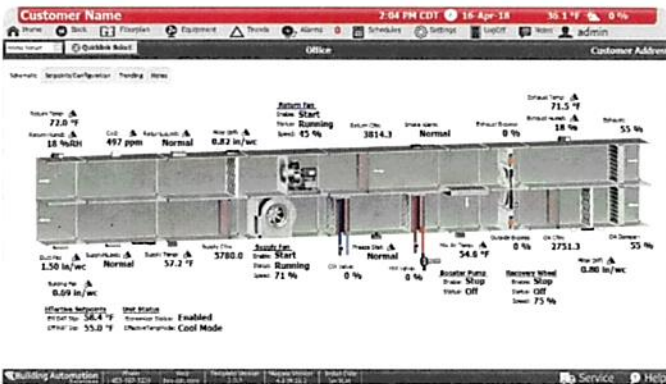
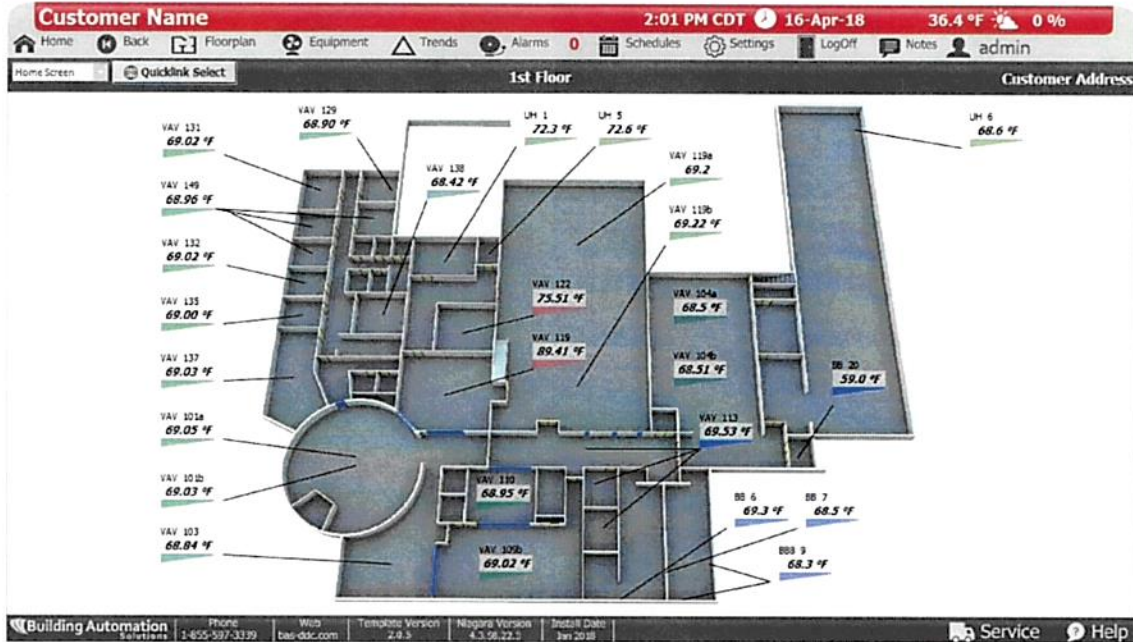
Honeywell BCS Contractor	Honeywell ACI Contractor
Johnson Facility Explorer Silver	MCAA/CNA National Safety Award

Contact

Please contact us with questions or if you would like more information.

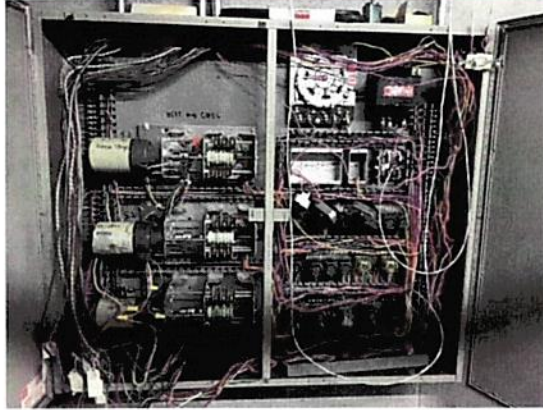
22349 Commerce Pkwy
Frankfort, IL 60423

GRAPHIC EXAMPLES



22349 Commerce Pkwy
Frankfort, IL 60423

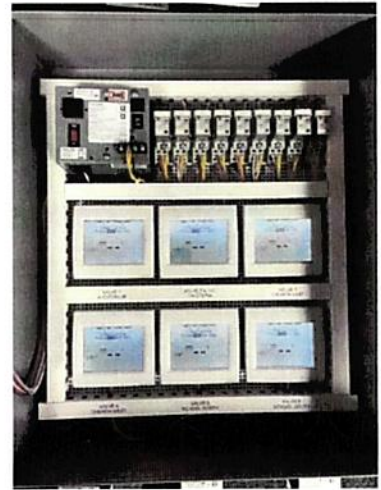
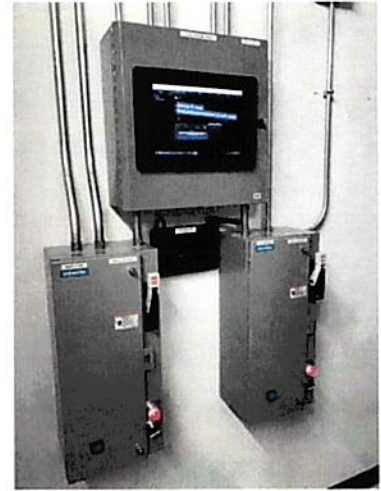
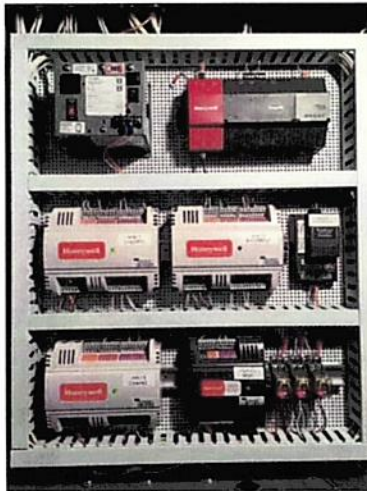
PANEL EXAMPLES



BEFORE



AFTER





Helm



RFP RESPONSE

WHITEWATER AQUATIC FITNESS CENTER- HVAC SYSTEM UPGRADE PROJECT

DATED: 09/06/2024

Proposal By

The Helm Group

Office:

S84 W18852 Enterprise Drive
Muskego, WI 53150

Andrea Fasciano

(414) 343-9222

afasciano@helmgroupp.com

Service Account Manager

Aaron Spray

815-238-1030

aspray@helmgroupp.com

Project Sales Engineer

helmgroupp.com

September 6th 2024

City of Whitewater
 Clerks office
 312 W. Whitewater St
 Whitewater Wisconsin 53190

Re: Whitewater Aquatic Center HVAC Bid Proposal

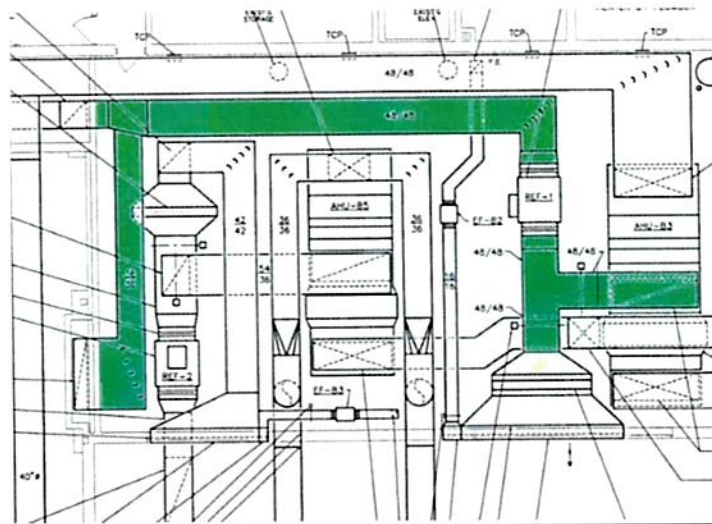
Helm Service would like to thank you for the opportunity to provide this proposal for your consideration. Partnering with Helm Service for this work will ensure you are receiving the highest technical expertise in our industry. Our mechanical service procedures promote the highest safety and environmentally conscious practices available.

► **Proposed project #1 HVAC and Piping Bid**

- Remove (2) Heating Coils and replace with OEM new coils specific to the existing B-3 AHU unit
- Remove (1) Reclaim Coil and replace with OEM new coils
- All coils to be coated with heresite coating for chemical resistant environment
- All coil replacement includes drain down disconnection and re-connection with insulation on piping
- Remove and replace (2) old actuated dampers with new stainless steel damper assemblies
- Remove all rusted ducting serving AHU B-3 and replace with Poly coated Ducting and insulation
- Ducting to be replaced colored green in the attachment accompanying this proposal
- Demolition of existing ducting to include electrical conduit work, moving for access to ducting
- Demo and loading new ducting may involve a crane to set materials on the roof
- Demo may also include removing the larger wall louvers for access to the mechanical room
- Removal of the louvers will allow for larger sections of ducting to be brought into the area.
- Labor and material are included for this scope of work as described above
- Clean up and replacement of all louvers removed is also included in proposal pricing
- Note: Controls portion of the proposal appears in Proposed Project #2 below

► Total for Project Proposal #1 as per scope above Ducting Work(No Tax Included).....\$145,925.00

► Total for Project Proposal #1 as per scope above Piping Work(No Tax Included)\$122,412.00



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► **Project Proposal #2 Control Replacement for Aquatics Center BAS**

- Per the scope of the RFP as shown in II)A)3, we propose the following:
- Remove and dispose of existing obsolete and proprietary HVAC controls.
- Provide and install new JACE-9000 Supervisory Controller
- Provide and install new BACnet Router.
- Provide and install new open protocol BACnet boiler plant controller.
- Provide and install new open protocol BACnet controllers for two large AHUs.
- Provide and install a new open protocol BACnet controller for the pool heat exchanger.
- Provide and install new sensors, devices, low voltage wiring, and communication wires where needed.
- Provide labor for custom programming for the controllers.
- Provide labor to perform a controls checkout and commissioning of the new system.
- Once Checkout is complete, provide owner training
- Once owner training is complete, provide three copies of a complete system backup, including all source code as implemented on the JACE and the equipment controllers. Implement automatic backups to City Server if possible, and configure one set of user credential at administrator level for the customer, providing access to the entire system as installed to the customer.

☐► **Total for Proposed Project #2 DEMO.....(No Tax Included).....\$ 55,549.00**

Sequence of Time line for Installation and Coil Replacement

- Timeline dependent on Coil delivery and lead time from the factory
- Reception of the Coils
- Removal of existing coils and stage old coils on roof for crane to remove and set new coils for installation
- Once coils are installed all connections will be made
- Insulation on the newly installed coils will be completed
- Insulation of coils includes repairs to the access doors of the reclaim coils and main AHU coils
- This process could take 7 to 9 days start to finish

Sequence of Timeline on Ducting Removal and Replacement

- Shut down system as needed
- Disconnect and Remove the existing 48”X48” Dampers on AHU B-3
- Remove Dampers and discard
- Furnish and install New Stainless Steel dampers as per RFQ
- Reconnect all power wiring and actuators for normal usage and return the dampers to service
- Disconnect existing ducting and remove from current location
- Methods of removal of ducting will vary(i.e cut up pieces for removal or stage on roof for crane to remove
- All discarded materials will be removed from site
- Furnish and install new PCD duct as per the RFQ
- All ducting will be reconnected to the existing ducting accessories and locations
- Fitting for new PCD duct include square to round transitions and vibration collars where required
- Once all ducting has been replaced we will insulate the outside of the ducting with a 1.5 foil back insulation
- Time line for Ducting , Coil Replacement and Controls may take place simultaneously depending on reception of materials and equipment
- Estimated time for Ducting installation start to finish approximately 16 working days

Note: These are estimated Timelines from a proposal stand point , actual delivery of equipment and materials will take precedence in the scheduling and completion of this project .



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Sequence Time-line for Controls Work and installation

Prior to Job Start:

Meet with City and Site staff to identify areas of concern and develop a plan that minimizes downtime and maximizes comfort for all involved. Develop programs for new controllers per sequence as shown on original documentation. Coordinate and take delivery of all new components so that all materials are in hand prior to job start. Coordinate necessary network connection with City IT staff.

Week One:

Monday:

Label all Low Voltage wiring for removal and re-termination to new controllers. Verify points compatibility in the field. Pull new BACnet communication trunk on preplanned route. Coordinate and walk through job with Helm personnel and site staff.

Tuesday:

Install and commission new JACE on City network. Begin recontrol of first controller, complete by afternoon. Restart controller and associated equipment.

Wednesday:

Verify proper operation of Controller 1, begin integration of it into JACE database. Begin construction of graphical interface.

Thursday:

Recontrol second controller, complete by afternoon. Restart controller and associated equipment. Continue graphics development and integration.

Friday:

Commission replaced controllers, verify all operations, and leave system in steady state.

Week Two:

Monday:

Recontrol third controller, complete by afternoon. Restart controller and associated equipment. Continue graphics development and integration.

Tuesday:

Recontrol fourth controller, complete by afternoon. Restart controller and associated equipment. Continue graphics development and integration.

Wednesday:

Complete graphics and integration, commission all devices.

Thursday:

Verify proper operation of system, owner training.

Friday:

Resolution of any owner requests, final checkout of system, turn over to owner

Lead Time on Equipment: 12 to 14 Weeks





Clarifications:

- Please note –We are not responsible for delays in equipment/material deliveries due to COVID-19. With current environment, pricing is subject to change pending any equipment cost increases.
- Work to be performed during normal working hours of 7:00am thru 3:30pm, Monday thru Friday.
- *This proposal, scope, and price is the proprietary property of Helm Service and is for our Client's use only, as it is to be utilized for the agreement evaluation.* This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Helm Service, which is not expressed herein. No party shall alter this agreement. This proposal will become a binding Agreement only after acceptance by Client and approval by an officer of Helm Service as evidenced by their signatures below. All rights to any designs presented are retained by Helm Service.
- Proposal valid for 30 days.

Exclusions:

- The scope of this proposal does not include the replacement of any other components of the mechanical or controls systems that are not specifically listed in this proposal.
- Temporary HVAC equipment or rental equipment.
- Permits, Inspection fees of any kind.
- Isolation valves, strainers, check valves, etc. unless specifically noted.
- Electrical work of any kind, starters, disconnects, VFD's wire, conduit, breakers, fuses, etc. Unless noted above.
- Roofing, cutting, patching, flashing, painting.
- All work associated with Fire/Life Safety, including interfaces and interlocks to the Fire Alarm System, smoke detectors, fire dampers, smoke control dampers, and smoke/fire dampers.
- Structural building/walls; cutting, patching, and coring.
- Payment and performance bonds.
- All responsibility for Lead and asbestos identification, abatement, removal, and disposal prior to start of job.

Thank you for the opportunity. We look forward to working with you.

Andrea Fasciano
Service Account Manager
Helm Service Division
Cell 414-343-9222
AFasciano@helmgroupp.com

Aaron Spray
Project Sales Engineer
Helm Service Division
Cell 815-238-1030
ASpray@helmgroupp.com

Date

Signature of Authorization to proceed with selected scope above



Mechanical Inc, along with other Helm Group companies, have been rebranded as a single entity. Our services and commitment to our customers remain unchanged.





CONTRACT AGREEMENT - TERMS AND CONDITIONS

1. TERMS: IF THIS CONTRACT INVOLVES THE PURCHASE OF MATERIALS AND EQUIPMENT ONLY, THE PURCHASE PRICE SHALL BE PAYABLE AT THE TIME OF DELIVERY OF THE MATERIALS AND/OR EQUIPMENT; IF THIS CONTRACT INVOLVES LABOR OR LABOR AND MATERIALS AND EQUIPMENT, PROGRESS BILLINGS WILL BE SUBMITTED COVERING MATERIALS AND EQUIPMENT DELIVERED TO THE JOB SITE OR STORED IN ACCEPTABLE STORAGE FOR DELIVERY TO THE JOB SITE. THIS PROGRESS BILLING WILL ALSO INCLUDE LABOR WHICH HAS BEEN EXPENDED ON THE JOB OR DIRECTLY CONCERNED WITH THE JOB. THIS PROGRESS BILLING AMOUNT WILL BE DUE TEN DAYS AFTER BILLING DATE. FOR JOBS WHICH REQUIRE RETENTION, A RETENTION AMOUNT OF FIVE PERCENT WILL BE WITHHELD. IT WILL BECOME DUE AND PAYABLE AT THE COMPLETION OF HELM SERVICE'S PORTION OF THE PROJECT.
2. Title to the materials and equipment shall remain with Helm Service. until the customer has paid the total price in full, and if the customer should fail to make any payment to Helm Service. as the same becomes due or the customer fails to perform any other obligation under this contract, Helm Service may take possession of the materials and equipment and take whatever other action it deems appropriate.
3. Helm Service. warrants that its labor and installation shall be done in a good and workmanlike manner and shall be free from defects for a period of **one year** after completion of the installation. Helm Service warrants that all equipment and materials furnished will be new unless otherwise specified in this contract, and that Helm Service has good title thereto. Helm Service does not warrant the quality of the equipment and materials furnished in any respect and the customer's remedy for defects in the equipment and materials shall be against Helm Service's suppliers or the manufacturers of the materials and equipment. Helm Service will deliver all manufacturers' written warranties to the customer upon completion of installation. UNDER NO CIRCUMSTANCES WILL HELM SERVICE BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFITS, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S, TENANTS, OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.
4. Once the equipment and materials have been delivered to the job site, the Customer assumes all risk of damage to same, by any cause, except that brought about by the negligence of Helm Service and its employees. The customer shall carry all Risk, Property Insurance to the full value of the materials and equipment and name Helm Service as an Additional Insured to the extent of its interest.

The Customer shall be responsible for purchasing and maintaining such liability insurance as will protect him against claims which may arise from operations under the Contract. The Customer must provide Helm Service a Certificate of Insurance providing General Comprehensive and Independent Contractors Liability with minimum limits of 500,000.00 per occurrence for Bodily Injury and Property Damage.
5. Helm Service will obtain Liability and Workers' Compensation Insurance protecting it against claims which may arise from operations under the contract.
6. Helm Service will make delivery or installation, when provided herein, within a reasonable time after this contract is entered into, but it will not be responsible for delays caused by unavailability of machinery, equipment, materials or parts, shipper's delays, strikes, lockouts, restrictions imposed by civil or military authority, priority regulation of some governmental body, insurrection or riot, or any other cause beyond Helm Service's control. If a time for performance is stated in this agreement, it shall be deemed to be an estimate only.

If Helm Service is required to make some installation under this contract, the customer shall be responsible for putting the premises in a satisfactory condition including furnishing electric power, light, heat, and water so that installation can start promptly and be completed efficiently.
7. If Helm Service shall fail to perform any of its obligations under this contract and fails to perform after the customer gives Helm Service ten (10) days' written notice of the specific deficiencies, the customer may have someone else complete the performance, but Helm Service's liability shall be limited to what it reasonably costs



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Helm Mechanical and Helm Service
S84 W18852 Enterprise Drive
Muskego, WI 53150
(262) 798-8003

the customer to obtain completion of Helm Service's obligations under this contract. If Helm Service fails to perform any of its obligations under this contract, the customer, at customer's option, and without being required to do so, may cancel this contract by giving Helm Service ten (10) days written notice.

- 8. If the Project is stopped for a period of thirty (30) days under an order of any court or other public authority having jurisdiction, or as a result of an act of government, such as a declaration of a national emergency making materials unavailable, through no act or fault of Helm Service or if the Project should be stopped for a period of thirty (30) days by Helm Service for the customer's failure to make payment thereon as provided in Paragraph 1, then Helm Service may upon seven (7) days written notice to the customer terminate this agreement and immediately recover from the customer payment for all work to date and for any proven loss sustained upon any materials, equipment, tools, construction equipment and machinery, including reasonable profit and damages.
- 9. In the event either party must commence a legal action in order to enforce any rights under this contract, the successful party shall be entitled to all court costs and reasonable attorney's fees as determined by the court for prosecuting or defending the claim as the case might be.
- 10. The Customer shall not leave any of the equipment or systems furnished or installed by Helm Service. in operation until the customer has approved and accepted same and paid Helm Service the price in full.
- 11. Any written notice required under this contract may be delivered personally to the other party or mailed as certified mail, return receipt requested, to the other party's address as it appears in this agreement or as given to the other party by written notice during the terms of this contract.
- 12. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Helm Service, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by any active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Helm Service.

Initials _____

Date _____

*** Please Return Initialed Document with Proposal To Helm Service**



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September 6, 2024

City of Whitewater RFP Response

We are pleased to submit our proposal in response to the Request for Proposals issued for Whitewater Aquatic and Fitness Center- HVAC System Upgrade Project. Our team is enthusiastic about the opportunity to collaborate with the City of Whitewater to help upgrade the Whitewater Aquatic and Fitness Center's HVAC system

At the Helm Group, we have a robust track record in delivering high-quality design/build services that meet and exceed client expectations. We understand the strategic importance of this project and the role it plays in setting new benchmarks for airflow and efficiency.


We look forward to the opportunity to discuss our proposal in further detail and to explore how we can contribute to the success of this project. Please do not hesitate to contact us at (414) 343-9222 or (815)-238-1030. You can also contact us via email at afasciano@helmgroupp.com or aspray@helmgroupp.com if you require any additional information.

Thank you for considering our proposal. We are excited about the prospect of working together to create a more sustainable and energy-efficient future.

Andrea Fasciano
Service Account Manager
Helm Service
414-343-9222 cell

Aaron Spray
Project Sales Engineer
Helm Service
815-238-1030 cell

Helmgroupp.com

 Phone
414.343.9222
815-238-1030

 Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

 Website
www.helmgroupp.com




September 6, 2024

Company Overview:

Based in Northern Illinois, Helm opened its doors in 1946 and provides construction services in the mechanical, plumbing, electrical, technology, structural, and civil markets in the Midwestern United States and beyond. Helm's mechanical division consistently ranks as one of the top 50 mechanical construction firms in the United States and was recently recognized by PM Magazine as 2020 Contractor of the Year and ENR Midwest Magazine's 2022 Top Specialty Contractor. Our company self-performs over 2,000,000 work hours annually with a combined workforce of over 1,400 employees, which includes over 200 technicians dedicated to Building Services & Maintenance. We provide service, construction, and engineering services for clients across Wisconsin, Northern Illinois and the United States and have office locations in Muskego, WI; Freeport, IL; Rockford, IL; Aurora, IL; Westmont, IL; Peoria, IL; Champaign, IL; Lenexa, KS; Omaha, NE. In addition, we have piping fabrication shops in Rockford, IL, and Bridgeview IL, and a sheet metal fabrication shop in Rockford IL. With over 160,000 square-feet of floor space, we fabricate for both our own fieldwork and outside customers.

Helm Service offers 24/7/365 Emergency Services and our central dispatch for Illinois is located at our Corporate Headquarters in Freeport, IL. The dispatch centers are staffed Monday – Friday from 7 am – 3:30 pm and after hours, weekends, and holidays, the calls are routed to a call center with live representatives. Helms dispatch centers allow for 2-hour emergency response within the locations and regions we support. Our GPS offers our dispatchers the ability to send the closest available tech to the emergency.

Helm's corporate office is based out of Freeport, IL which is in the North Central part of the state of Illinois. We provide Mechanical, HVAC/R/Plumbing/Electrical Services, Construction, and Engineering services for clients across Northern Illinois and the United States and have office locations in Muskego, WI; Freeport, IL; Rockford, IL; Aurora, IL; Westmont, IL; Peoria, IL; Champaign, IL; Lenexa, KS; Omaha, NE. In addition, we have piping fabrication shops in Rockford, IL, and Bridgeview IL, and a sheet metal fabrication shop in Rockford IL. USPS Service-Related work will be dispatched and managed out of our Freeport, IL location. Repair and Replacement projects would be Run out of our Freeport, Aurora, or Peoria office depending on where the project is located. Construction projects would be run from either our Freeport office or our Westmont location depending on the location of the project.

 Phone
414.343.9222
815-238-1030

 Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

 Website
www.helmgroupp.com



September 6, 2024

Continuation Company Overview:

On an HVAC project, where Helm would be the Prime contractor, you can expect that Helm will self-perform 80-100% of the project. We typically subcontract concrete, crane services, insulation, fire protection, testing and balancing, painting, and general/carpentry trades, as needed. Helm has partnerships with multiple subcontractors that in some cases have lasted for decades. With the volume of work that Helm produces across Northern Illinois, there is always a sub that wants to work on our job. Helm is also invested heavily in technology and finding the most efficient ways to build jobs better and more efficiently. We mentor our subs and encourage them to adapt technologically along with us and since complacency is a word we don't take lightly; we are always on the lookout for subcontractors that differentiate themselves by bringing value to the team or project in some means or method. Should a subcontractor not be meeting its expectations on a project, Helm has a bench of preferred vendors to select from if need be.

Our Helm Service client base is comprised of primarily commercial, industrial, healthcare, and educational-based customers.


Over the past (3) years we have experienced double-digit growth in revenue in all factors of our business. This year our service group will eclipse \$80 million in revenue with the entire Helm group portfolio surpassing \$380 million.

We work in both the bid and spec customer environment, as well as the owner-direct negotiated arenas. We provide full-scale engineering, design, installation, and service capabilities at the above-mentioned facilities. We have seen steady increases in both our full and part-time employees over the past (3) years issuing over 1200 W-2s last year.

With over 7 service locations covering 4 states, we feel not only logistically our footprint is advantageous to this type of contract, but we also pride ourselves on being a "customer relationship" service company. We understand the importance of being able to provide quality service and craftsmanship in a timely manner 24 hours a day 7 days a week. Our people are what makes the difference in our company, our standards and mindset of total customer satisfaction is a well-developed culture within our company.

Helm Service would welcome the opportunity to continue to partner with the USPS and would appreciate your consideration.

Helm maintains a line of credit of \$40 Million and our Bonding capacity well exceeds the requirements of this solicitation. This year our service group will eclipse \$80 million in revenue with the entire Helm group portfolio surpassing \$380 million.

 Phone
414.343.9222
815-238-1030

 Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

 Website
www.helmgroupp.com



A mechanical systems contractor

2238 W. Bluemound Road
Waukesha, WI 53186
(262) 798-1500
www.helmgroup.com



Jeff McCoy
President Service Division

EDUCATION

U.S. Navy (Seabees) Utilitiesman "A" School

ADDITIONAL EDUCATION

Customer Service Developmental Training, Johnson Controls Institute
Leadership Development & Selling, Johnson Controls Institute
L.I.S.T. Customer Communications, Johnson Controls Institute
IAP Facility Audits, Chelsie Organization
L.I.S.T. Customer Communications, JCI Institute
OSHA 10 Hour
EPA Safety Regulations
Leadership Training, Helm Group
CPR/First Aid Certified

WORK EXPERIENCE

President Service Division Mechanical Inc. 2000-Present
Service Manager Siebe/Invensys 1997-2000
Service Manager Johnson Controls Inc. 1991-2000
Utilities man U.S. Navy (Seabees) 1986-1991

ASSOCIATIONS

ASHRAE Chapter President 2004
Association for Facilities Engineering
Mechanical Contractors Association of America (MCAA)
Mechanical Service Contractors of America (MSCA)—Education Committee
MSCA—National Board of Managers



Mechanical Inc., along with other Helm Group companies, have been rebranded as a single entity.
Our services and commitment to our customers remain unchanged.



PATTIE KRIPPENDORF
Vice President Service Division
pkrippendorf@helmgroup.com

EDUCATION

OSHA 10 Hour Certification
CPR / 1st Aid Certified
Helm Group Leadership Training
Confined Space

EMPLOYMENT

2001-Present **Mechanical Inc. -Helm Group**
Service Division

- Responsible for coordination with owner, technical support, sales, customer satisfaction
- Provide assistance to accounts to provide preventative maintenance, installation, commissioning, and general communication. Knowledge of HVAC controls systems, facilities management systems, site preparation, peripheral equipment installation and servicing techniques.
- Prepare proposals for customers and complete the project within standard margins.
- Meet regularly with customers to become familiar with operating problems and offer solutions.

1987-2001 **Mechanical Inc. – Helm Group**
Construction Division

- Project Management – with a few of the diverse projects listed below.
 - Radial Light Tire Expansion – Kelly Springfield Tire Plant
 - Installation of hydraulic, steam, condensate, inert gas lines to new presses.
 - Dentyne Ice Facility – Cadbury Adams
 - Installation of site utilities (steam, condensate and compressed air)
 - Stockton WWTP
 - Installation of site utilities (effluent, influent and water)
 - Burlington School District
 - New addition at high school (hvac installation)

HONORS

Member of Association of Facilities Engineers
Member of American Society of Heating, Refrigeration & Air Conditioning
Member of Mechanical Service Contractors of America
20 Years of Service with Mechanical Incorporated



Mechanical Inc., along with other Helm Group companies, have been rebranded as a single entity.
Our services and commitment to our customers remain unchanged.





Aaron C Spray
Project Sales Engineer



Education

Jefferson High School '87
BOUC Accredited -Associates Degree 2002-2004
EPA Certification for Contaminant & Lead Abatement .
SMACNA Project Management School
SECorp Service Sales Program
Numerous Manufacture Certifications

Work Experience 34 Years Experience in HVAC Industry

Helm Group – 2015-Current: Project Sales Engineer
DeKalb Mechanical: Sale Engineer –Service Manager
Norstar Mechanical: Division Manager-Project Manager
A.Spray Company : Indoor Air Quality Services -President CEO

Continuing Education

Illinois State Business Ethics Training
CE for Illinois State Life & Health Insurance
Mitsubishi Ductless Split and VRF System Design Training
Carrier Corp RTU selection & Application
Trane & American Standard B2B Sales and application
Geothermal Application & Design

Project Experience and Notable Contributions

System Design & Installation: NIU Locust Street Building
NIU Neptune Hall Main Cooler & Freezers
Blessed Sacrament Church –Aurora IL
Project Manager – LEED Gold Choices Mental Health Center –Ottawa, IL.

Andrea Fasciano
Account Manager
afasciano@helmgroup.com

INDUSTRY EXPERIENCE

Helm-Mechanical Inc Account Manager	Waukesha, WI 2011-Present
Zien Mechanical Service Manager	Milwaukee, WI 2008-2011
Furlong Industrial Systems, Inc. Service Manager	Germantown, WI 1989-2008

EDUCATION

Waukesha County Technical College, Pewaukee, WI
Associate Degree – Real Estate, Certificate in Property Management
Graduated in May 2007, GPA 4.0 on a 4.0 scale
Member of Phi Theta Kappa – International Honor Society
National Dean’s List
MRA - Leadership for Group Leaders Series
- Principles of management Series
- Effective Communication and Performance Management
SECorp - Operations and Client Care
- Service Agreements

ASSOCIATIONS

WHEA-Wisconsin Health Engineering Association
South Suburban Chamber of Commerce
MMAC Metropolitan Milwaukee Association of Commerce



Mechanical Inc., along with other Helm Group companies, have been rebranded as a single entity.
Our services and commitment to our customers remain unchanged.



PAST PERFORMANCE



We have included references from three relevant projects of comparable size, scope, and complexity. These references underscore our capability to deliver high-quality, cost-effective solutions while maintaining rigorous standards of safety and quality control.

Active relevant projects include:


- School District of Janesville- Facility Projects in total- \$7,400,000
- Sauk County Health Care-HVAC Replacements- \$1,188,340
- Jax-Facility Projects and Renovations in total- \$1,322,210
- Stoughton Trailers-Piping and Welding Projects- \$214,046
- City of Fitchburg-Public Library-Chiller Project- \$311,070
- Stoughton School District-Sand Hill Elementary-Chiller Project- \$607,960
- Stoughton School District-River Bluff Elementary-Chiller Project-\$593,423
- City of Sun Prairie- Facility Project- \$275,540
- USMS 24th Floor Renovation (GSA) - \$1,139,358 (Ken Jones)
- Argonne National Lab Building 369 Renovation - \$901,557 (Ken Jones)
- Lutheran General Hospital - Facility Projects in total - \$7,545,996
- Rosemont Ice Arena - Design Only - \$151,000 (Ron Kozanecki)
- Abbvie - Facility Projects in total - \$2,300,000
- General Mills - Facility renovations - \$22,000,000
- Waukegan School District Performance Contract - \$2,311,349
- Nestle Revitalized Phase 1 - \$5,450,557
- Proctor and Gamble Facility Projects in total - \$570,000
- Rockford Boys and Girls D/B ComEd Subsidized Project - \$1,337,712
- IDOT Pumping Station - \$2,299,105
- Northwestern University Boiler Decentralization Phase II - \$16,996,592
- Shedd Aquarium - Plumbing Renovation - \$2,897,059



SEE APPENDIX

See appendix for additional information including

- Project Profiles

 Phone
414.343.9222
815-238-1030

 Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

 Website
www.helmgroupp.com

PAST PERFORMANCE



When Helm approaches projects of similar scope, it is lead through our Engineering Department, Managed by our Project Management team, and executed by our Union field staff. Our engineering team follows the construction process from infancy to completion to provide a cohesive solution and transparent results.

ENGINEERING TEAM LEAD



Phone
414.343.9222
815-238-1030

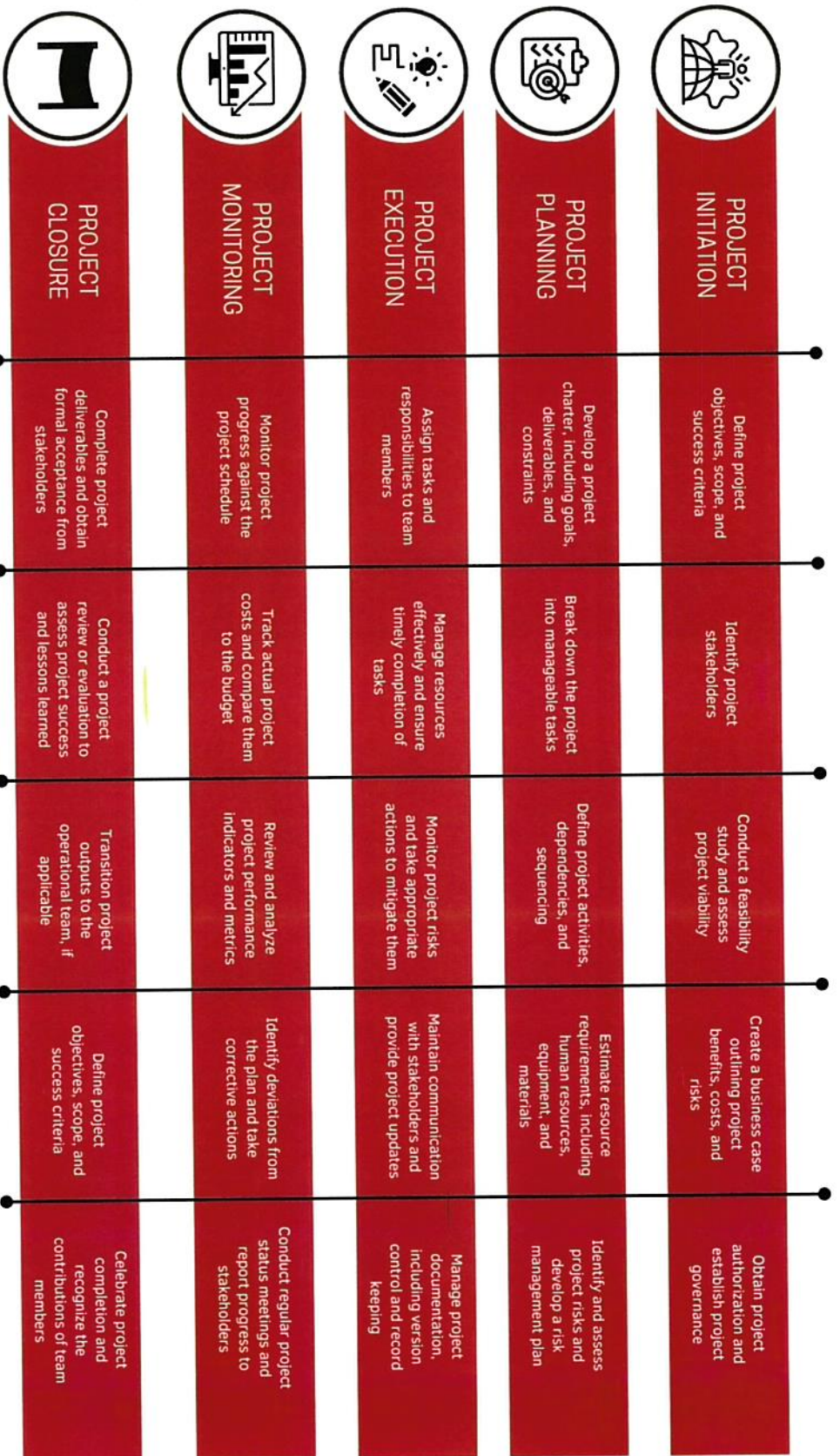
Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

Website
www.helmgroupp.com



Helm

PROJECT MANAGEMENT TEAM APPROACH METHODOLOGY AND PROJECT PHASES





September 6, 2024

References

-HVAC, Plumbing, Building Automation, Electrical, Sheetmetal Fabrication-

School District of Janesville

David Leeder-Facilities Manager-608-743-5083-dleeder@janesville.k12.wi.us
Project value \$4.6 million plus an additional \$2.8 million in boiler replacement projects.
Boilers, Air Handling Units, Unit Vents, Chillers, Water Heaters, VAV's- Energy savings maintenance and upgrades on HVAC equipment at all schools.

Jax Incorporated

Scott Power-Facilities Manager-414-828-5480-spower@jax.com
Project value \$880,210.00 plus an additional \$442,000.00 for an expansion. MUA, AHU's, Unit Heaters, Piping and Ductwork relocation project

City of Sun Prairie

New Lor – Facilities Supervisor- 608-825-0858
Boiler Replacements, Heat Pumps, Liebert and BAS project in progress

United States Gypsum Company


Jason Finney-Reliability Supervisor 262-725-3651
Maintenance contracts, HVAC Service, Plumbing, Equipment replacements, System analysis. Project and contract \$500,000+.

Steele Solutions

Nick Buchmann-Plant Manager-414-491-9141-nick.buchmann@steelesolutions.com
We have built a trusted relationship over the last 10 years with Steele Solutions. We self-perform all their maintenance, service and projects at their (3) locations. We are involved in budget planning for HVAC equipment and Design Build projects that entail installing new equipment, replacing existing with turnkey solutions.

MilliporeSigma

Reggie McLin -Maintenance Supervisor-920-234-3062
We perform steam boiler maintenance and service. Have the maintenance contracts for over 12 years. High Pressure Steam Boilers, Rebuilt cooling towers and serviced their chillers. Engineered systems for MilliporeSigma and in Design Build projects.

 Phone
414.343.9222
815-238-1030

 Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

 Website
www.helmgroupp.com



Continuation References

Waukesha County Technical College

Jose Rodriguez -Facilities Services Manager-262-691-5186
Helm has a trusted partnership with WCTC and is their primary HVAC service provider for service, maintenance, and projects. RTU's Air Handler replacements, ductwork, unit heaters and piping.

Slumberland

Jay Shoppe - Property Manager- 651-787-7233-jay.schoppe@slumberland.com
Multiple locations-RTU's, Service, Maintenance

Hendricks Commercial Property

Justin Kuehne - Facilities Maintenance Manager Ph. 608-751-3178-
justin.kuehne@hendricksgroup.net
Ryan Kilingenmeyer - Facilities Manager
Ph. 608-295-3547- ryan.klingenmeyer@hendricksgroup.net
Adam Fisher - Facilities Maintenance Manager Ph. 608-730-5033
RTU's, Service. Maintenance

Stoughton School District

Mike Thomas - Building and Grounds Maintenance Foreman Ph. 608-877-5075-
mike.thomas@stoughton.k12.wi.us
Chiller replacement and service

Hilton Madison Monona Terrace

Timothy Stolowski- Maintenance Manager-608-260-2362-
timothystolowski@hiltonmadison.com

Performance Services Inc.


Matt Gilbert-414-367-5066 Operations Supervisor
Chiller replacement-AHU, MUA's and ductwork renovation project.

KinderCare

Anthony Gabow-Regional Facilities Manager- 248-835-5494
We are the preferred service provider for KinderCare. Performing maintenance, equipment replacements and all service.

Rockford Public School

Wilson Bailey / Mike Phillips-815-489-7224
Mechanical Incorporated's energy management team has supported the District for the last 12 years, and we would like to offer the past performance as a reference to the success of how we have served the District and continue to serve the District.

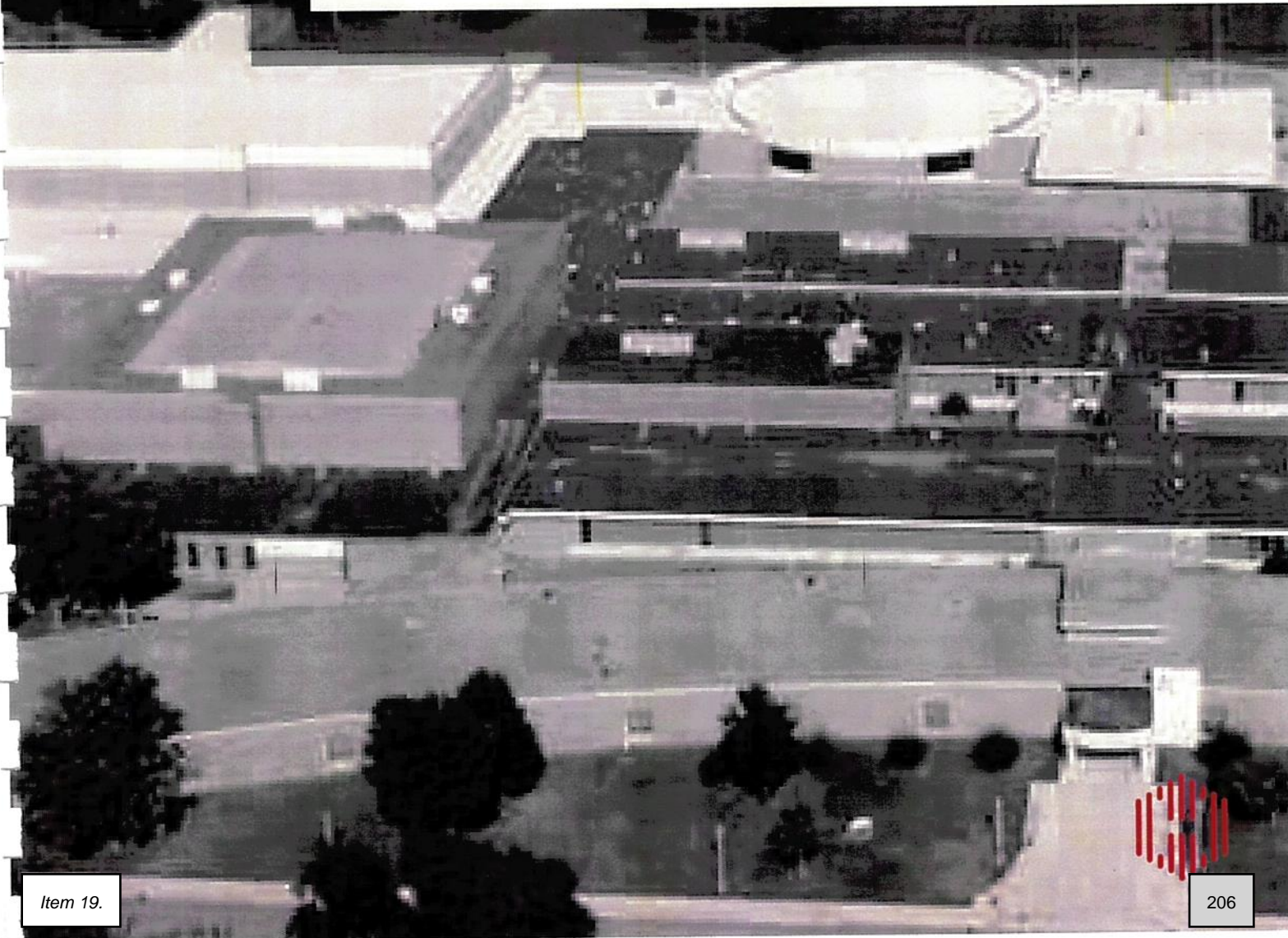
 Phone
414.343.9222
815-238-1030

 Email
afasciano@helmgroupp.com
aspray@helmgroupp.com

 Website
www.helmgroupp.com

School District of Janesville

Project value \$4.6 million plus an additional \$2.8 million in Boiler Replacement Projects. Boilers, Air Handling Units, Unit Vents, Chillers, Water Heaters, VAV's- Energy savings maintenance and upgrades on HVAC Equipment at all schools.





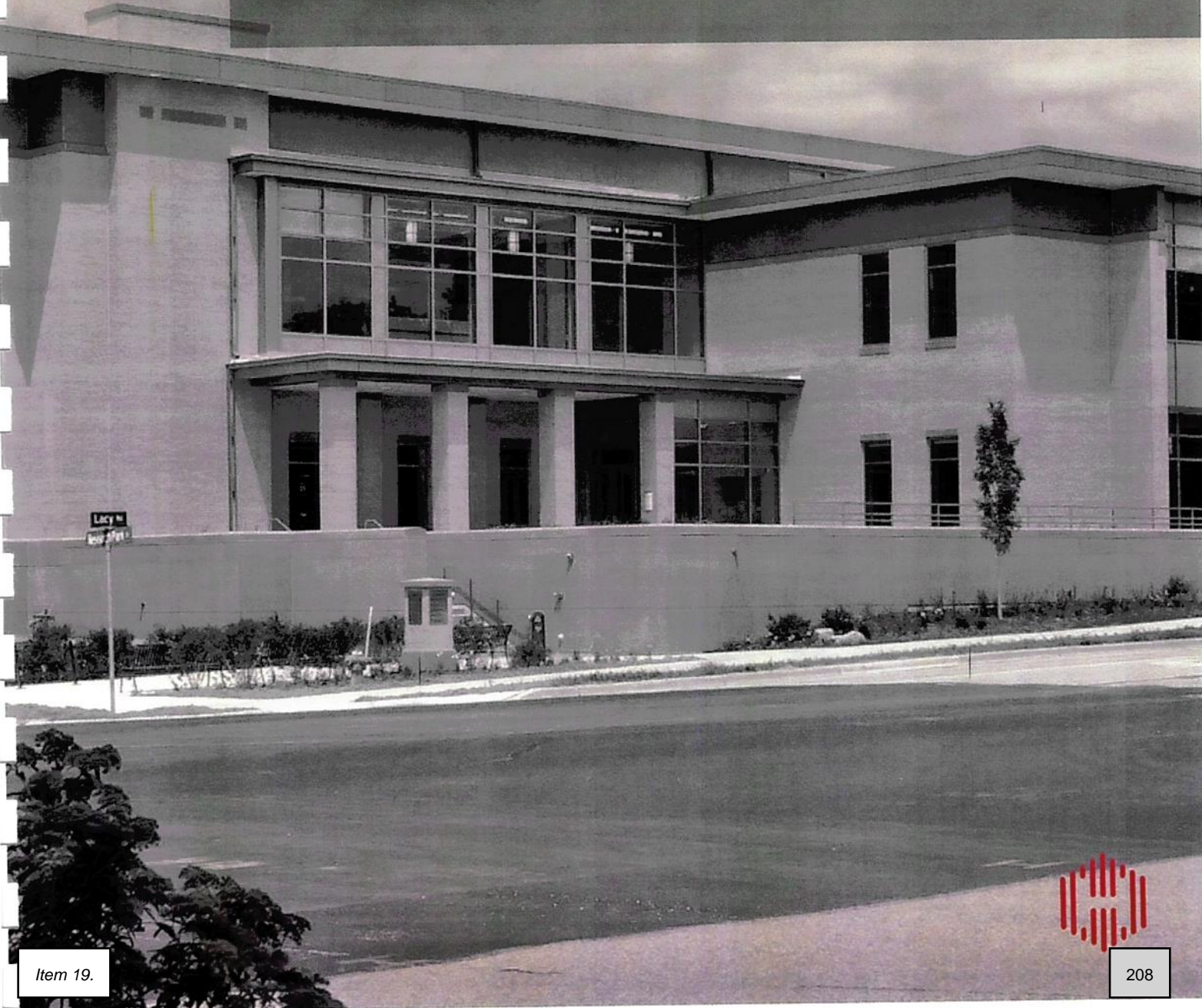
PROJECT PROFILE

Jax Incorporated

Project value \$880,210.00 plus an additional \$442,000.00 for an expansion. MUA, AHU's, Unit Heaters, Piping and Ductwork Relocation Project.

City of Fitchburg

Project value \$311,070 for the Public Library Chiller Replacement, as well as an additional \$53,398 for the Community Center Boiler Replacements.



Stoughton School District

Chiller Project value \$607,670 for Sand Hill Elementary plus an additional \$593,453 for River Bluff Middle School. We also self-perform all the school's Preventative Maintenance and Service.



Sauk County Health Care Center

Roof Top Ventilation Units Replacement Project totaling \$1,188,340. This project included replacing new 35, 45 and 75 ton RTU's.

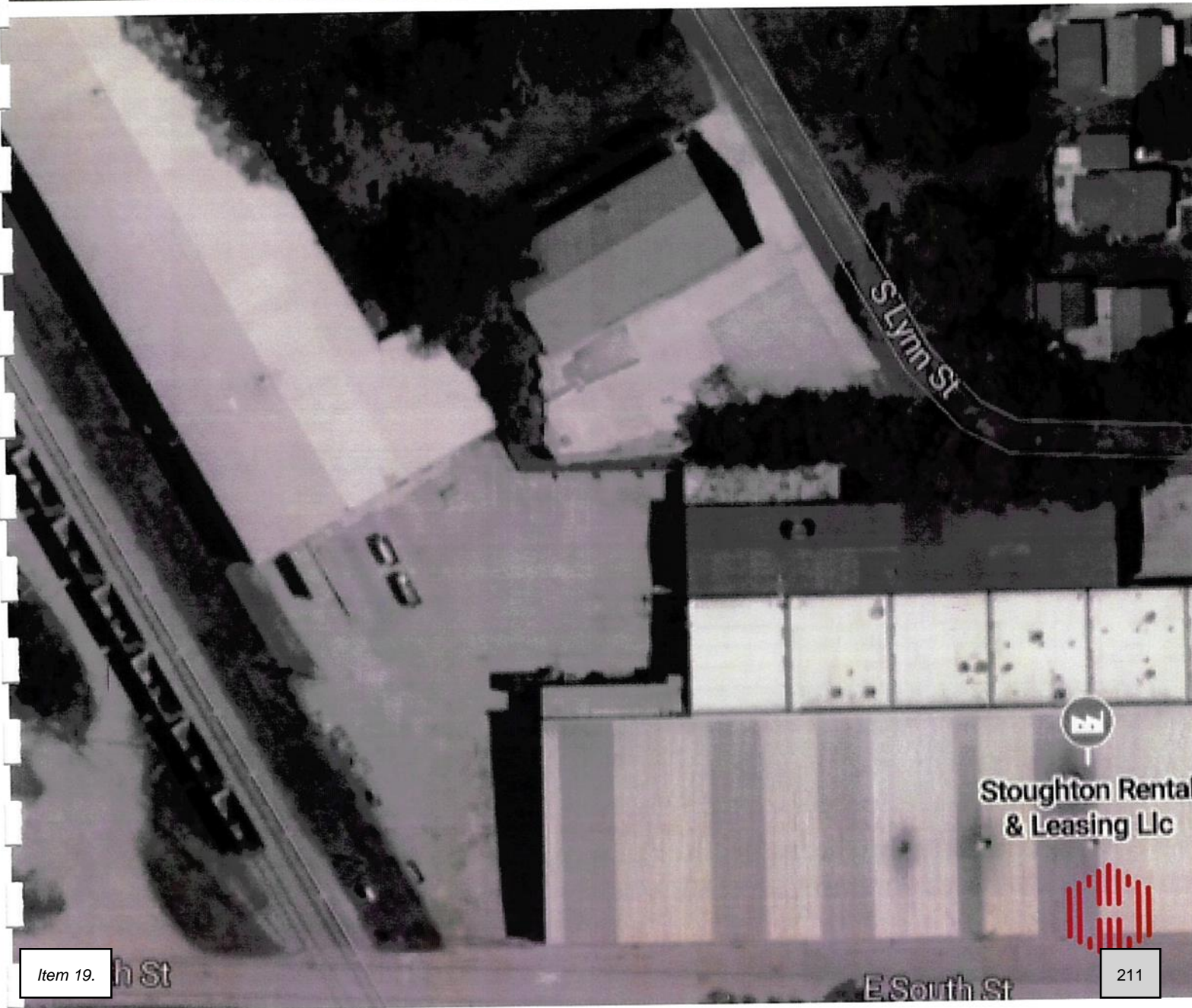
Sauk County Health Care Center

Sauk County Health Care Center

Sheelah Fitzpatrick

Stoughton Trailers

Helm is actively servicing various Stoughton Trailer Plants. Helm has also performed Preventative Maintenance at the plants. Piping, Welding, Infared Heater and AC Replacements.



Item 19.

City of Sun Prairie

- Helm has a trusted partnership with the City of Sun Prairie. Helm has been their primary service provider for HVAC. Recent projects include Heat Pump, Libert Unit and Split System Replacements. We are actively working with them on upgrading HVAC Controls.





CLIENT PROFILE

Steele Solutions

We have a built a trusted relationship over the last 12 years with Steele Solutions. We self-perform all their maintenance, service and projects at their (3) locations. We are involved in budget planning for HVAC equipment and Design Build projects that entail installing new equipment, replacing existing with turnkey solutions.

MilliporeSigma

We perform Steam Boiler Maintenance and Service. Helm has Maintenance Contracts with MilliporeSigma for over 14 years. High Pressure Steam Boilers, Rebuilt Cooling Towers and Serviced their Chillers. Engineered Systems for MilliporeSigma and in Design Build Projects.



CLIENT PROFILE

Waukesha County Technical College

Helm has a trusted partnership with WCTC and is their Primary HVAC Service Provider for Service, Maintenance, and Projects. RTU's Air Handler Replacements, Ductwork, Unit Heaters and Piping.





HENDRICKS
COMMERCIAL PROPERTIES

PROJECT PROFILE

Hendricks Commercial Property

We perform Service and Maintenance for Hendricks. Properties including Ironworks Hotel, Hotel Goodwin and Merrill & Houston's Steak Joint. Some projects including Controls, RTU and Boiler Replacements



Helm

PEOPLE BUILDING VALUE

ABOUT HELM SERVICE

Our Service Division provides a full line of HVAC/R Services including comprehensive & basic coverage maintenance agreements customized to meet your facilities' needs. Servicing state-wide in Illinois as well as southern Wisconsin, our entire service team is dedicated and committed to our number one goal of *Complete Customer Satisfaction*. Everything we do, and everything we are about revolves around this goal.

OUR SERVICES

- 24-hour 7 days a week emergency response and facility monitoring
- Preventative Maintenance Agreements
- HVAC
- Chillers (Process & Environmental)
- Cooling Towers
- Boilers (Steam & Hot Water) and Combustion Efficiency Analysis
- Process Burners
- Makeup Air Equipment
- Air Handling Units
- VAVs / Unit Ventilators / Unit Heaters
- Pumps & Compressors
- Computer Room Cooling Systems (Liebert Certified)
- Ventilation & Exhaust
- Humidifiers
- DDC Systems & Temperature Controls
- Pneumatics
- Process Piping/Plumbing
- Backflow Inspection/ Certification
- Smoke / Fire Damper Inspections
- IAQ Surveys / Inspections
- New Installations and Retrofits
- Engineering
- Eddy Current Test

HELM CAPABILITIES

HVAC | Plumbing | Sheet Metal
HVAC Piping | Industrial Process Piping
Wastewater Treatment | Pipe Fabrication
Commissioning | Aquatic Centers
Renewable Fuels | CAD/BIM | Medical Gas
Retro-Commissioning | Industrial Trades
Data Centers Special Projects Division

YOUR DEDICATED HELM TEAM

Andrea Fasciano
Account Manager
414-343-9222 | cell
afasciano@helmgroupp.com

Brett Mead
Operations Manager
815-990-1848 | cell
bmead@helmgroupp.com

Mike Unger
Service Manager
414-299-9026 | cell
munger@helmgroupp.com

Noel Weinzatl
Sales Associate
414-307-2511 | cell
nweinzatl@helmgroupp.com

Jeff McCoy
President
815-238-3960 | cell
jmccoy@helmgroupp.com

Pattie Krippendorf
Vice President
815-238-3954 | cell
pkrippendorf@helmgroupp.com

Holly Weinzatl
Dispatcher
262-798-1500 Ext. 4402
hweinzatl@helmgroupp.com

24/7 Dispatch
1-800-747-1955

SERVICE DIVISION

SERVICE DIVISION



Helm

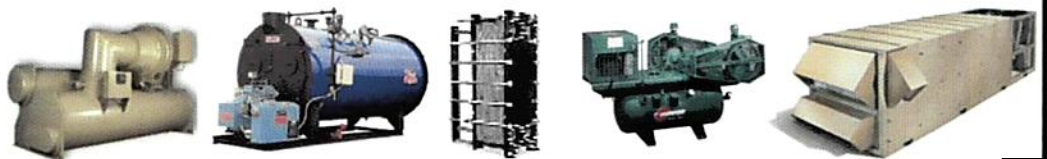
People Building Value

Our Service Division provides a full line of HVAC/R Services including comprehensive, & basic coverage maintenance agreements customized to meet your facilities needs.

Servicing Wisconsin, Illinois, Nebraska, and Kansas, our entire service team is dedicated and committed to our number one goal of "Complete Customer Satisfaction." Everything we do, and everything we are about revolves around this goal. Our Service offerings include the following:

- 24 hour 7 days a week emergency response and facility monitoring
- Preventative Maintenance Agreements
- HVAC
- Chillers (Process & Environmental)
- Cooling Towers
- Boilers (Steam & Hot Water)
- Boiler Combustion Efficiency Analysis
- Process Burners
- Makeup Air Equipment
- Pumps & Compressors
- Ventilation & Exhaust
- Computer Room Cooling Systems
- Humidifiers
- Temperature Controls
- DDC Systems
- Pneumatics
- Process Piping/Plumbing
- Backflow Inspection/ Certification
- NEW Installations/Retrofits
- Engineering
- Vibration Analysis
- Eddy Current Test
- Chemical Treatment
- Fire/Smoke Damper Inspections
- IAQ Surveys/ Inspections
- Aquatic Facility Startup/ Maintenance
- Dedicated Service Software

(262) 798-1500



SERVICE DIVISION



Helm

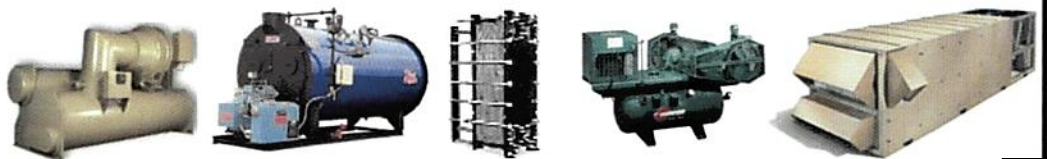
People Building Value

Our Service Division provides a full line of HVAC/R Services including comprehensive, & basic coverage maintenance agreements customized to meet your facilities needs.

Servicing Wisconsin, Illinois, Nebraska, and Kansas, our entire service team is dedicated and committed to our number one goal of "Complete Customer Satisfaction." Everything we do, and everything we are about revolves around this goal. Our Service offerings include the following:

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- Process Piping/Plumbing
- Backflow Inspection/ Certification
- NEW Installations/Retrofits
- Engineering
- Vibration Analysis
- Eddy Current Test
- Chemical Treatment
- Fire/Smoke Damper Inspections
- IAQ Surveys/ Inspections
- Aquatic Facility Startup/ Maintenance
- Dedicated Service Software

(262) 798-1500





Common Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Discussion and possible action regarding WAFC Capital Campaign.
Staff Contact (name, email, phone):	Kevin Boehm, kboehm@whitewater-wi.gov , 262-473-0122

BACKGROUND

(Enter the who, what when, where, why)

In accordance with Article IV, Section D of the Lease and Operation Agreement between the Whitewater Unified School District and the City of Whitewater, the City is required to "engage in annual fundraising activities as a means of generating funds for the Aquatic Facility." Due to limited internal capacity to conduct effective fundraising efforts, it is my opinion that a professional consultant would greatly improve our ability to meet the fundraising goals for the Whitewater Aquatic and Fitness Center (WAFC).

In 2023, several consultants were contacted for quotes on developing a capital campaign study and implementation. Furthermore, in June 2024, a Request for Proposal (RFP) for a Capital Campaign Fundraising Study and Implementation was issued, but no responses were received. Following the RFP, I reached out to three consultants who had previously submitted quotes, and their updated proposals are as follows:

- **SPI Consulting:** Initially quoted \$20,000 for the study but has since retracted their proposal, stating that the project does not fit within the scope of services they wish to provide.
- **TWB Fundraising:** Quoted \$45,000 for the study and \$6,000 per month for 6 months, with an option to extend. Total fees range from \$45,000 to \$80,000 depending on the duration of the campaign.
- **The Sweeney Group:** Quoted \$23,000 for the study and \$5,000 per month for 14-15 months to manage the campaign, with total fees ranging from \$93,000 to \$98,000.

All consultants were asked to aim for raising between \$1,500,000 and \$3,000,000 for the WAFC.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

Approved on November 20, 2024 by the Park Board.

FINANCIAL IMPACT

(If none, state N/A)

\$23,000 from the WAFC operations budget in 2024.

STAFF RECOMMENDATION

Given the Sweeney Group’s knowledge of our community and their successful track record in fundraising—specifically their work on the Library Expansion Project—I recommend contracting with them. While the Sweeney Group’s price comes at a higher cost, it covers a longer term for raising the funds. For comparison, it took approximately two years to successfully raise similar funds for the library expansion project.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

1. WAFC RFP
 2. Sweeny Group Proposal
 3. SPI Consulting Proposal
 4. TWB Fundraising Proposal
-



Request for Proposal (RFP)
Capital Campaign Fundraising Study and
Implementation

For the Renovation and Improvements
to the Whitewater Aquatic and Fitness
Center

Proposal Due Date: July 29, 2024
3:00 PM CT

1.0 Introduction

The City of Whitewater is seeking proposals from qualified fundraising consultants to conduct a comprehensive capital campaign fundraising study and implementation. This initiative aims to support planned renovations and improvements to the Whitewater Aquatic and Fitness Center. The study will also include the development of a maintenance endowment fund and scholarship funding to ensure the future sustainability and accessibility of the facility.

2.0 Project Overview

The Whitewater Aquatic and Fitness Center is a vital community resource that provides fitness, recreation, and wellness opportunities for residents of all ages. To continue serving the community effectively, the facility requires significant renovations and improvements. Additionally, establishing a maintenance endowment fund and scholarship program will ensure the center remains accessible and well-maintained in the long term.

3.0 Scope of Work

The selected consultant will be responsible for the following tasks:

1. Fundraising Feasibility Study:
 - a. Conduct a thorough assessment of the fundraising potential within the community and beyond.
 - b. Identify potential major donors, corporate sponsors, foundations, and grant opportunities.
 - c. Evaluate the community's willingness to support the capital campaign.
2. Capital Campaign Planning:
 - a. Develop a comprehensive capital campaign plan, including timelines, milestones, and fundraising strategies.
 - b. Create compelling campaign materials, including case statements, brochures, and digital content.
 - c. Establish a campaign committee and provide training and support to volunteers.
3. Implementation of Fundraising Strategies:
 - a. Execute the capital campaign plan, utilizing a variety of fundraising techniques such as major gifts, corporate sponsorships, grants, events, and direct mail.
 - b. Provide ongoing campaign management and support, including donor cultivation and stewardship.
 - c. Track and report progress towards fundraising goals.
4. Development of Maintenance Endowment Fund:
 - a. Assess the long-term maintenance needs of the Whitewater Aquatic and Fitness Center.

- b. Create a plan to establish and grow an endowment fund dedicated to facility maintenance.
- c. Identify and cultivate potential donors for the endowment fund.
- 5. Scholarship Fund Development:
 - a. Evaluate the need for a scholarship program to ensure facility access for all community members.
 - b. Develop a plan to establish and sustain a scholarship fund.
 - c. Identify and cultivate potential donors for the scholarship fund.

4.0 Proposal Requirements

Interested consultants are requested to submit a proposal that includes the following:

1. Executive Summary:
 - a. Brief overview of the consultant's qualifications and experience.
2. Approach and Methodology:
 - a. Detailed description of the proposed approach to the feasibility study, capital campaign planning, implementation, and fund development.
3. Experience and Qualifications:
 - a. Relevant experience with similar projects, including case studies and references.
 - b. Qualifications of key personnel who will be involved in the project.
4. Timeline:
 - a. Proposed timeline for the completion of each phase of the project.
5. Cost Proposal:
 - a. Detailed cost estimate, including a breakdown of fees for each phase of the project.
 - b. Any additional costs that may be incurred.
6. References:
 - a. Contact information for at least three references from similar projects.

5.0 Evaluation Criteria

Proposals will be evaluated based on the following criteria:

1. Experience and Qualifications:
 - a. Demonstrated experience in successful capital campaign fundraising for similar projects.
 - b. Qualifications and expertise of the project team.
2. Approach and Methodology:
 - a. Understanding of the project requirements and a clear, comprehensive approach to achieving project goals.
3. Cost:
 - a. Reasonableness and transparency of the cost proposal.
4. References:
 - a. Positive feedback from references.
5. Timeline:
 - a. Feasibility and appropriateness of the proposed timeline.

6.0 Submission Instructions

Proposals must be submitted no later than July 29, 2024, at 3:00 PM. Late submissions will not be considered. Proposals should be sent to:

Kevin Boehm
City of Whitewater, Parks and Recreation Department
312 W. Whitewater St.
Whitewater, WI 53190
kboehm@whitewater-wi.gov

Mark on the outside of the proposal package “Capital Campaign Proposal”. Include all copies and information as requested in the Proposal Requirements section; failure to do so may result in the rejection of your proposal. Neither fax nor email proposals will be accepted.

7.0 Questions and Clarifications

For any questions or clarifications regarding this RFP, please contact Kevin Boehm at (262) 473-0122 or kboehm@whitewater-wi.gov.

8.0 Conclusion

The City of Whitewater looks forward to receiving proposals from qualified consultants to help us achieve our fundraising goals for the Whitewater Aquatic and Fitness Center. Your expertise and support will be instrumental in ensuring the success and sustainability of this vital community resource.

9.0 Taxes

The City of Whitewater is exempt from Federal Excise Tax (39-6005658) and Wisconsin Sales Tax (ES 051195).

10.0 Method of Procurement

The method for this procurement is competitive proposal, pursuant to the City of Whitewater Procurement Policy, a copy of which is available upon request.

11.0 Status of Proposal

Upon award, proposals will be considered public record and details will be posted online. Information on status could be obtained from City of Whitewater’s web site.

Note: This RFP is intended to provide a framework for proposals and may be adjusted as needed. The City of Whitewater reserves the right to amend, modify, or cancel this RFP at any time.



PROPOSAL AND AGREEMENT FOR CONSULTING SERVICES

Prepared for

Whitewater Aquatic and Fitness Center

- Phase I** - Campaign Planning Study
- Phase II**
- Capital Campaign Planning
 - Capital Campaign Implementation
 - *100 Extraordinary Women*

Revised June 25, 2024

46 Oak Creek Trail, Madison, WI
53717
office: 608 203-8484 | cell: 608 239-0862 |
jodibsweeney@gmail.com | www.sweeney-group.com

PROPOSAL AND AGREEMENT FOR SERVICES RE: City of Whitewater Aquatic and Fitness Center

It is a pleasure to present the following Proposal and Agreement for Services to the City of Whitewater City Manager, the Chief of Staff and the Director of Parks, Recreation and Facilities re: the planned renovations and improvements to the municipal pool and fitness center, and to build a maintenance endowment fund and a scholarship fund.

It includes all segments needed for a successful capital campaign to raise the funds needed; a goal range of \$1,500,000 - \$3,000,000 will be tested including repairs and improvements, specific items for naming such as the water slide, spin bikes, etc., a maintenance and program endowment, and a scholarship fund to allow all families in Whitewater to use the facilities.

Phase I

- The **Campaign Planning Study** will confirm the amount of funds that can be raised privately, the campaign timeline, specifics of a public/private partnership with the City, potential donors and volunteers, and to develop campaign strategies including an action plan. As detailed below this will include private interviews and surveys of people throughout Whitewater. The study typically takes 3 – 4 months.

Phase II

- **Campaign Planning** takes what is learned in the study to develop a full campaign. It is easier to recruit community leaders to this short-term planning segment than a full campaign; they usually stay involved in some way. Campaign planning typically takes 2-3 months.

- **Campaign Implementation** – as detailed below, this implements all aspects of the campaign beginning with cornerstone then major gifts, followed by a public phase so that people throughout Whitewater can be involved. This typically takes 12 months; the study report will detail strategies and timeline.

- **100 Extraordinary Women** – this is a trademarked program offered only through the Sweeney Group where a minimum of 100 women are asked to each donate or pledge \$1,000 to name an area in the aquatic and fitness center. This was very successful for the library, raising approximately \$150,000. The concept will be tested during the study. It is anticipated that this could be conducted simultaneously with the campaign planning phase.

I. SPECIFIC AREAS OF CONSULTATION RE: THE CAMPAIGN PLANNING STUDY – PHASE I

NOTE: This is the same process as a feasibility study, but The Sweeney Group uses the term Campaign Planning Study. This asks the community *how* to best position the campaign rather than *if* the City should do a campaign.

A. *Prior* to the interview portion of the study, the Sweeney Group will:

- 1.) draft the information to be used in the study, including working with the City Manager, Chief of Staff, the Director of Parks, Recreation and Facilities, and others to define the case for support and the specifics of funding needed;
- 2.) work with City staff to confirm all policies, e.g. length of pledges and how they will be covered, including if the Whitewater Community Foundation will serve as fiscal agent;

- 3.) determine community volunteers to attend a brainstorming session to finalize the study materials and determine who should be interviewed and to whom a survey should be sent;
- 4.) facilitate a brainstorming session among the City staff and volunteers to:
 - finalize the initial case statement to be used in the study including compelling reasons why this project is important to Whitewater area residents and the future of the community;
 - finalize the questions to be used in all aspects of the study - personal interviews and surveys to be sent to community members;
 - finalize the letter asking representatives of various segments (community leaders, prospective donors and volunteers, prospective members of an Honorary Committee to endorse the campaign, donors known to support Whitewater community projects, etc.) to participate in the study;
 - develop a list of interviewees and survey participants for the study.

B. *During* the interview period, the Sweeney Group will:

- 1.) mail all letters requesting participation to all potential participants;
- 2.) schedule the interviews;
- 3.) conduct a minimum of 15-20 personal interviews of individuals who represent various targeted constituencies, potential donors, and volunteers. NOTE: we ask each interviewee to identify others who should be interviewed; these interviews are done at no additional charge.
- 4.) prepare and mail or email survey questionnaires to all selected individuals, including all members of the City Council and selected City staff so that they can express their opinions confidentially. (It is typical to send surveys to 100 or more individuals);
- 5.) with the City, conduct research on any federal or state public funding available;
- 6.) research any private foundation funding available – local, regional or national.

C. *After* the interview period, the Sweeney Group will present a full written report of the study findings to the City of Whitewater staff, including:

- 1.) summary and analysis of the interviews and surveys;
- 2.) evaluations and recommendations of the potential for a successful campaign and the:
 - image and appeal of the plans to renovate the aquatic and fitness center, how it will impact community services, and the benefits to the Whitewater area, including the economic impact;
 - language for the case statement and campaign materials, based on study participants' responses;
 - the best way to position the public/private partnership between city and private funding;
 - standards of giving chart which details the types of gifts needed to reach the goal at various amounts;

- potential donors, including lead, major gift and possibly challenge grant donors; (This list is included as a separate confidential document.)
- potential volunteers, including campaign leadership to augment the City staff, and those who wish to be involved in the campaign in a variety of roles such as campaign co-chairs, Honorary Committee members, etc. (This list is included as a separate confidential document.)
- whether the *100 Extraordinary Women*™ campaign segment will work again in Whitewater and, if so, potential volunteers;
- whether additional public campaign segments, such as 100 Families, can be used;
- campaign strategy and timeline;
- recommended campaign organization chart;
- public relations and social media activities with timeline.

The report is designed as a complete plan to allow campaign planning and implementation to begin immediately after the study. The report is the property of the City of Whitewater and is typically 25-30 pages in length; it will not be shared without permission.

All activities detailed above will be performed by members of the Sweeney Group, under the direct supervision of Jodi Sweeney. She will conduct all the interviews.

II. SPECIFIC AREA OF CONSULTATION RE: CAMPAIGN PLANNING AND IMPLEMENTATION; *100 Extraordinary Women* – PHASE II

(Note: these deliverables can be funded from campaign proceeds)

The following is a list of services needed for a successful campaign to meet or exceed the private goal determined by the study. The Sweeney Group will provide the following services under this contract:

- Preparation of all strategies identified in the study to be presented as drafts to the City and the volunteers identified in the study for the Campaign Planning Committee for discussion and decision;
- Recommendations regarding campaign policies, such as pledge terms and how the pledges will be covered, escrow fund, recognition opportunities, etc. These will be prepared by the Sweeney Group for review and approval by the City; the policies of the fiscal agent will need to be included;
- Development of a Campaign Planning Committee to strategize the specifics of campaign;
- Conduct approximately 2-3 months of campaign planning to finalize all campaign strategies, recruit additional volunteers and finalize materials; specific roles and responsibilities will be developed;
- Determination of the appropriateness of forming an Honorary Committee for the campaign of influential people from throughout the area. A job description and recruitment strategies will be developed by The Sweeney Group for review and approval by The Campaign Planning Committee and the City;

- Implementation of **100 Extraordinary Women™** if recommended by the study. This is often done at the beginning of the campaign to create excitement and raise funding to be used to implement the campaign.
 - The **100 Extraordinary Women™** component will be launched if it is well received in the study. This is a campaign segment that was developed by The Sweeney Group, which owns the trademark. It has been successful in many communities including Belleville, Watertown, Milton, Evansville, Monroe, and Sparta , and for the Irvin L. Young Memorial Library in Whitewater. It is typically used to launch the campaign. Volunteers ask 100 (or more) women to each pledge \$1,000 (\$200 per year or \$18 per month) and have their names listed in a prominent area of the new pool building. It raises a minimum of \$100,000 and develops a group of committed ambassadors for the project and the campaign. The use of the **100EW** platform is provided without fee, if the City chooses to use it.
www.100extraordinarywomen.com
- NOTE: **100 Extraordinary Families** uses the same format and is typically used to complete the campaign. This will also be tested during the study.
- Confirmation of the campaign goal, possibly positioned as a challenge from the City to the Whitewater community, and components based on the study findings;
- Determination of cultivation event(s) to inform prospective donors about the design and plans for the renovations and the new building, and the campaign;
- Development of campaign materials based on the issues identified in the study; these materials will include the plan for the recognition of all gifts and naming opportunities for major gifts. The Campaign Planning Committee will have input and the City will approve;
- Development and management of a Campaign Action Plan and Timeline, with responsibilities and a month to month work plan;
- Finalization of the Campaign Organization Chart presented in the study to determine committees needed, timeline for their work and determining segment goals for each;
- Identification of 3-5 visionary/cornerstone donors with strategies to approach them;
- Solicitation of these donors, including development of the talking points, team for the call and strategies. Jodi Sweeney can accompany volunteers on calls, as appropriate;
- Training of volunteers on solicitation of major donors and assistance in solicitation calls as needed. This will be prepared and presented by The Sweeney Group; all volunteers will be asked to participate;
- Strategizing the timing and amount of the major gift requests, including challenge grant(s) for various segments of the campaign. This will be led by The Sweeney Group with the involvement of all parties involved in the campaign;
- Research on additional local, regional and national foundations and public funding; assistance with preparation of proposals;

- Development and implementation of specific elements of the public phase at the appropriate points in the campaign, including planning for collective giving, a paver or tile program, direct mail/social media campaign and special events specifically designed to raise smaller gifts. This will be led by The Sweeney Group with the involvement of all parties involved in the campaign. The timing for this segment will be dependent on the success of the segments above;
- Facilitation of meetings;
- Advice to City staff and volunteers, as requested.

All work detailed above will be performed by Jodi Bender Sweeney, other than administrative and scheduling which is performed by Sweeney Group staff member. All work will be managed and supervised by Jodi Bender Sweeney.

III. REPORTING AND CONFIDENTIALITY

The Sweeney Group will report to the City of Whitewater, with direct reporting to Kevin A. Boehm, Director of Parks, Recreation and Facilities.

The Sweeney Group shall be held harmless against any financial or legal liability arising out of this agreement and related activities provided that the Sweeney Group acts lawfully and in compliance with this proposal.

IV. PERIOD OF CONSULTATION

It is anticipated that the study will begin in September 2024; it should be completed within 90 days of initiation. The study should be completed in 90 days from the date that the contract is signed.

Campaign planning should take approximately 2-3 months and campaign implementation should take 12 months. This timeline will be confirmed by the study. Timing for the *100 Extraordinary Women* component will be determined during the study and approved by the Campaign Planning Committee and the City; it typically launches the campaign. All parties will use due diligence and best efforts to complete the contract within the stated time period.

This Agreement may be canceled by either party upon 14 days written notice and may be modified by written agreement signed by both parties. In the event of cancellation by either party, The Sweeney Group will be promptly paid for time and expenses incurred.

This contract is to be interpreted according to Wisconsin law and all actions related to this contract are to be brought in Dane County Circuit Court.

V. COMPENSATION

Compensation fee shall be:

- \$23,000 for the study;
- \$ 5,000 per month for 14-15 months to conduct all aspects of campaign planning and implementation - \$70,000 - \$75,000.

This timeline will be confirmed by the study; it includes the 100 Extraordinary Women component.

Total fee - \$93,000 - \$98,000 to raise \$1,500,000 – \$3,000,000.

Payment of fees shall be:

50% of the study costs upon signing this contract (\$11,500)

50% of the study fees (\$11,500 plus expenses) upon presentation of the final report.

For campaign planning and implementation, fees and expenses will be invoiced on the 5th of each month, with an invoice sent to Kevin Boehm. Payment is due by the 15th of that month.

Expenses include mileage, at \$.50 per mile. Expenses for hotel and meals will be incurred only if needed. All expenses are billed at direct cost; there is no up-charge on expenses.

Thank you. It is an honor to present this proposal to the City of Whitewater.

If you agree with the terms of this Proposal and Agreement for Services, please sign and return one copy to the Sweeney Group and retain one copy for your files. Please include the requested retainer of 50% of the study portion of the proposal. (\$11,500.00).

I look forward to working with you to assess the potential of raising private funds for a renovated and improved aquatic and fitness center to better serve the entire Whitewater community. It is anticipated that internal planning will begin in August but that any public activities, such as interviews, will be held until the Library campaign is completed in September.

For the City of Whitewater:

 John Weidl
 City Manager
 City of Whitewater

 Kevin A. Boehm
 Director of Parks, Recreation and Facilities
 City of Whitewater

For The Sweeney Group:

 Jodi B. Sweeney
 President

Dated this _____ day of _____, 2024.



REFERENCES

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Aural Umhoefer
Former Board Member, Campaign Committee Al. Ringling Theatre
Retired Dean, University of Wisconsin Baraboo/Sauk County
Secretary, University of Wisconsin Baraboo/Sauk County Foundation
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Baraboo, WI 53913
608 356-2318
pauralum@centurytel.net

Additional reference available on request.

Jodi Bender Sweeney
46 Oak Creek Trail
Madison, WI 53717
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Management Experience

President

The Sweeney Group

Madison, WI

1991 - present

Independent consultant serving not-for-profit organizations throughout the country, with emphasis on libraries, historic preservation, health care and public school foundations. Areas of expertise include all aspects of resource development: capital campaign planning and implementation, feasibility and campaign planning studies, retreats for Boards of Directors and staff, and development of annual campaign plans. The Sweeney Group most often works with not-for-profit organizations that are conducting their first capital campaign.

President and Founder

100 Extraordinary Women

www.100extraordinarywomen.com

Madison, WI

2010 - present

On-line and in-person fund raising tool that teaches women how to raise \$100,000 within 6 months for a specific project or non-profit organization. This is a unique program that has specific tasks to bring a minimum of women together with gifts and 5 year pledges of \$1,000 each. Details are on the website.

President

Foundation for Madison's Public Schools

Madison, WI

2000 - 2006

Researched and developed this non-profit organization that raises funds for creative and innovative projects in the Madison Metropolitan School District; became the first President at the request of the founding committee; within first year raised approximately \$900,000 which was 3-5 years ahead of projections. The total raised to date is \$6 million and innovative, award-winning programs have been developed. Reported to the Board of Directors - responsible for all aspects of the organization.

Executive Director

The Capital Fund Raising Committee

Madison, WI

1987-1998

Under the auspices of the Chamber of Commerce, the committee is comprised of corporate Chief Executive Officers. Reviewed capital campaign plans for not-for-profit organizations throughout the community, provided technical assistance, and scheduled campaigns to avoid competition; prepared quarterly newsletter.

Program Officer

Madison Community Foundation

Madison, WI

1981 - 1991

First person in this position; worked under Ford Foundation grant to develop "Project Opportunity" and develop partnerships; developed initial grant-making program plan and guidelines.

Senior Consultant

Alford, Vershave, and Associates

Chicago, IL and Madison, WI

1978 - 1981

Full Service Resource Development Consulting Firm

Developed and managed Wisconsin office

Manager, Community Relations

GATX Corporation

Chicago, IL

1976-1978

At the request of the Chief Executive Officer, chaired Contributions Committee

Developed Matching Gifts and Employee Volunteerism programs

Provided volunteer technical assistance to numerous not-for-profit organizations in the Chicago area

Assistant Corporate Secretary

GATX Corporation

Chicago, IL

1975-1976

Prepared information for shareholders; managed the annual meeting

Paralegal

Kirkland and Ellis

Chicago, IL

1974-1975

Performed a variety of paralegal duties on anti-trust litigation

Education

Marquette University

B.A. Degree 1974

Major in Political Science; minor in Economics

Lake Forest College
Post-graduate coursework in business and non-profit management
1974-1976

Affiliations

National Trust for Historic Preservation
Member, National Advisory Board
Elected 2010

National School Foundation Association
Founding Member, Steering Committee
Member, National Conference Planning Committee

National Society of Fund-Raising Executives (currently Association of Fundraising Professionals)
Founding member and Past Vice President
Madison, WI chapter

Society of Non-Profit Organizations
Assisted in the development of *TeamTrack*, national non-profit management series presented via distance education format

Wisconsin State Association of Non-Profits
Founding Steering Committee member

Junior League of Madison, WI
Founding Member

United Way of Dane County
Past member, Allocations Committee

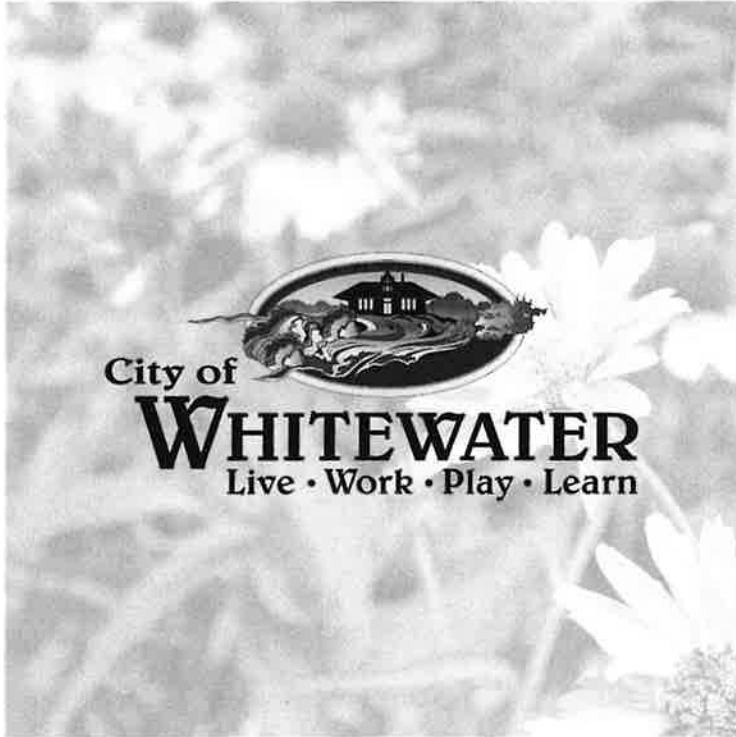
Blackhawk Council of Girl Scouts
Past member, Board of Directors

Susan G. Komen Breast Cancer Research Foundation
Member, Board of Directors of Madison affiliate

Articles

"Are you Ready for a Capital Campaign?"
Fundraising Forum
Nonprofit World Magazine

"Venture Capital for Kids"
Prospectus – Support for National Movement of Local Education Foundations
Presented at meeting of education foundation executives and volunteers



Proposal for Campaign Study

June 21, 2024

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TWB is a member of the Giving Institute, a select group of consulting firms that share a commitment to excellence and embrace the highest ethical standards.

I. Introduction

On behalf of TWB Fundraising (TWB), we are delighted to submit this proposal to the City of Whitewater to provide fundraising counsel on a Campaign Planning Study focused on best-practice internal readiness assessment and pre-campaign preparation as well as guidance on implementing and managing a successful campaign for the Whitewater Aquatic and Fitness Center (WAFC).

TWB has extensive experience and a proven record of success in assessing an organization's readiness to undertake a fundraising campaign, testing proposed campaign goals, and designing strategies and tactics to help reach those goals. Our proposed consulting team for this initiative, Grace Cichomska, Senior Counsel and Amy Funk, Senior Vice President, are particularly well suited for this engagement. Both have notable years of experience in the planning and execution of successful campaigns, senior development leadership, major gift fundraising, strategic and operational planning, as well as working with and staffing volunteers. Both possess a keen understanding of donors -- their needs and expectations.

The City of Whitewater is eager to move forward with a capital campaign to support three funding priorities: 1) upgrades and repairs to the WAFC, 2) a maintenance and program endowment, and 3) a scholarship fund to allow all families in Whitewater to benefit from the facilities for both health and recreation. We understand that the Whitewater community is passionate about the WAFC, which was built in 2001, and that the WAFC has active partnerships with both the area schools and the city of Whitewater. In addition to memberships, the WAFC receives some financial support from the "Friends of the WAFC". The city is looking to raise an estimated \$2M in private support through this campaign.

To support the capital campaign for the WAFC, we propose that our engagement be comprised of the following major activities:

- A. **Conduct an internal readiness assessment.** The assessment will investigate all aspects of organizational readiness to launch a successful campaign, including staffing, infrastructure, leadership, and the overall climate for success.
- B. **Evaluate your potential prospect pool through a philanthropic screening.** Reviewing your screening results in partnership with the Center's leadership will help us identify your top prospects, select participants for feasibility interviews, and craft specific strategies and potential asks for key prospects.
- C. **Conduct a feasibility study.** Reviewing the screening results and in collaboration with identified leadership for this initiative, TWB will guide the development of a campaign prospectus and develop a gift table to be shared in interviews with prospective donors. We would aim to conduct 15-20 feasibility interviews with identified top prospects. These conversations will provide critical feedback regarding the financial goal, strategy, structure, timing, and plan for the campaign.
- D. **Develop a campaign blueprint.** This big-picture road map, modifiable as the campaign evolves, will include the recommended financial goal and the range of gifts required at each level, as well as recommendations concerning campaign timing, volunteer structure and activities, preliminary campaign budget, the final case for support, and broad solicitation and communication strategies.

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II. Engagement Description

A. Internal Readiness Assessment

TWB will begin by conducting an internal review and assessment in order to understand the readiness of the City of Whitewater and the WAFC to undertake a campaign. A review of documents and interviews with key stakeholders, including city, WAFC, school district leaders, Friends of the WAFC and community leaders will help us better understand the role and unique culture of the WAFC community.

We will assess who can speak for the vision, describe the plans for the Center's renovation, and help explain what a generous gift of support can make possible. Likewise, we will identify and assess various constituencies and prospects that can be developed as you continue your readiness to implement a campaign. We recognize that dedicated fundraising resources such as staff, a database and related systems and processes do not yet exist. We will ascertain which existing resources can be utilized to support a campaign and identify those resources we recommend you implement prior to initiation of your campaign.

Areas to be covered in the assessment include the following:

Review of Planning Documents

We will review planning documents including estimates for repairs and improvements, space needs assessments, conceptual architectural designs, community input processes, and presentations to and agreements with the city council and the school district.

Volunteer and Community Engagement

We will review how the Friends of the WAFC are engaged in fundraising; how the city has sought input from community members on the proposed project; and the community's philanthropic support of other significant facilities such as the Irvin L. Young Memorial WAFC and the Cravath Lakefront Community Center.

Staffing

We will evaluate the city and the WAFC's staffing structure and the roles, duties, and experience of key staff to understand how they can contribute to campaign success. Most importantly, we will identify the staffing gaps that must be filled prior to campaign planning and implementation.

Fundraising History

With the understanding that the WAFC does not have a development director or a formal program to raise funds for annual operating support, we will look at historical fundraising efforts including the building campaign for the current WAFC and any special fundraising initiatives.

Systems and Operations

We understand you do not have traditional fundraising infrastructure such as a database, gift processing protocols, gift acknowledgement and acceptance policies/procedures that would support

campaign planning, donor engagement strategies, report generation and analysis. As part of our work, we will make recommendations for necessary infrastructure.

At the conclusion of the assessment, we will present a report evaluating the city's and the WAFC's overall internal preparedness with recommendations for priority areas requiring attention and resources needed in advance of launching the campaign.

B. Prospect Screening

We will conduct a philanthropic screening and analysis of your prospects' capacity (financial resources available to share) and propensity (likelihood of making a major gift). Screening your prospect pool will help us identify your top campaign prospects and craft specific strategies and asks.

TWB has a strategic partnership with the wealth screening firm DonorSearch, which draws information from 30 unique databases of charitable and political gifts and publicly available financial information (including real estate and stock holdings) to provide a holistic view of prospective donors' interests and capacity. We are pleased to offer the City of Whitewater complimentary screening of up to 5,000 household records as part of this engagement.

Past giving to the WAFC is the best indicator of future philanthropy, and the second-best indicator is past giving to other charities. DonorSearch will match your prospects against more than 200 million publicly available gift records, which has the potential to provide information on their history of supporting other charitable organizations. When you see that one of your prospects has supported an organization at a given level, they are likely to have the ability to make a gift of that level to the WAFC as well (assuming proper cultivation and their interest in your mission and programs).

As the WAFC does not have a robust existing pool of annual or major donors to screen, TWB will work with the city and staff leadership and other key stakeholders to identify potential prospects. Because the WAFC is a critical and visible community resource and is highly regarded, it is reasonable to think that donors who have made gifts to other high-profile community organizations might consider a gift to the WAFC if a compelling ask were made. As such, we will compile a list of major donors to other community projects to add to the WAFC's screening pool.

Too many organizations take the initiative to screen their prospects for capacity, but then fail to incorporate the data into their day-to-day development activity. Effectively screening your prospect pool and identifying prospects with the greatest giving potential leads to smarter and more strategic fundraising. TWB has extensive experience interpreting wealth screening data. We will work with the WAFC's staff to understand what your screening results mean, as well as how to incorporate the findings into actionable strategies that focus staff and volunteer energies on the best major gift prospects.

We will work with project leadership to verify top and mid-level prospect profiles and glean any qualitative information that staff and volunteers can provide to inform our prioritized listing of

prospects for your campaign. These important metrics provide a foundation from which we can build an initial gift table for the campaign.

DonorSearch should be considered one tool in prospect research for determining donors' capacity and inclination, to be used as a guide to focus our conversations with the city on a pool of top prospects. City, WAFC, and community leaders' historical and current knowledge of prospective donors will help prioritize prospects with higher capacities while providing additional information on their philanthropic interests and giving.

C. Feasibility Study

Collective fundraising experience has shown that between 80 and 90 percent of money given to campaigns typically comes from 10 to 20 percent of the total donors. For TWB to be confident that a proposed campaign goal is achievable, it is essential to test the goal with potential leadership-level prospects.

The feasibility study provides the opportunity for early conversations with campaign prospects and stakeholders. It serves as a "reality check" through which we seek external input on your case for support and campaign plan, and as a means of building interest and excitement among stakeholders and prospects who may be solicited early in the campaign.

The feasibility study will be structured as follows:

1. Campaign Prospectus

Once the Internal Readiness Assessment is completed, we will work collaboratively with the City of Whitewater's and WAFC's staff and volunteer leadership to develop a campaign prospectus to be used in feasibility interviews. This is an early version of the eventual campaign case for support, and presents an opportunity to test the campaign goal and specific campaign messages and funding priorities to confirm that plans for the WAFC expansion and renovation fully resonate with top potential donors. It also describes how the proposed campaign realizes the WAFC's core values and provides a compelling rationale for making a gift. It is a donor-centric, inspiring call to action that weaves together descriptions of the project with stories of potential impact and specific goals.

2. Gift Table

We will develop a gift table that articulates how many gifts at each level of giving the WAFC will need to achieve the proposed funding goal. We develop this campaign tool based on our analysis of the WAFC's current donors and known prospects and use it to identify gaps in the prospect and donor base that may challenge the campaign goal. The campaign prospectus and gift table are used together during the feasibility study to help prospects envision the campaign, test their

interest in key areas, identify potential giving levels, and to communicate the overall support necessary to reach the financial goal.

3. *Conduct Interviews*

Once we have completed the above steps, we will conduct 15-20 interviews, including focus groups, if needed, to test the inclination and readiness of potential donors to make financial commitments to the WAFC's capital campaign. TWB will partner with the WAFC to select the most promising interviewees. We suggest that the interviews be scheduled by the WAFC, not TWB, as we have found it to be the most efficient approach for our clients. This also allows you the opportunity to reassure the interviewees that they will not be solicited during the interview and that conversations will be confidential.

TWB believes feasibility interviews are a valuable tool for securing feedback that can impact campaign strategy. Equally important, these interviews provide a unique and highly meaningful opportunity for engagement and cultivation of potential donors.

We will design a customized interview discussion guide that covers a spectrum of questions and topics in order to test the case prospectus for the capital campaign as well as the financial goal.

The primary finding that we hope to secure from each interview is a gift indication. Normally, after discussing the case for support, which each interviewee will have received and read in advance, we present the proposed gift table and ask the interviewee if she/he would consider participating in the campaign and at what level. The sum of the gift indications, which in many cases are ranges, will help us to recommend a specific campaign goal.

In addition to the specific gift indications, we hope to secure qualitative data on how well the case prospectus resonates with interviewees, the enthusiasm they express in the vision and the specific plans for WAFC's expansion and renovation, as well as the confidence they have in leadership to realize that vision.

Our conversations with interviewees are usually 45-60 minutes long. Each interview will be 1:1 or 1:2 (in cases where the interviewee and their spouse/partner both participate) with either Grace Cichomska or Amy Funk. In our role as consultants, we are positioned to ask questions as a completely neutral party from outside the Whitewater community so interviewees can feel comfortable sharing their candid thoughts and opinions. TWB is open to conducting feasibility interviews in person, via Zoom, or a mix, depending on the preference of the WAFC and potential interviewees.

4. *Feasibility Study Report*

Once the interviews and focus groups are completed, we will provide a summary of potential support for the capital campaign, including our findings on the following:

- Resonance with the project goals
- Feasibility of the financial goal
- Potential source of gifts by donor types, range, and purpose
- Volunteer leadership pool and readiness
- Key campaign messages

Based on feedback from the campaign feasibility interviews, we will recommend any revisions to the campaign prospectus based on the feedback of the interviewees and include them with the report.

D. Campaign Blueprint

With the internal assessment, prospect screenings, and feasibility study completed, we will develop a campaign blueprint that provides a big-picture road map for successful implementation of the WAFC campaign. This blueprint will include but not be limited to:

- Proposed dollar goal
- Campaign gift table
- Campaign timeline
- Campaign volunteer leadership structure and training plan
- Campaign management structure, to include policies and reporting
- Preliminary campaign expense budget
- Prospect lists with initial targets
- Key campaign messages
- Gift cultivation and solicitation strategies
- Donor recognition and stewardship opportunities, including naming opportunities

E. Campaign Counsel

If the feasibility study indicates that the proposed campaign can proceed, or that identified elements of the plan need to be established to assure campaign success, TWB would be honored to serve the City of Whitewater and the WAFC as ongoing campaign counsel, providing both strategic and tactical direction and support as you implement the campaign. If selected, this work would seamlessly begin after the campaign plan was delivered.

Throughout the campaign, our participation would include, but not be restricted to, the following areas:

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- Assistance in developing the final campaign case statement and all related campaign collateral.
- Drafting of campaign job descriptions – staff and volunteers
- Developing campaign policies
- Establishment of campaign progress reporting
- Delineation of the campaign budget
- Identification of donor recognition and stewardship strategies including proposed donor “touchpoints” leading up to the public phase launch
- Establishment of campaign progress reporting
- Identification and recruitment of campaign volunteer leadership
- Development of prospect lists, cultivation and solicitation strategies, and moves management plans
- Oversight of prospect screening and rating meetings
- Identification of donor recognition and stewardship strategies
- Panning of key campaign events
- Ongoing modification of the campaign plan

In the early stages of the campaign, our role would be quite hands-on, as together we would develop strategies for the crucial early solicitations, assign prospects, prepare solicitation materials, develop communication strategies, conduct solicitation training for staff and volunteers, and track early progress and follow-up activities. We would participate in meetings of the campaign committee, at which discussions of any campaign-related issues and plans for future solicitation activities usually occur. We are also regularly involved in less formal meetings of one or two campaign volunteers, particularly as they prepare for campaign solicitations.

In all of this work, we would collaborate with you as partners. Our ultimate assignment would be to prepare you to move ahead confidently with the campaign, knowing what must be done, by whom, against what schedule, with what allocation of resources in order to achieve your campaign funding goals. We see our role as helping to assure the success of the campaign as well as building the capacity of the city and WAFC’s staff and volunteers to work from a stronger position at the conclusion of our service than at the beginning.

III. Project Timeline

TWB is prepared to begin work on this engagement in Fall 2024. The time it takes to conduct an organizational assessment and feasibility study is typically 4-5 months. Scheduling the one-on-one feasibility study interviews may impact the amount of time it might take to complete the study.

Initial Timeline	Activities
<p>Internal Readiness Assessment (October- November, 2024)</p>	<ul style="list-style-type: none"> • Conduct internal readiness assessment <ul style="list-style-type: none"> ○ Review documents and conduct internal interviews ○ Complete summary report of findings and recommendations, present to City and WAFC leadership for feedback ○ Finalize report and present executive summary to the City of Whitewater Common Council if requested • Conduct philanthropic screening and analysis. <ul style="list-style-type: none"> ○ Prioritize top prospects and determine campaign goal to be tested • Partner with staff in the creation of the campaign prospectus
<p>Feasibility Study and Campaign Blueprint (November 2024-February 2025)</p>	<ul style="list-style-type: none"> • Create gift table to test in the study • Develop an interview guide • Identify and prioritize 15-20 potential interviewees and secure interviews or focus group participation • Conduct feasibility study interviews and focus groups • Prepare feasibility study report and campaign blueprint; present to leadership for feedback • Finalize report and present an executive summary to identified city and WAFC leadership and the Common Council if requested
<p>Campaign Counsel (6 months with option to extend through end of the campaign)</p>	<ul style="list-style-type: none"> • Partner with the city and the WAFC to implement, and adjust as needed, the campaign blueprint and recommendation based on the recommendations from the internal assessment and feasibility study • Provide strategic and tactical direction in all areas detailed in the campaign blueprint • Track campaign progress and work with leadership to seize opportunities and overcome obstacles throughout the life of the campaign

IV. Fee Structure

The fees associated with our proposed engagement are as follows:

Phase of Work	Fee
<p style="text-align: center;"><u>Campaign Planning Study</u></p> <ul style="list-style-type: none"> • Internal Readiness Assessment • Feasibility Study • Campaign Blueprint 	<p>Comprehensive fee: \$45,000 includes DonorSearch philanthropic screening fees</p>
<p style="text-align: center;">Campaign Counsel Execute and Manage the Campaign</p>	<p>Retainer fee: \$6,000 per month for 6 months with option to extend</p>
Total Fee:	\$45,000 - \$80,000

The fee covers all on-site consulting activity as well as consulting time required off-site by Zoom, telephone, fax or e-mail. Screening of donor records is also included. Out-of-pocket expenses, including travel and report production are additional and billed at cost.

One-third of the pre-campaign planning fee will be invoiced at the time of engagement, the second third is billed at the conclusion of the first 60 days of service, and the final third is due upon delivery of the campaign plan. Once the campaign launches and if service transitions to ongoing campaign counsel, the campaign retainer fee will be invoiced monthly.

V. History, Experience, and Track Record

A. About TWB

The result of a merger between two Chicago-area consulting firms in 2003, Ter Molen Watkins & Brandt offers our clients great depth and breadth of experience in all facets of not-for-profit advancement. TWB consultants have served in leadership development roles of research universities, liberal arts colleges, major health care institutions, and some of the largest and most distinguished cultural institutions in the country. With offices in Chicago, Milwaukee, and on both coasts, we serve clients all over the country.

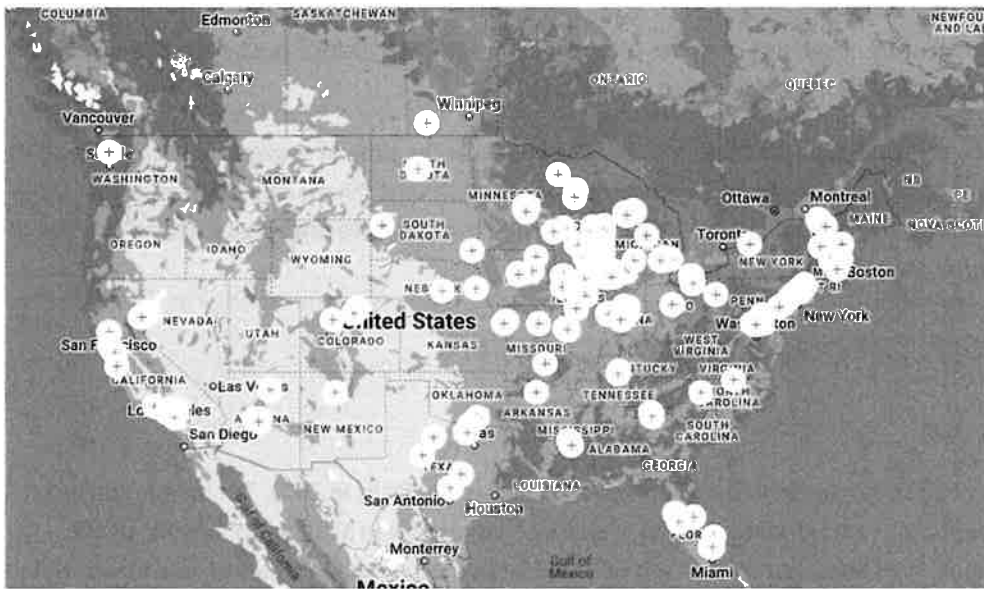
Ter Molen Watkins & Brandt has conducted over 100 campaign planning and feasibility studies for a diverse range of nonprofit institutions. We have tested campaign goals ranging from \$1 million to

\$500 million, and we have interviewed thousands of constituents, testing personal giving intentions as large as \$100 million. We have helped clients plan for and succeed in raising billions of dollars to advance their causes.

All TWB clients collaborate directly with experienced consultants. Our consultants average more than twenty years in positions as fundraising and nonprofit professionals, applying decades of experience, expertise, and professional best practices in work with our clients. We have built a reputation for excellence, and more than 60% of our consulting engagements now come from former clients.

A high degree of customized attention is the hallmark of our firm. With each client, we take its size, needs, and goals into account to maximize impact at any scale. We provide ongoing counsel, partnering with our clients to ensure that they are successful. We aim for more than achieving campaign dollar goals. We work to build organizational capacity to ensure that each client will be a stronger organization in the future.

As the attached client list reflects, we have worked with many leading not-for-profit organizations. We are proud to be the consulting firm of record for several high-profile capital campaigns, and we are equally proud of the smaller organizations that have selected us to work with them on fundraising programs that significantly impact their own constituencies.



TWB has clients from coast to coast.

B. Values and Purpose Statement

We believe in the noble mission of nonprofit organizations, bringing people together for the common good, giving shape to dreams and high ideals, encouraging civic engagement, solving problems, and creating opportunities that make the world a better place.

Our purpose is to partner with nonprofits in their pursuit of these ideals, assessing strengths and weaknesses, building organizational and fundraising capacity, envisioning future direction, and designing pathways to success and lasting impact.

We value each client as distinctive, listening actively to the perspectives of all stakeholders—board members, staff, donors, volunteers, beneficiaries, community members, and strategic partners—to tailor strategies that address each organization’s collective challenges, priorities, and aspirations.

Our consulting style is collaborative: Clients bring knowledge of their organizations, their histories and cultures, their successes, and their challenges. We bring objectivity, perspective, knowledge, and expertise.

We are committed to ethical practice, integrity, honesty, diversity, equity, and inclusion in our work and client relationships.

VI. Staffing for the Whitewater Aquatic and Fitness Center

All TWB clients work directly with senior consultants—there are no junior associates added to project teams. With 15 We conduct our own interviews and assessments, and we write our own reports and analyses.

The consultants proposed for this project are Grace Cichomska, Senior Counsel, and Amy Funk, Senior Vice President. Each has more than twenty-five years of experience in fundraising and nonprofit leadership, including successful first-hand experience as accomplished development officers working in a variety of nonprofit institutions.

As senior consultants, each of us will work alongside you, both as a team and individually, bringing our unique expertise and skill sets to achieve project objectives including our hands-on experience at various scales in:

- Designing, managing, and implementing annual, major gift and capital campaign fundraising strategies
- Assessing an organization’s readiness for a campaign, making recommendations that increase skill and capacity
- Creating plans and timelines that honor the culture and priorities of the organization
- Coaching proficiency with chief executives, fundraising staff, and volunteers

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- Motivating campaign committees, development committees, and boards of directors to engage as active partners with staff in the fundraising process
- Exercising flexibility and course correcting as needed
- Navigating complex campaign fundraising strategies

Grace Cichomska will serve as the Project Lead for this assignment. As such, she will be responsible for overseeing the progress of activity and will serve as the central point of contact within the firm. She will share the day-to-day project work with Amy. In-depth bios for Grace and Amy are included at the end of this proposal.

Grace J. Cichomska *Senior Counsel*

Grace's fundraising career spans more than 30 years including senior leadership positions at St. Xavier University, DePaul University, Lurie Children's Hospital and Dominican University. She has also served several cultural, social service and educational organizations in various capacities. Grace's experience includes campaign strategy and execution, staff recruitment, training and development of staff and volunteers, and partnering with institutional and volunteer leaders to maximize results. Her particular area of expertise is campaign management and major gifts fundraising. She has personally worked on several multi-million dollar naming gift commitments. Grace has managed capital campaigns with goals that span from \$1M for a domestic violence shelter to \$600M for a new children's hospital. She recently joined the firm after completing a highly successful campaign at Dominican University in which TWB was campaign counsel.

Amy Funk, Senior Vice President

Amy brings over two decades of high energy, results-driven nonprofit leadership to her clients. She helps nonprofits refine their mission driven storytelling, maximize their revenue, and ensure that the right people are in place for capacity building. She has provided counsel to organizations with budgets ranging from \$1.2 to \$40 million in the performing arts, healthcare, and human services fields. Her clients are national in scope, with a long history of Milwaukee area nonprofits. Recent and current clients include Wisconsin Conservatory of Music, YMCA of Metropolitan Washington, and Meals on Wheels Foundation of Northern Illinois. Mentoring development professionals is a key passion, and she led the Annual Fellows Program of the Development Leadership Consortium. She also serves on the Association of Fundraising Professionals Chicago Board of Directors.

VII. References

The following examples of medium and large capital campaigns address our experience with helping our clients achieve their campaign goals. TWB provided continuous service throughout each campaign.

Wisconsin Conservatory of Music
Greater Milwaukee, Wisconsin



September 2018 – March 2020 (launch of public phase)

TWB to successfully launched a \$7.5 million capital campaign for WCM, moving directly into full campaign mode after their initial groundwork. The team provided campaign counsel up until the launch of the campaign's public phase, at which point WCM had raised 90% of their goal. They went on to successfully hit their campaign goal.

Important considerations: This client had a feasibility study done by another consulting firm and began their campaign, which then stalled. TWB was brought in to reboot the campaign and guided it to successful completion. The campaign successfully reached its goal, 90% of which was committed before the campaign went public. Our firm has recently been re-hired to launch a full campaign assessment and feasibility study for WCM with an eye towards a 2024 campaign.

Contact Information

Eric Tillich
President/CEO
Wisconsin Conservatory of Music
414-459-3440(direct)
262-290-1253(cell)

Gaia Home
Bismarck, North Dakota



March 2021 – March 2023

TWB conducted an organizational assessment and feasibility study for Gaia Home, testing a \$35 million campaign goal, and recommended a goal of \$12 million. Building infrastructure and developing a prospect pipeline was a cornerstone of our work. Once the feasibility study was completed, TWB served as counsel for a year until the campaign committee and organization were ready to take over the continued campaign. Gaia Home is now almost 50% towards their campaign goal.

Important considerations: Gaia Home was a brand-new nonprofit, and part of our work was conducted before they had their nonprofit certification. We were involved in not only identifying prospects,

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recruiting a campaign committee, and helping to coach initial asks, our firm also aided in selecting fundraising software and building internal infrastructure.

Contact Information

Kilee Harmon
Executive Director
Phone: 701-673-4242
Email: kilee@thegaiahome.org

Plymouth Place Senior Living
LaGrange, Illinois



February 2022 – February 2023

TWB conducted a campaign readiness study in support of new facilities and renovations, including a Health & Wellness Center. Informed by the results our internal assessment of its fundraising program and volunteer leadership, a feasibility study, and the development of a case prospectus and campaign blueprint, the organization launched a capital campaign which is completing its first year with notable progress and several naming gifts. We worked with the client in creating a structure for its major gift solicitations and strengthened marketing efforts for planned gifts in support of endowment.

Contact Information

Paddy Homan
Senior Director of Philanthropy
Phone: 708.557.6678
Email: Phoman@plymouthplace.org



Resource Development Consulting Proposal

Presented to

**City of Whitewater
Aquatic and Fitness Center**

**Nancy Seidl Nelson, CFRE
SPI Consulting, LLC**

June 21, 2024

Introduction

SPI Consulting, LLC resubmits this proposal after outreach from Kevin Boehm of the City of Whitewater. This proposal is based on a request in 2023 for a Campaign Planning Study to test the strategies, elements and goals for a fundraising campaign for the Whitewater Aquatic and Fitness Center (WAFC).

A feasibility study is a dress rehearsal of sorts for a fundraising campaign. While campaign goals are often built on needs, the data collected through a study provides guidance and feedback as to whether the initial plans are on track and what methods, messaging and volunteers will best lead you to success.

By utilizing professional counsel, WAFC will have a neutral party interviewing the constituents identified, often those closest to your service and mission. This is a key element of success in a feasibility study because those interviewed are more likely to be forthright and honest to an individual who is not directly affiliated with your organization.

Services Provided

The study will consist of gathering planning data already in place from WAFC and developing a concise case statement about the project. A questionnaire will then be developed that will address the following areas:

- Awareness and involvement with WAFC
- Familiarity of current programs
- Reputation
- Campaign Case, Timing and Gift Levels
- Estimation of goal
- Identification of potential volunteer leadership
- Potential major donors
- Possible challenges to success/external factors
- Public/Private partnerships

A Feasibility Study Task Force will be engaged to lead this effort. The study task force should consist of three-five individuals and include representation from both the City and the WAFC Friends. This group will be essential in identifying key elements for the study and support the development of the interview list.

Deliverables

Upon completion of the study, results will be analyzed and a summary of finding will be presented to leadership and the Feasibility Study Task Force. In addition to the data summary from the interviews, this report will also address any issues identified that may need to be addressed before moving toward a campaign. From this summary, recommendations and conclusions will be shared to inform and guide the next steps of the process.

It is important to note that all of the study participants will be ensured that their individual responses are confidential and all questionnaires remain the property of SPI Consulting upon conclusion of the study.

Project Timeline

The entire Campaign Plan Study process would take approximately 90 days to complete. Timelines are always dependent on each side meeting its obligations in providing data, arranging meetings and execution. The project could begin in September 2023.

A general guideline for this project of this type would be:

September 2024

- Discovery Meetings with City Officials, Aquatic Center Staff and Friends of WAFC representatives. Tour of facility and detailed understanding of project elements, external concerns or challenges and approximate costs.
- Identify and recruit Task Force members
- Review of data and materials to begin development of case statement elements and questionnaire(s)
- Task Force meeting to review process, discuss case and begin identification of interview subjects. Goal would be to complete a minimum of 40 interviews; need minimum of 60 potential participants identified.
- Determination of secondary group for surveys
- Questionnaire Development and Review

October 2024

- Scheduling and execution of interviews – target to complete 40 interviews
- Updates on progress to Feasibility Study Task Force – potential enlistment if scheduling of interviews proves difficult

November 2024

- Analysis of data gathered to date; continued interviews to reach our target
- Development and execution of online survey to secondary audience with limited window to respond

December 2024

- Development of report with findings and recommendations
- Summary presentation to City and WAFC leadership and Task Force

Assessment Responsibilities

City of Whitewater:

- Availability for Discovery meeting and supporting project by providing access to and including the right stakeholders
- Provide data, reports and other materials to support the proposed needs and desired elements for capital campaign
- Be responsive to requests for additional data or success stories to support case statement development
- Assist with the selection of individuals to serve on Task Force
- Coordinate Task Force meetings
- Assist with the selection of individuals to be interviewed as part of the study
- Assist with scheduling of individuals for interviews
- Provide space for in-person interviews
- Maximize time consultant is on-site
- Support project timeline with timely responses

SPI Consulting, LLC:

- Conduct discovery meeting to outline steps, define clear objectives and determine stakeholders
- Thorough review of requested data, reports and documents
- Professional representation on behalf of WAFC with task force members and identified interview subjects
- Creation of case document
- Creation of study questionnaire for both personal interviews and online survey tool
- Maintain master schedule of interviews
- Regular updates to task force
- Analyze interview responses and develop recommendations
- Present report on study findings and recommendations for future steps

Project Budget

SPI Consulting’s professional service fee for this process would be \$20,000. The fee will be paid over the service timeframe at billed at the end of each month of service.

Payment Schedule	Amount
Upon Executed Contract	\$2,500
October 15, 2023	\$7,500
November 15, 2023	\$5,000
December 15, 2023	\$5,000

SPI Consulting is pleased to have the opportunity to present this proposal and advance the planning process for the Whitewater Aquatic and Fitness Center. This proposal is valid for 30 days.

Attachment:
Bio and References

NANCY SEIDL NELSON, MBA, CFRE

**Nonprofit Leader and Development Professional
Principal Consultant and Owner, SPI Consulting, LLC**



Nancy Seidl Nelson, CFRE is an accomplished, local development professional with expertise in fund development, nonprofit leadership and communications. A strategic and mission-driven professional, Nancy has the innate ability to unite people around a vision and transform it into reality.

Nancy is a Certified Fund Raising Executive who has raised millions of dollars throughout her career. Nancy's experience encompasses all elements of development, including capital campaign efforts ranging from \$2 million - \$250 million dollars, major and planned giving, annual giving, operations and administration. Her experience as a nonprofit leader also includes working with Boards of Directors and volunteer fundraising committees. Nancy's breadth of experience as a team member and consultant includes nonprofits representing health care, human services (both faith-based and secular), membership associations, higher education and arts and culture throughout southeastern Wisconsin, including:

- Children's Hospital Foundation
- Marquette University
- The Abbey Group (Consulting Firm)
- Catholic Charities of the Archdiocese of Milwaukee
- ProHealth Care Foundation

Drawing on this myriad experience, Nancy started SPI Consulting in 2017 with a clear focus on what matters: Strategy, Purpose and Impact. SPI Clients include:

- Montessori School of Waukesha
- Food Pantry of Waukesha County
- Humane Animal Welfare Society
- Forward Community Investments
- College Possible
- Thriving Waukesha County Alliance
- Variety- the Children's Charity of Wisconsin
- Falls Area Food Pantry
- Citizens Utility Board
- Hope Network for Women
- Variety – the Children's Charity of Wisconsin
- Bel Canto Chorus
- NAMI – Wisconsin Southeast

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Proposal for Services –
WAFC June 21, 2024
SPI Consulting, LLC

A graduate of the University of Wisconsin, Madison, Nancy is a member and former board member of the Association of Fundraising Professionals Southeastern Wisconsin chapter. She is also President of the Board of Directors of TEMPO-Waukesha and adjunct professor at the Lubar School of Business at UW – Milwaukee.

Nancy@SPIConsult.org

(262) 501-4282

Professional References

Lynn Olenik, Retired Executive Director
Humane Animal Welfare Society
lynnote12@gmail.com
(262) 352-8122

Kathryn Leverenz
President, Mathematics Institute of
Wisconsin
kathryn.leverenz@mathinstitutewi.org
(262) 953-9564

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Resource Development Proposal
Whitewater Aquatic and Fitness Center
June 21, 2024
SPI Consulting, LLC



Finance Committee Agenda Item

Meeting Date:	December 26, 2024
Agenda Item:	Permit Prices
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-0148

BACKGROUND

(Enter the who, what, when, where, why)

At the September 3rd Common Council meeting the Common Council approved the new suggested permit prices, based on the recommendation of the Finance Committee. However, the Common Council asked that the permits be reviewed by the finance committee. The Council noted that the Finance Committee should reevaluate some of the smaller permits- such as toilet replacement, garbage disposal replacement etc. Attached to this memo you will see the number of permits there were pulled in 2023 and 2024. These numbers were requested by the Common Council to help evaluate what permits should be eliminated.

At the September 24th Finance Committee meeting the body chose to approve the suggested changes for Residential permits. The body had also asked for educational materials explaining to both home owners and developers about the changes made to our permit pricing.

Additionally, after review of the new permit prices the finance department determined that while the prices were raised in various places, it did not make the positive finical impact that staff thought it did.

Previously, the permit prices were a \$5 for every 1,000 sq. ft. This change was made as it complicated the permit prices for both the building inspector and administrative staff. The proposed and approved change was \$0.26 per a square foot to make it accurate for the building inspector and administrative staff. However, after review of the finance department this change did not make a positive finical change. Staff is suggesting that new amount for residential permits be \$0.60 per a square foot. The finance department feels that this dollar amount would be a positive financial change.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- Common Council Approval of new permit prices at the September 3rd Common Council meeting.
- At the September 24th meeting the Finance Committee requested to see educational materials regarding the new permit fee

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

The Finance Committee approve the educational graphics and the monetary change for all residential permits based on square feet.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

-Educational Graphics

Homeowner Permits Quick Guide ^{Updated} '24



• Decks

\$50 + **\$0.60**
Zoning Fees *per square foot*



• Sheds

\$50 + **\$0.60**
Zoning Fees *per square foot*



• Pools, Spas, and Hot Tubs

\$50 + **\$75**
Zoning Fees (pool only) *Building Permit*



• Bathroom/Kitchen Remodel

\$45 + **\$0.12**
Base Fee *per square foot*



* Changed in 2024: Replacing fixtures such as toilets, baths, showers, and sinks does not require a permit. You may replace these fixtures as needed outside of a full remodel.

Doing Renovations?

Consult this quick guide to learn about permit pricing for some of the most common upgrades to your home.

This is not an exhaustive list of all permits required for various home improvement projects

Please visit the City of Whitewater website to view all residential permit fees.



www.whitewater-wi.gov/238/Forms-Permits-Fees

COMMERCIAL PERMIT FEES EFFECTIVE SEPTEMBER 3, 2024

All Buildings, Structures and Sign permits subject to its own permit and fees based on the following schedule. (Any project started without proper permit will be subject to double fees and/or citations)

COMMERCIAL	
Base Fee	\$105.00
New Commercial-Multi-Family	\$0.28 per square foot
Remodels Additions and Alterations	\$0.28 per square foot
Early Start Commercial	\$160.00
Commercial Raze/Demolition Permit	\$100.00
Moving Commercial Building Permit	\$375.00
Moving Commercial Accessory Structure Permit	\$50.00
Commercial Building Permit Deck	\$0.28 per square foot
Commercial Building Permit Above Ground Pools, Inground Pools, Spas and Hot tubs	\$75.00 plus zoning
Commercial Building Permit Accessory Structure-Shed, Detached Garage	\$0.28 per square foot plus zoning & plan review
Commercial Building Permit Siding, Windows and Reroof	\$90.00 plus \$0.28 per square foot
Occupancy Permit	\$115.00 per unit
Temporary Occupancy	\$100 per building
Failure to Obtain Occupancy	\$250.00 per parcel
Reinspection Fees	\$90.00
Special Inspection	\$75.00
Failure to Call for Required Inspection	\$100.00
Building Permit Renewal/Extension	\$200/3 months limit 2/project
Plan Review Primary	\$160.00
Plan Review Addition/Remodels/Accessory Structure	\$80.00
COMMERCIAL ELECTRIC	
Commercial Electric Base Fee	\$90.00
New Construction, Remodel, Additions	\$85.00 (Up to 1,000 square feet)
	\$103.00 (1,001 to 2,000 square feet)
	\$180.00 (2,001 to 4,200 square feet)
	\$220.00 (4,201 to 6,000 square feet)
	\$340.00 (6,000 to 8,000 square feet)
	\$380 plus \$0.28 per additional 1,000 sq. ft (over 8,001 square feet)
Fire Alarm	\$40.00
Temporary Service	\$75.00 plus \$20.00/100 amps over 200 amps
Permanent Service	\$75.00 plus \$20.00/100 amps over 200
Service Upgrade/Rewire	\$75.00 plus \$20.00/100 amps over 200

Generator Transfer Switch	\$100.00
COMMERICAL PLUMBING	
Base Fee	70.00
New Commercial Construction	\$0.28 per square foot plus laterals
Remodel, Addition and Alterations	Base plus fixtures
Sanitary Building Sewer	\$50.00
Over 100 (addtl per ft)	\$0.35
Storm Building Sewer	\$50.00
Over 100 ft (addtl per ft.)	\$0.35
Manholes/Catch Basins	\$50.00
Water Services	\$50.00
Over 100 ft (addtl per ft)	\$0.35
Fire Sprinkler Systems	\$0.28 per square foot
Sink/Dishwasher, Disposal Replacement	\$7.00
Water Heater/Water Softener Replacement	\$7.00
Bath/Shower Replacement	\$7.00
Sanitary Building Sewer	\$50.00
COMMERICAL HVAC	
Base Fee	\$ 70.00
New Commercial	\$0.28 per square foot
Remodel, Addition and Alterations	Minimum \$45.00 plus \$0.28 per square foot
A/C and Furnace Replacement	\$30.00
Electric Baseboard or permanently installed wall unit replacement	\$20.00 each
COMMERICAL ZONING	
Commercial New	\$175.00
Commercial Accessory Structure Remodel and Alteration	\$105.00
Commercial Deck, Swimming Pool, Shed	\$85.00
Commercial Specialty (Cell towers, solar and windmills)	\$300.00 plus applicable Electrical permits
Driveway Expansions and Fences	\$80.00

RESIDENTIAL PERMIT FEES EFFECTIVE SEPTEMBER 3, 2024

All Buildings, Structures and Sign permits subject to its own permit and fees based on the following schedule. (Any project started without proper permit will be subject to double fees and/or citations)

	AMOUNT
RESIDENTIAL	
Base Fee	\$67.00
New Residential Building Permit	\$0.26 per square foot
Additions, Alterations and Remodels Building Permit	\$0.26 per square foot
Early Start Residential	\$75.00
Residential Raze/Demolition Permit	\$64.00
Moving Residential Building permit	\$292.00
Moving Residential Accessory Structure	\$50.00
Residential Building Permit Deck	\$0.25 per square foot plus zoning
Residential Building Permit Above Ground Pools, Inground Pools, Spas and Hot tubs	\$75.00 plus zoning
Residential Building Permit Accessory Structure-Shed-Detached Garage	\$\$0.26 per square foot plus zoning
Residential Building Permit Siding, Windows and Reroof	\$40.00
Wisconsin Uniform Building Seal	\$35.00
Occupancy Permit	\$75.00 per dwelling unit
Temporary Occupancy	\$70.00
Failure to Obtain Occupancy	\$250.00 per parcel
Reinspection Fees	\$50.00
Special Inspection	\$75.00
Building Permit Renewal/Extension	\$100/3 month limit 1/project
Plan Review Primary	\$160.00
Plan Review Addition/Remodels/Accessory Structure	\$80.00
RESIDENTIAL ELECTRIC	
Base Fee	\$40.00
New Residential, Additions, Remodels	\$65.00 (Up to 1,000 square feet)
	\$100.00 (1,001 to 2,000 square feet)
	\$160.00 (2,001 to 4,200 square feet)
	\$200.00 (4,201 to 6,000 square feet)
Permanent Service	\$50.00 plus 10.00 over 200 amps
Temporary Service	\$50.00
Service Upgrade/Rewire	\$65.00
Generator Transfer Switch	\$75.00
Pools, Spas and Hot tubs	\$45.00

RESIDENTIAL PLUMBING	
Base Fee	\$45.00
New Construction	\$0.12 per square foot plus laterals and water service
Remodel/Alterations	Fixtures
Water Heater	\$7.00
Sanitary Building Sewer	\$50.00
Over 100 ft (addtl per ft.)	\$0.35
Storm Building Sewer	\$50.00
Over 100 ft (addtl per ft.)	\$0.35
Manholes/Catch Basins	\$50.00
Water Services	\$50.00
Over 100 ft (addtl per ft)	\$0.35
Fire Sprinkler Systems	\$0.12 per square foot
Grease Traps	\$30.00
RESIDENTIAL HVAC	
Base Fee	\$45.00
New Residential	\$0.12 per square foot
Remodels, Additions and Alterations	Base plus Item
A/C Replacement	\$28.00 each
Furnace Replacement	\$28.00 each
Electric Baseboard or permanently installed wall units (new or Replacement)	\$28.00 each
Fireplace & Wood Burning Stove	28.00 each
RESIDENTIAL ZONING	
Residential New	\$135.00
Residential Accessory Structure Remodel and Alteration	\$75.00
Residential Deck, Swimming Pool, Shed, Fence and Driveway Expansion	\$50.00

**ZONING, SIGNAGE, BEE KEEPING AND CHICKEN COOP PERMIT FEES EFFECTIVE
SEPTEMBER 3, 2024**

All Buildings, Structures and Sign permits subject to its own permit and fees based on the following schedule. (Any project started without proper permit will be subject to double fees and/or citations)

	AMOUNT
ZONING FEES	
Certified Survey Map (CSM) under 5 lots	\$200.00 + \$10.00 per lot
Conditional Use Permit	\$275.00
Zoning Map Change	\$400.00
Annexation	\$500.00
Site Plan Review	\$150.00 plus \$0.05 per square foot
Preliminary Plat	175.00
Final Plat	\$225.00
Extra-territorial Certified Survey Map under 5 lots	\$200.00 + \$10.00 per lot
Planned Unit Development	\$500.00
Joint Rezone and Certified Survey Map	\$500.00 + \$10.00 per lot
Joint Conditional Use and Certified Survey Map	\$500.00 + \$10.00 per lot
Joint Conditional Use and Site Plan Review	\$350.00 + \$0.05 per sq. ft.
Zoning Board of Appeals	\$300.00
Telecommunication Towers and Antennas	\$300.00
Project Concept Review	\$150.00
	AMOUNT
SIGNAGE	
Base	\$125.00
New/Replacement	\$55.00 per sign
OTHER PERMITS	
Bee Keeping Permit	75.00
Chicken Coop Permit	75.00



Rachelle Blich
Director of Financial and
Administrative Services
P.O. Box 690
Whitewater, WI 53190

Phone: (262) 473-1380

Email: rblich@whitewater-wi.gov

Date: November 22, 2024

To: Finance Committee

From: Rachelle Blich, Director of Finance

Re: Public Comment Policy

At the September 24, 2024, meeting, the Finance Committee reviewed the Public Comment Policy. During this meeting, a motion was passed to standardize the policy's language across Council and committee meetings, set a three-minute limit for individual public comments, and establish a 30-minute time limit per side for public hearings. The updated policy was subsequently distributed to all committees for review and feedback, with a directive to return the input to the Finance Committee for further evaluation and a recommendation to the Common Council before the end of 2024. Below is a summary of the feedback received from the committees:

Public Works

In short, they really had no comments to make. They like the format, the consistency and the last paragraph on the first page, "The presiding officer, with the.....wishing to speak on the item."

PARC

Asked about the language in public hearing "Per speaker time is the same." Language needs clarification

Allowing someone to speak twice there are times that someone needs to make another comment. Change the card section use may be used instead of shall be use.

Under the expectation of public keep the unruly behavior and speaking out when not recognized, but remove clapping.

Cable TV Commission

During public comment sessions, particularly when addressing a highly debated or sensitive issue, the council could consider taking a vote to extend the public comment period to 45 minutes instead of the standard 30 minutes. Additionally, it was suggested that guidelines be established to ensure appropriate language is used during meetings, especially considering that minors may have access to these discussions.

Community Development Authority (CDA)

Board member Kachel questioned the 3-minute length of time for an individual to speak. Board member Hicks stated the 3-minute rule is hard and fast; the new rule being considered allows for flexibility. Board member Kromholz stated that a time limit ensures that speakers get to the point in a reasonable amount of time. Chairman Marjzak would prefer the allowance for flexibility. Board member Kromholz would like to see comments limited to those individuals

who live in or own property in Whitewater. Board member Hicks objected to requiring an individual to fill out a speaker card in order to speak. Board member Knight was in favor of encouraging more participation from the public.

Police and Fire Commission

- Due to PFC having relatively few public comments, there was a sentiment that filling out comment cards was “overkill.”
- Overall, the sentiment was that the process makes sense for Common Council, but the PFC desired to have the flexibility not to use that system.

Library Board

The board wanted more clarification about time under the Time Limits section where it mentions “3 minutes with a limit of 30 minutes total” and “5 minutes with a limit of 30 minutes”. They weren’t clear what the 30 minutes meant in correlation to the 3 or 5 minutes. Also, how would a person attending the meeting online monitor their time limit when speaking?

Several of the committees/commissions have not met either due to need or lack of quorum including Parks & Recreation, Landmarks, Ethics, and the EOC. The Urban Forestry didn’t have an opinion as they do not have anyone from the public attend their meetings. The Alcohol Licensing Review consists of three council members so it was not discussed during their meeting.

Proposed Framework for Improving Public Participation at Whitewater Common Council & Committee Meetings

Public Appearance Card

Public Meeting Appearance Cards (PMAC) shall be used by members of the public who wish to speak during public comment, public hearing or specific agenda item. This form would also be used for those individuals who do not wish to or cannot verbally address the Common Council/Committee during a meeting.

A person may provide comments and support or opposition for an agenda item on the form. Those requesting to speak during the meeting may indicate this on the form.

Prior to taking action on an item on the agenda, the presiding officer will request the City Clerk/Secretary to indicate any speakers who have signed up for that particular item. The Clerk/Secretary will read the name of the speaker and the speaker on-deck. The Clerk/Secretary will alternate between those in support and opposition.

After all of the speakers have been called, the Clerk/Secretary will indicate written support and opposition by reading the name and the position of the individual. The minutes will reflect the receipt of written comments in support or opposition by all registered individuals.

Time Limits

Public Comment – 3 minutes with a limit of 30 minutes total

Public Hearing – 5 minutes with a limit of 30 minutes for each support and opposed speakers

Per speaker time is the same. Provide support and opposed delineation.

Agenda Items – 3 minutes, with an ability for extension with consent of Common Council.

Per speaker time is the same. Provide clarification about extension of time.

Whenever a group of individuals wishes to address the Council/Committee on the same subject matter, those individuals may designate a spokesperson to address the Common Council/Committee. The spokesperson may ask for additional time when completing the PAMC, and with the consent of the Common Council/Committee, the presiding officer may extend the time allocation. Individuals are still welcome to complete a PMAC registering their support or opposition, and written comments will be entered into the record by the City Clerk/Secretary.

The presiding officer, with the concurrence of the Common Council/Committee, may extend or limit any of the enumerated time allocations based on the complexity of the item and the number of persons wishing to speak on the item

Meeting Conduct

Expectations of Speakers

- The speaker shall conduct themselves in a professional and respectful manner.
- All remarks shall be directed to the Common Council/Committee, as a body, and not City staff or any member of the public in attendance.
- The speaker shall not defame, intimidate, make personal affronts, make threats of violence, or use profanity.

Expectation of Public

Members of the public in the audience shall not engage in any of the following activities during a Common Council/Committee meeting:

- Shouting, clapping, unruly behavior, or speaking out when not recognized by the presiding officer.
- Defamation, intimidation, personal affronts, threats of violence, or profanity.
- Behavior that disrupts the orderly conduct of the meeting.

Expectation of Council/Committee Members

While the Common Council/Committee is in session, the members must preserve order and decorum. Each Council/Committee member shall conduct themselves with decorum and shall neither, by conversation or otherwise, delay nor interrupt the proceedings or the peace of the Common Council/Committee, nor disturb any member while speaking or refuse to obey the orders of the presiding officer.



Common Council Agenda Item

Meeting Date:	December 3, 2024
Agenda Item:	Tanis Land Swap Agreement
Staff Contact (name, email, phone):	Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-1048

BACKGROUND

(Enter the who, what, when, where, why)

ED Staff has been working with Jon Tanis regarding his commercial property at 116 East Main Street, also known as the Wrap & Ship. Staff and Mr. Tanis have negotiated a land swap. In this land swap, the City would be the owners of 116 East Main Street and Mr. Tanis would be the land owner of a 7.6 acre vacant parcel of land located on Greenway Court in the Tech Park (Tax Parcel No. /A444200003). Mr. Tanis intends to build business condos on this parcel. These business condos would be similar to the ones in Milton near the Kwik Trip.

The proposed Land Swap Agreement agrees to the land swap and holds Mr. Tanis to the condition that he must begin construction of the business condos within five years. If Mr. Tanis fails to begin construction of the business condos within five years, the City has the option to buy the property back at a price of \$29,000 per acre.

Please note that this land swap is void if Mr. Tanis does not get approval from the Plan & Architectural Review Commission for a conditional use permit on the property for outdoor parking.

At the October 17, 2024, CDA meeting reviewed the Developer’s Agreement. The body instructed EDD Zeinert to pursue asbestos and lead testing of the property. Staff hired North Star Environmental Testing to come to the property on October 29, 2024.

At the November 21st, 2024, CDA meeting the board approved the Land Swap Agreement and is recommending it to Common Council for approval.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

- At the October 17, 2024 meeting, the CDA reviewed the Developer’s Agreement. The body instructed EDD Zeinert to pursue asbestos and lead testing of the property.
- The November 21st meeting the CDA approved the land swap and approved it to recommendation to the Common Council

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Suggested Motion:

“I move to approve the Land swap agreement as presented”

ATTACHMENT(S) INCLUDED

(If none, state N/A)

-
- Land Swap Agreement
 - Property Information for Tax Parcel No. /A444200003
 - Property Information for 116 East Main Street
 - North Star Environmental Testing Report dated November 8, 2024
 - 2023 Phase I Environmental Assessment prepared by Strand Associates
-

SIMULTANEOUS PROPERTY SWAP AGREEMENT

This SIMULTANEOUS SWAP AGREEMENT (this “Agreement”) effective as of the Effective Date (as defined below in Section 6.17), is made and entered into by and between the City of Whitewater, a Wisconsin municipal corporation (“City”), and Tanis Properties, LLC a Wisconsin limited liability company or its assigns (“Tanis”, each a “Party”, and City together with Tanis, the “Parties”).

RECITALS

WHEREAS, City owns fee simple title to certain real estate and related property located in Whitewater, Wisconsin as described herein;

WHEREAS, Tanis owns fee simple title to certain real estate and related property located in Whitewater, Wisconsin as described herein; and

WHEREAS, City and Tanis desire to and agree to exchange such real estate and related property in accordance with the terms and conditions hereinafter set forth.

WHEREAS, Tanis intends to acquire the City property for use as business condominiums that include a gravel parking lot.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual agreements and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Tanis hereby agree as follows:

ARTICLE I SIMULTANEOUS EXCHANGE OF PROPERTY

1.1 Simultaneous Exchange. Subject to the terms and conditions of this Agreement, City and Tanis agree to simultaneously exchange the parcels of real property and improvements thereon described as follows:

(a) “Property One” is the parcel of real property and improvements located in Walworth County, Wisconsin, which up to the Effective Date has been owned by City, the legal description of which is more fully set forth on the attached Exhibit A, and having a fair market value of \$220,000.

(b) “Property Two” is the parcel of real property and improvements located in Walworth County, Wisconsin, which up to the Effective Date has been owned by Tanis, the legal description of which is more fully set forth on the attached Exhibit B, having a fair market value of \$192,000 (which Property Two, together with Property One, are referred to herein as the “Properties”).

City shall be the grantor and Tanis shall be the grantee as to Property One, and Tanis shall be the grantor and City shall be the grantee as to Property Two.

1.2 Conveyance and Title. At the Closing (as defined in Section 3.1 hereof): (a) City shall convey by warranty deed, subject to the Permitted Exceptions identified and defined in Section 2.1 hereof, and Tanis shall accept good and marketable title to, Property One, free and clear of all liens, claims, encumbrances and defects whatsoever (except liens for current taxes and installments of special assessments not yet delinquent) in accordance with the terms of this Agreement; and (b) Tanis shall convey by warranty deed, subject to the Permitted Exceptions identified and defined in Section 2.1 hereof, and City shall accept good and marketable title to Property Two, free and clear of all liens, claims, encumbrances and defects whatsoever (except liens for current taxes and installments of special assessments not yet delinquent) in accordance with the terms of this Agreement.

ARTICLE II EXAMINATION OF TITLE; CONTINGENCIES

2.1 Examination of Title. City shall obtain and provide to Tanis for examination within fifteen (15) days after the Effective Date of this Agreement, an ALTA commitment for title insurance for each of the Properties issued by First American Title Insurance Company, National Commercial Services, Madison, Wisconsin (the "Title Company") committing said Title Company to insure title to the Properties by an owners' standard form ALTA policy in the amount of the full value of each of the Properties, showing all Uniform Commercial Code Financing Statements, liens, encumbrances and other matters of record, together with legible copies of all documents that appear as exceptions to title. Each Party shall have until ten (10) days prior to the Closing Date (as defined in Section 3.1) to deliver to the other Party written notice of any objections to the condition of title (the "Title Objection Letter"). If either of the Parties fails to deliver a Title Objection Letter ten (10) days prior to the Closing Date, then the Party failing to deliver a Title Objection Letter shall be deemed to have approved of the condition of title as shown by such commitment. Exceptions to title approved by the Parties hereunder shall be deemed to be "Permitted Exceptions."

If either of the Parties do not give timely notice to the other Party to waive any uncured defects of title, then the uncured defects shall become Permitted Exceptions. Notwithstanding anything to the contrary set forth herein, the Parties shall have an absolute obligation to satisfy or discharge any mortgages, money judgments or other liens disclosed in the commitment capable of discharge upon payment of an ascertainable amount. The costs and expenses of providing such title commitments, and of issuing the title policies pursuant to such commitments, shall be split equally between the Parties. After the Effective Date, the Parties shall not (without first obtaining the written consent of the other Party): (i) permit any additional liens or encumbrances to be recorded against the Properties, or (ii) enter into or modify any agreement with respect to the Properties. Each Party shall have the right to order a gap endorsement, which costs shall be split between the Parties. The Parties agree to execute any affidavit reasonably required by the title insurer to provide gap coverage and to remove any standard exceptions to title.

2.2 City's Contingencies. City's obligations under the Agreement are contingent upon the satisfaction or waiver by City, in the exercise of City's sole discretion of the contingencies described in this Agreement within ninety (90) days after the Effective Date (the "Due Diligence Period").

2.3 Access. At any time after the Effective Date, upon at least twenty-four (24) hours advance notice from each respective Party, the Parties and their agents shall have unlimited access to the Properties and may enter upon the Properties to make architectural and engineering studies, soil and environmental tests and surveys and any other studies, audits, tests, investigations, or analyses required by the Parties in their sole discretion (including the taking of samples). Upon completion of the conduct of the activities described above, the Parties shall restore the Properties to substantially the condition in which it existed prior to the conduct of such activities. The Parties shall reasonably cooperate with each of their respective and agents' inspection activities described above.

2.4 Acknowledgment. The Parties acknowledge that they will expend material sums of money in reliance on each other's obligations under this Agreement, in connection with negotiating and executing this Agreement, conducting the due diligence inspections contemplated by this Agreement and preparing for Closing, and that the Parties would not execute this Agreement without the availability of such due diligence inspections described herein. The Parties therefore agree that adequate consideration exists to support each of the Party's obligations under this Agreement, and the Parties each waive any and all rights to challenge the enforceability of this Agreement on the basis that any of the conditions or contingencies set forth herein are at the Parties' sole discretion or that any of the agreements contained herein are illusory.

ARTICLE III CLOSING

3.1 Closing Date. Except as otherwise set forth herein, the closing (the "Closing") of the simultaneous exchange of the Properties shall take place on or about 10:00 a.m., local time, on a date that is a Tuesday, Wednesday or Thursday selected by City that is within ten (10) days after the expiration of the Due Diligence Period (the "Closing Date"), at the Title Company's office by means of a remote closing, or at a mutually agreed location or locations and by means mutually agreed to by the parties. City shall have a one-time right to adjourn the Closing for a period of up to thirty (30) days from the Closing Date upon notice to Tanis, provided such notice is provided to Tanis on or before the Closing Date. Notwithstanding the foregoing, City may waive all remaining conditions precedent, and accelerate Closing by specifying a date for Closing, which date shall not be sooner than ten (10) days after the date of Tanis's receipt of such notice. The Parties mutually agree to dedicate sufficient time to accomplish the Closing on this date and said Closing Date shall be extended upon the mutual agreement of the parties.

3.2 Closing Documents. On or prior to the Closing Date, the Parties shall execute the following documents:

(a) City will execute and deliver to Tanis a Warranty Deed conveying Property One to Tanis subject only to the Permitted Exceptions (the "Property One Deed"), and Tanis will execute and deliver to City a Warranty Deed conveying Property Two to City subject only to the Permitted Exceptions (the "Property Two Deed", and together with Property One Deed, the "Deeds");

(b) Both Parties will execute any real estate transfer forms that may be required by state law in order to record the Deeds;

(c) Both Parties will execute and deliver a closing statement setting forth the fair market value of the properties being transferred and any adjustments there to as provided for in this Agreement;

(d) City will execute and deliver to Tanis a Non-Foreign Person Affidavit confirming that City is not a foreign person subject to certain federal withholding requirements in the form attached as Exhibit D;

(e) Tanis will execute and deliver to City a Non-Foreign Person Affidavit confirming that Tanis is not a foreign person subject to certain federal withholding requirements in the form attached as Exhibit D;

(f) The Parties shall execute and record an option agreement against Property One in a form substantially similar to Exhibit C obligating Tanis to construct commercial condominiums on Property One within five years of Closing and allowing the City to repurchase the Property if Tanis fails to do so.

(g) Both Parties will execute and deliver any other documents that are necessary to consummate the transaction contemplated by this Agreement, including such documents as are necessary to cause title to be conveyed to each Party in the form approved by the Parties pursuant to the terms of this Agreement.

3.3 Real Estate Taxes. City shall pay all real estate taxes for 2023 and prior years related to Property One. Real estate taxes levied for 2024 shall be prorated on a daily basis to the Closing Date based on the real estate taxes levied for the 2023 tax year, if available, and based on the real estate taxes levied for the 2022 tax year if the 2023 tax year levy for the year of the Closing is not available based on the square footage of Property One as compared to the square footage of the land value of the larger parcel of which it is part. The proration shall be calculated on the basis of the number days of the 2024 calendar year that have elapsed up to and including the Closing Date. Tanis shall pay all real estate taxes for 2023 and prior years for Property Two. Real estate taxes levied for 2024 shall be prorated on a daily basis to the Closing Date based on the real estate taxes levied for the 2023 tax year, if available, and based on the real estate taxes levied for the 2022 tax year if the 2023 tax year levy for the year of the Closing is not available based on the square footage of Property Two as compared to the square footage of the land value of the larger parcel of which it is a part. The proration shall be calculated on the basis of the number days of the 2024 calendar year that have elapsed up to and including the Closing Date.

3.4 Utilities. The Parties shall pay all utility charges at their respective Properties, if any, to the time of Closing.

3.5 Costs and Expenses. The Parties shall equally split the cost of providing title insurance (including a gap endorsement) and any recording fees related to satisfying any existing mortgages against Property One. The Parties shall also equally split the cost of providing title insurance (including a gap endorsement) any recording fees related to satisfying any existing mortgages against Property Two. The Parties will equally split the cost of the respective real estate transfer tax or similar fee, if any, required to transfer the Properties, the fees to record the Deed and any mortgage the Parties may grant, and any cost of the Title Company (as defined

above) to act as the closing agent. Each Party will be solely responsible for paying its respective attorney's fees.

3.6 Special and Area Assessments. Tanis shall pay all special and area assessments for work actually commenced, completed or levied prior to the date of Closing on Property Two. All special and area assessments against Property Two that are payable in annual installments, including installments falling due after Closing, shall be charged to Tanis, and shall be paid at Closing. If any installment is not payable at Closing because bonded or for any other cause, the amount thereof, including interest to be paid thereon at due date, shall be charged to the account of Tanis and credited to City.

3.7 Corrections. If any errors or omissions are made regarding adjustments and prorations, the parties shall make the appropriate corrections promptly upon the discovery thereof. If any estimations are made at the Closing regarding adjustments or prorations, the parties shall make the appropriate correction promptly when accurate information becomes available. Any corrected adjustment or proration shall be paid in cash to the party entitled to the adjustment. Notwithstanding anything to the contrary above, the right to adjustment in this Section 3.7 shall terminate twelve (12) months after the Closing, provided that if either party has delivered notice to the other of a valid adjustment prior to such twelve (12) month termination date, then such adjustment shall be made regardless of the expiration of such twelve (12) month period. The parties agree that the terms of this Section 3.7 shall survive the Closing.

ARTICLE IV REPRESENTATIONS AND WARRANTIES OF TANIS

In order to induce City to enter into this Agreement, Tanis makes the following representations and warranties set forth in this Article IV to City as of the Effective Date, each of which shall be deemed to be independently material with the intention that City shall rely upon the same and acknowledge that the same shall be true as of the Effective Date and shall survive the Closing of this transaction.

4.1 Organization; Authorization. Tanis is a limited liability company duly organized and validly existing under the laws of the State of Wisconsin. Tanis has all necessary power and authority to enter into and perform the transactions contemplated herein in accordance with the terms and conditions hereof. The execution and delivery of this Agreement, and the performance by Tanis of its obligations contained herein, have been duly authorized by all limited liability company actions.

4.2 Enforceability. This Agreement and all other agreements of Tanis contemplated hereby are, or upon the execution and delivery thereof will be, the valid and binding obligations of Tanis, enforceable against Tanis in accordance with their terms.

4.3 Good Title. Tanis has, and will have, as of the Closing Date, good and marketable title to Property Two. Property Two shall be, on the Closing Date, subject to no easements, security interests, defects of title, mortgages, pledges, leases, rights of way, liens or other encumbrances of any nature whatsoever excepting municipal and zoning ordinances approved by

City and general taxes for the year of Closing, excepting those specific matters accepted as Permitted Exceptions.

ARTICLE V
REPRESENTATIONS, WARRANTIES AND COVENANT OF CITY

In order to induce Tanis to enter into this Agreement, City makes the following representations, warranties and covenant set forth in this Article V to Tanis, each of which shall be deemed to be independently material with the intention that Tanis shall rely upon the same and acknowledge that the same shall be true on the Effective Date and shall survive the Closing of this transaction.

5.1 Organization; Authorization. City is a municipal corporation organized and validly existing under the laws of the State of Wisconsin. City has all necessary power and authority to enter into and perform the transactions contemplated herein in accordance with the terms and conditions hereof. The execution and delivery of this Agreement, and the performance by City of its obligations contained herein, have been duly authorized by all limited liability company actions.

5.2 Enforceability. This Agreement and all other agreements of City contemplated hereby are or, upon the execution thereof, will be the valid and binding obligations of City enforceable against City in accordance with their terms.

5.3 Good Title. City has, and will have, as of the Closing Date, good and marketable title to Property One. Property One shall be, on the Closing Date, subject to no easements, security interests, defects of title, mortgages, pledges, leases, rights of way, liens or other encumbrances of any nature whatsoever excepting municipal and zoning ordinances approved by City and general taxes for the year of Closing, excepting those specific matters accepted as Permitted Exceptions.

ARTICLE VI
MISCELLANEOUS

6.1 Brokers. The Parties represent and warrant that neither of the Parties have retained the services of any real estate broker or agent in connection with the purchase and sale under this Agreement, and each agrees to indemnify and hold the other harmless from and against any and all liability or damages, including costs and attorney's fees, resulting from any claim brought by any real estate broker or agent for any real estate commission or finder's fee due, or alleged to be due, as the result of the actions of such person.

6.2 City's Remedies. If Tanis fails to perform in accordance with the terms of this Agreement, and such failure continues for ten (10) days following City's written notice thereof to Tanis, City may, in addition to all remedies contained elsewhere in this Agreement, enforce specific performance of this Agreement to obtain a warranty deed to Property Two.

6.3 Tanis's Remedies. If City fails to perform in accordance with the terms of this Agreement, and such failure continues for ten (10) days following Tanis's written notice thereof to City, Tanis may, in addition to all remedies contained elsewhere in this Agreement, enforce specific performance of this Agreement to obtain a warranty deed to Property One.

6.4 Benefit and Assignment. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assignees, and beneficiaries in interest. Except as set forth herein, neither of the Parties may assign this Agreement to any third party without written notice to the other party.

6.5 Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin (regardless of such State's conflict of laws principles), and without reference to any rules of construction regarding the party responsible for the drafting hereof.

6.6 Expenses. Except as otherwise herein provided, all expenses incurred in connection with this Agreement or the transactions herein provided for shall be paid by the Party incurring such expenses and costs.

6.7 Notices. Any and all notices, demands, and communications provided for herein or made hereunder shall be given in writing and shall be deemed given to a party when sent by overnight courier, confirmed by receipt, and addressed to such party at the address designated below for such party (or to such other address for such party as such party may have substituted by notice pursuant to this Section):

- (a) If to City: City Clerk
312 W. Whitewater Street
Whitewater, WI 53190
- (b) If to Tanis: Jonathan Tanis
Tanis Properties LLC
P.O. Box 538
Whitewater, WI 53190

6.8 Counterparts. This Agreement may be executed simultaneously in two or more counterparts, including by electronic image (e.g., .pdf), emailed or by facsimile, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, provided that all such counterparts, in the aggregate, shall contain the signatures of all parties hereto. To the fullest extent permitted by law, this Agreement may be signed and transmitted electronically (such as by DocuSign or other digital signature) and each document signed electronically shall be treated as an original and shall have the same binding effect as an original signature on an original document.

6.9 Headings; Days. All section headings herein are inserted for convenience only and shall not modify or affect the construction or interpretation of any provision of this Agreement. Unless otherwise specified herein, references to days shall mean calendar days and any references to "business days" shall mean any days other than Saturday, Sunday or any days on which commercial banks in Wisconsin are obligated or permitted to close.

6.10 Amendment, Modification and Waiver. This Agreement may not be modified, amended or supplemented except by mutual written agreement of all the parties hereto. Any party may waive in writing any term or condition contained in this Agreement and intended to be for its

benefit; provided, however, that no waiver by any party, whether by conduct or otherwise, in any one or more instances, shall be deemed or construed as a further or continuing waiver of any such term or condition. Each amendment, modification, supplement or waiver shall be in writing signed by the party or the parties to be charged.

6.11 Entire Agreement. This Agreement represents the full and complete agreement of the parties with respect to the subject matter hereof and supersedes and replaces any prior understandings and agreements among the parties with respect to the subject matter hereof and no provision or document of any kind shall be included in or form a part of such agreement unless signed and delivered to the other party by the parties to be charged.

6.12 Severability. A determination that any provision of this Agreement is unenforceable or invalid shall not affect the enforceability or validity of any other provision hereof and any determination that the application of any provision of this Agreement to any person or circumstance is illegal or unenforceable shall not affect the enforceability or validity of such provision as it may apply to any other persons or circumstances.

6.13 Third-Party Beneficiaries. No third parties are intended to benefit from this Agreement, and no third-party beneficiary rights shall be implied from anything contained in this Agreement.

6.14 Time of the Essence. Time is of the essence with respect to all dates and deadlines contemplated by this Agreement.

6.15 Legal Representation. Each party hereto has been represented by legal counsel in connection with the negotiation of the transactions herein contemplated and the drafting and negotiation of this Agreement or has had the opportunity to have this Agreement reviewed by legal counsel and declined to do so. Accordingly, no provision of this Agreement shall be construed for or against or interpreted to the benefit or disadvantage of any party by reason of any party having or being deemed to have structured or drafted such provision.

6.16 Costs of Enforcement. If either of the Parties files suit to enforce the obligations of the other party under this Agreement, the prevailing party shall be entitled to recover the reasonable fees and expenses of its attorneys from the non-prevailing party.

6.17 Effective Date. The “Effective Date” of this Agreement, as used herein, shall be the calendar day when the last of the Parties sign this Agreement.

6.18 Condition Precedent. This Agreement is conditioned upon Tanis obtaining zoning approval from the City of Whitewater Planning and Architectural Review Commission for parking of outdoor vehicles and machinery on Property One. If Tanis does not obtain the necessary zoning approvals within 90 days of the date of the last signature of the Agreement, this Agreement shall be null and void and have no further effect.

(Signature Page Follows)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

CITY OF WHITEWATER

By _____
Patrick Singer, Council President

ATTEST:

By _____
Heather Boehm, City Clerk

STATE OF WISCONSIN

COUNTY OF WALWORTH

Personally came before me this _____ day of _____, _____, the above-named Patrick Singer, Council President, and Heather Boehm, City Clerk, of the City of Whitewater, to me known to be the persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by the City's authority.

Subscribed and sworn to before me
This _____ day of _____, _____.

Notary Public, State of Wisconsin
Print Name: _____
My Commission: _____

TANIS PROPERTIES, LLC:

By _____
Jonathan Tanis

STATE OF WISCONSIN

COUNTY OF WALWORTH

Personally came before me this _____ day of _____, _____ the above named Jonathan Tanis to me known to be the person who executed the foregoing instrument and acknowledged the same.

Subscribed and sworn to before me

This _____ day of _____, _____.

Notary Public, State of Wisconsin

Print Name: _____

My Commission: _____

EXHIBIT A

PROPERTY ONE LEGAL DESCRIPTION

Lot 3, Certified Survey Map No. 4442, recorded in the office of the Register of Deeds for Walworth County, Wisconsin on October 5, 2012, in Volume 29 of Certified Survey Maps, Pages 30-33, as Document Number 848249, in the City of Whitewater, Walworth County, Wisconsin.

Parcel Number: A444200003

DRAFT

EXHIBIT B

PROPERTY TWO LEGAL DESCRIPTION

Lots 1, 2, 3 of William Birge's Addition to the Village now City of Whitewater, Walworth County, Wisconsin and also a strip of land two feet wide, of even width throughout, off from and across the entire East side of Lot 4 of William Birge's Addition to the Village now City of Whitewater, Walworth County, Wisconsin.

EXCEPTING THEREFROM land conveyed in Award of Compensation recorded on 12/11/1978 in Vol. 224 on Page 837 as Document No. 41872.

FURTHER EXCEPTING THEREFROM land conveyed in Warranty Deed recorded on 04/25/2014 as Document No. 883809.

Parcel Number: BIRW 00001

DRAFT

EXHIBIT C

OPTION AGREEMENT

DRAFT

EXHIBIT D

CERTIFICATE OF NON-FOREIGN STATUS BY TRANSFEROR

1. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person.
2. In order to inform each transferee that withholding of tax is not required upon disposition of a U.S. real property interest by Tanis Properties, LLC (hereinafter referred to as the "Transferor"), the undersigned hereby certifies, and declares by means of this certificate, the following on behalf of the Transferor:
 - A. The Transferor is not a foreign non-resident alien for purposes of United States income taxation.
 - B. The Transferor's Federal Employer Identification Number is _____
 - C. The Transferor's address is _____.
3. The Transferor understands that this certificate may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained in this certificate may be punished by fine, imprisonment (or both).
4. The Transferor understands that each transferee is relying on this certificate in determining whether withholding is required, and each transferee may face liability if any statement in this certificate is false.
5. The Transferor hereby indemnifies each transferee, and agrees to hold each transferee harmless, from any liability or cost which such transferee may incur as a result of: (i) the Transferor's failure to pay any U.S. Federal income tax which the Transferor is required to pay under applicable U.S. law, or (ii) any false or misleading statement contained herein.

Under penalties of perjury, Transferor declares that Transferor has examined this certificate and to the best of his or her knowledge and belief it is true, correct and complete. If the Transferor is an entity, the undersigned further declares that he or she has authority to sign this document on behalf of the Transferor.

EXECUTED as of _____, 2024.

By: _____



IA444200004

IA444200002

ROW

D W 200005A

D W 200005A1

CSM 4442

IA444200003

LOT 3

IA444200003

CITY OF WHITEWATER
HOWARD RD
TOWN OF WHITEWATER

D W 200005B

WUP 00351

SOUTHERN

RAILROAD

WUP 00335

COMPANY

Legal Landscape

WALWORTH COUNTY, WISCONSIN



1:1,372

Grid North
Geoid North

Author:

Map Produced on: 10/11/2024

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



IA503200001

IA503200002

CSM 5032

IA503200002

LOT 2

1242

IA410100001

CSM 4101

IA410100001

LOT 1

1252

IA410100002

CSM 4101

IA410100002

LOT 2

1262

IA410100003

CSM 4101

IA410100003

LOT 3

1272

IA410100004

CSM 4101

IA410100004

LOT 4

1360

Item CS-31.

290

PRE-DEMOLITION INSPECTION: **ASBESTOS & LEAD-BASED PAINT**

City of Whitewater

Site:

116 E Main Street
Whitewater, WI 53190

Building:

Commercial (printing shop)

Inspection Date: October 29, 2024

Report Date: November 8, 2024

NorthStar No. 240-1327

Central Wisconsin

Item CS-31.

5.693.6112

Fox Cities

920.422.4888

Madison

608.827.6761

Sheboygan

920.422.4888

292

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

November 8, 2024

City of Whitewater
 c/o Bonnie Miller
 312 West Whitewater Street
 Whitewater, WI 53190

Project:	Pre-Demolition Inspection: Asbestos and Lead Paint
Site:	116 East Main Street Whitewater, WI 53190
Building:	Commercial (printing shop)
Site Date:	October 29, 2024
NorthStar No.	240-1327

NorthStar Environmental Testing, LLC (NorthStar) was contracted by Bonnie Miller on behalf of the City of Whitewater to complete an inspection for the presence of asbestos containing materials (ACM) and lead-based paint (LBP) prior to the demolition of the commercial building located in Whitewater, Wisconsin. The inspection was conducted by James Gower of NorthStar on October 29, 2024. Due to occupancy and limited access, a follow up inspection with destructive sampling will be necessary.

Assumed asbestos containing materials (electrical panels) were identified which will require abatement prior to demolition. Roofing materials are assumed to contain asbestos and require proper disposal or additional testing. No lead-based paint was found for surfaces tested. Please review the report in its entirety for more specific information.

Prepared by:
 NorthStar Environmental Testing, LLC.
 1320 Mendota Street, Suite 120
 Madison, WI 53714

Provided to:
 City of Whitewater
 c/o Bonnie Miller
 312 West Whitewater Street
 Whitewater, WI 53190

NorthStar Environmental Testing, LLC.



Dave Barrett
 Operations Manager
 AII-01397 / LRA-01397



James Gower
 Project Superintendent
 AII-268367 / LRA-268367

Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

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Asbestos • Lead Paint • Mold • Indoor Air Quality • Industrial Hygiene

November 8, 2024

City of Whitewater
312 West Whitewater Street
Whitewater, WI 53190

Project:	Pre-Demolition Inspection: Asbestos and Lead-Based Paint
Site Address:	116 East Main Street Whitewater, WI 53190
Survey Date:	October 29, 2024
NorthStar No.	240-1327

NorthStar Environmental Testing, LLC (NorthStar) was authorized by Bonnie Miller on behalf of the City of Whitewater to conduct a pre-demolition survey for the presence of accessible suspect asbestos containing materials (ACM) and lead-based paint (LBP) for the following site:

INSPECTION SUMMARY:

Site Address:	116 E Main Street Whitewater, WI 531906		
County:	Walworth		
Structure Type:	Commercial (former shop / apartment)		
Building Age:	1960's approx.		
Size:	2,000 sf		
Floors	1		
# of Structures:	1		
Inspector:	James Gower	Certification:	All-268367
Company Cert:	NorthStar Environmental Testing, LLC	Certification:	DHS-925800
Survey Date:	October 29, 2024		
Comments:	Primary building materials: concrete slab foundation, concrete block walls, and built-up / rubber roofing. The building was occupied at the time of inspection which limited accessibility & the inspector's ability to sample all required materials. Follow-up destructive sampling will be necessary.		

ASBESTOS SAMPLING SUMMARY:

Number of Samples:	33		
Number Analyzed:	28 (layers)	Point Count:	0
Asbestos Materials:	n/a		
Assumed ACM:	Roofing Materials & Electrical Panels		
Laboratory:	Eurofins CEI, Inc. NVLAP: 101768-0		
Analysis Date:	November 5, 2024 (reported)	Point Count:	n/a

The attached Asbestos Sample Material Log details additional sample analysis data.

ASBESTOS CONTAINING MATERIAL SUMMARY:

ACM that will require abatement prior to disturbance by demolition:

Material	Bldg Level	Building Area	Quantity (approx)	Category/Comment
¹ Electrical Panel Interior	1	Storage	2 sf (2 each)	Cat II Non-Friable Assumed ACM

¹ Electrical panels, boxes or components were not sampled due to potential electrical hazard. These components should be assumed ACM unless sampled to prove otherwise.

Non-Friable ACM that *may remain in place for mechanical demolition unless the attached materials (concrete, wood, metal, etc.) will be recycled, reused or crushed:

Material	Bldg Level	Building Area	Quantity (approx)	Category/Comment
² Roofing Materials	Roof	Roof: Throughout	2,400 sf 1,300 sf	Cat I Non-Friable Assumed ACM

² These non-friable ACM are not likely to become friable during the course of demolition but would interfere with concrete recycling or waste sorting and therefore abatement is recommended.

***Any ACM allowed to remain in place during demolition must remain non-friable throughout the demolition process and would require proper landfill disposal. Abatement is recommended for any non-friable ACM that may become friable due to the demolition process. The Wisconsin Department of Natural Resources (WDNR) can be consulted with any specific questions regarding these issues.**

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner and/or an abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes.

The following areas were inaccessible or excluded at the time of inspection and may contain additional quantities of suspect asbestos containing materials:

Inaccessible/Excluded Areas
The building was occupied, and the occupant's contents remained within the building at the time of inspection which may have limited accessibility. A follow-up inspection including additional destructive will be necessary. This will be especially important for the flooring materials.
The back-office portion of the building was inaccessible at the time of our inspection.
Concrete block wall cavities were not accessed and the presence of asbestos containing vermiculite insulation is possible.
Any additional suspect materials, if encountered, which differ from those tested should be assumed to contain asbestos and sampled if/when necessary.

LEAD-BASED PAINT (LBP) TESTING SUMMARY:

Testing Date:	October 29, 2024		
Contact:	Bonnie Miller (City of Whitewater) Phone: 920.817.4026		
Work Area:	Pre-Demolition		
Materials Tested Pre-Demolition:	Testing was limited to representative accessible cementitious surfaces (concrete, concrete block, brick, etc.) likely to be impacted by the planned demolition. Other areas or surfaces should be assumed to contain lead unless additional testing proves otherwise.		
LBP for Demolition Items:	No LBP was identified for surfaces tested.		
Comment:	For demolition and disposal, the State of Wisconsin defines lead-based paint as that which is equal to or greater than 1.0 mg/cm ² by XRF.		
Inspector:	James Gower	Certification #:	LRA-268367
Lead Company:	DHS-925800	Expiration Date:	08/01/2025
Testing Equipment:	Viken PB 200e, Serial Number: 1122		

LEAD-BASED PAINT TEST RESULTS: (Positive Results Only)

Testing for lead-based paint analyzes all layers of paint on a particular surface area simultaneously. The testing does not specifically identify which layer or color of paint contains lead. A positive testing location indicates that some layer of paint on that surface contains lead in paint equal to or in excess of 1.0 mg/cm².

Reading No	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm ²)
<i>No LBP was detected at or above 1.0 mg/cm² for the surfaces tested.</i>								

Please see attached “Lead-Based Paint XRF Testing Data” & site diagram for specific areas tested.

SURVEY LIMITATIONS:

Sample results, quantities and recommendations are for areas of the building that were accessible to us during the investigation. Additional assumed ACM or LBP that may have been located in spaces not accessible during our investigation, hidden from view, or not sampled at the client's request may require additional sampling prior to disturbance by renovation or demolition activity (see notes if applicable).

Areas that were inaccessible and not tested or inventoried during the investigation may have included: certain wall or ceiling cavities; electrical components/wiring; gasket material; fire door interiors; boiler, tank, and vessel interiors; equipment components and interiors; chimneys/flues/stacks; spaces requiring confined space entry procedures; structurally unsafe areas; isolated or inaccessible building areas; underground or buried components; and mechanical spaces or equipment that would require extensive demolition or dismantling to provide adequate access for material identification or sampling.

Roofing materials including built-up and membrane roofs, and associated flashings and coatings may have been assumed to be ACM (see applicable inspection notes).

Building materials or substrates that were exempt from sampling may have included metal, glass, wood, or fiberglass (exempt by WI DHS 159.04 (50)). Additional materials not accessible or not sampled during the survey may have included items such as miscellaneous caulks, sealants and construction adhesives that were not readily accessible to sample (may be located between layers of building components); concrete, concrete block, brick, stone, foam insulation, and carpet. These materials are typically non-friable in nature but may require further sampling to confirm or deny the presence of asbestos.

Additional suspect materials encountered during renovation or demolition activity that differs from materials sampled or described during this survey must be assumed to contain asbestos and be managed as ACM, abated or sampled to determine asbestos content prior to disturbance.

Material quantities are listed according to visible estimates at the time of the survey. It is recommended that all quantities be further verified by the building owner or abatement contractor prior to project design, bidding, budgeting and/or WDNR notification purposes. Material quantification was not performed for any sampled material found to be asbestos free or containing 1% or less asbestos.

ANALYTICAL DISCUSSION:

Bulk sample analysis for asbestos was performed by polarized light microscopy (PLM); method Bulk EPA 600. Samples showing a result of "None Detected" were found to contain no asbestos in any analyzed portion of the sample.

EPA defines an ACM as a material that contains asbestos unless the asbestos concentration is found to be 1% or less asbestos by PLM. Materials confirmed by a point count result of 1% or less asbestos may be treated as a non-ACM. The building owner or client should be aware that exposure to asbestos is still possible when disturbing materials with 1% or less asbestos (trace amount) present and that OSHA worker protection procedures may be necessary.

REGULATORY RECOMMENDATIONS: (ASBESTOS)

Wisconsin Department of Health Services (WI DHS); Wisconsin Department of Natural Resources (WDNR); Environmental Protection Agency (EPA); Occupational Safety & Health Administration (OSHA)

All friable ACM as well as non-friable ACM that would likely be made friable by intended demolition processes are required to be abated prior to disturbance.

Non-friable ACM (confirmed or assumed) remaining during demolition must be disposed of properly as demolition debris at an approved landfill (landfill requirements vary). Non-friable ACM typically require abatement prior to any material recycling procedure. For any building that will be subject to burning, all confirmed and assumed ACM must be removed. Materials containing any amount of asbestos including materials with 1% or less (trace amount), may still result in an exposure regulated by OSHA. Protective equipment or a negative exposure assessment for personal exposure may be required.

Abatement shall be performed by an abatement company utilizing trained and certified worker/supervisor and further licensed as an asbestos company by WI DHS, Asbestos Regulation 159.

Refer to WDNR 447 and WI DHS 159 for complete information on requirements for asbestos abatement and asbestos material disposal. Questions regarding asbestos abatement issues can be directed to the WDNR Asbestos Program Coordinator at (608) 266-7718. ***Important*** additional information on the proper management of asbestos, recycling concrete, the demolition process, and other materials that must be managed prior to demolition (light bulbs & ballasts, mercury & freon containing devices, etc.) can be found at:

- WI DHS <http://dhs.wisconsin.gov/asbestos/>
- WDNR <http://dnr.wi.gov/topic/Demo/Asbestos.html>
- WDNR <https://apps.dnr.wi.gov/doclink/waext/wa651.pdf>
- OSHA <https://www.osha.gov/laws-regs/regulations/standardnumber/1926/1926.1101>

REGULATORY RECOMMENDATIONS: (LEAD-BASED PAINT)

Wisconsin Department of Health Services (WI DHS); Wisconsin Department of Natural Resources (WDNR) Environmental Protection Agency (EPA); Occupational Safety & Health Administration (OSHA); Housing and Urban Development (HUD)

The EPA and HUD defines LBP as equal to or greater than 1.0 mg/cm² measured by X-ray fluorescence (XRF) analysis, or 0.5% (5000 ppm) measured by weight through laboratory analysis. The State of Wisconsin has adopted the same definition of lead-based paint (primarily for residential HUD applications and for building demolition/disposal).

For worker exposure applications, lead in any quantifiable amount, and disturbance of the material creating dust and/or fumes and subsequent potential worker exposure would be regulated by the OSHA Lead in Construction Standard (29 CFR 1926.62).

Building materials coated with LBP that would likely be impacted or disturbed by intended renovation processes require special handling prior to or during disturbance (controlled work area, wet methods, hepa assisted tools or vacuums, avoiding prohibited methods – see OSHA or WI DHS regulations). If LBP is removed from the underlying substrate resulting in accumulated lead waste, additional work practices, disposal methods or testing of the waste by TCLP method may be required.

Our non-destructive testing by XRF has been performed in an attempt to screen for areas with quantifiable lead above regulatory limits on painted substrates. The reportable limit of detection is essentially 1.0 mg/cm² by XRF analysis and therefore paint chip analysis would be recommended for a more accurate determination of lead in paint below this level or to rule out lead in any quantifiable amount.

REGULATORY RECOMMENDATIONS: (LEAD-BASED PAINT) continued:

The testing performed was limited in scope and does not constitute a full lead paint inspection. Testing for lead in paint was conducted to assist with planning in regard to lead-safe construction practices and/or disposal or recycling activities. A surface-by-surface visual assessment of painted components was conducted at the property to determine which surfaces to test. Renovation activity beyond the anticipated work scope specified at the time of our site visit may require additional testing prior to disturbance.

Inaccessible areas hidden from view or contained within or behind other building materials may contain additional areas of suspect LBP. Any additional surfaces not specifically identified should be assumed to contain LBP unless tested and proven otherwise.

The calibration of the XRF analyzer was verified before and after testing by taking three readings from a source known to contain 1.02 mg/cm² lead (NIST Standard Reference Material). The three positive calibration readings were followed by a sample on bare wood containing no LBP.

Concrete, brick, or stone coated with LBP require disposal in a WDNR approved landfill and may require additional Toxicity Characteristic Leaching Procedure (TCLP) testing to further evaluate the waste. Concrete, brick, or stone that is not coated with LBP may be considered clean for recycling purposes **if other requirements are met**. Please refer to the WDNR Publication WA 605, Concrete Recycling and Disposal Fact Sheet. This publication contains **important** information on the recycling process along with who to contact at the WDNR for additional clarification, information, and approval; and can be found at:

- <https://apps.dnr.wi.gov/doclink/waext/WA605.pdf>

Reuse of clean concrete is exempt under s. NR 500.08(2)(a), Wis. Adm. Code. Certain environmental performance, location and operational requirements apply. Please review these requirements [s. NR 504.04(3)(c) and s.NR 504.04(4)] before placing used concrete on the land. For more information about this disposal exemption, refer to a separate frequently asked question, *What is defined as "clean fill" that does not have to be taken to a landfill?*, on the DNR website at:

- <http://dnr.wi.gov/topic/Waste/SolidFAQ.html>

REMARKS:

The survey and subsequent report have been performed according to applicable regulations and generally accepted industry standards and practices in this locality under similar conditions. Information provided to us by the building owner/occupant, client or other interested party that may have been utilized in the performance and reporting of the survey was accepted in good faith and can only be assumed to be accurate. The findings and recommendations made are representative of our professional opinion based on currently available information; no other warranty is implied or intended.

Please contact us if you have any questions regarding the presented information or the project in general.

Sincerely,
NorthStar Environmental Testing, LLC.



Dave Barrett
Operations Manager



James Gower
Project Superintendent

City of Whitewater

116 E Main Street
Whitewater, WI 53190

October 29, 2024

ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Whitewater	NorthStar No.	240-1327
Location:	116 E Main Street Whitewater, WI 53190	Date Collected:	October 29, 2024
Work Area:	Pre-Demolition	Technician:	James Gower
Laboratory:	Eurofins CEI, Inc.	Date Analyzed:	November 4, 2024

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
1327-1	1	Restroom - Wall	Drywall	White	None Detected
1327-2	1	Restroom - Wall	Joint Compound	White	None Detected
1327-3	1	Restroom - Wall	Composite (Ony if Positive)	---	<i>Not Analyzed</i>
1327-4	1	Restroom - Ceiling	Drywall	White	None Detected
1327-5	1	Restroom - Ceiling	Joint Compound	White	None Detected
1327-6	1	Restroom - Ceiling	Composite (Ony if Positive)	---	<i>Not Analyzed</i>
1327-7	1	Reception – Wall	Drywall	White	None Detected
1327-8	1	Reception – Wall	Joint Compound	White	None Detected
1327-9	1	Reception – Wall	Composite (Ony if Positive)	---	<i>Not Analyzed</i>
1327-10	1	Reception – Wall	Drywall	White	None Detected
1327-11	1	Reception – Wall	Joint Compound	White	None Detected
1327-12	1	Reception – Wall	Composite (Ony if Positive)	---	<i>Not Analyzed</i>
1327-13	1	Reception – Ceiling	Plaster Skim Coat	White	None Detected
1327-14	1	Reception – Ceiling	Plaster Base Coat	Grey	None Detected
1327-15	1	Reception	Caulking. On Metal Window	White	None Detected
1327-16	1	Work Room - Floor	Woodgrain Plank Flooring	Brown	None Detected
1327-17	1	Hallway - Wall	Drywall	White	None Detected
1327-18	1	Hallway - Wall	Joint Compound	White	None Detected
1327-19	1	Hallway - Wall	Composite (Ony if Positive)	---	<i>Not Analyzed</i>
1327-20	1	Hallway - Wall	Plaster Skim Coat	White	None Detected

ASBESTOS MATERIAL SAMPLE LOG

Client:	City of Whitewater	NorthStar No.	240-1327
Location:	116 E Main Street Whitewater, WI 53190	Date Collected:	October 29, 2024
Work Area:	Pre-Demolition	Technician:	James Gower
Laboratory:	Eurofins CEI, Inc.	Date Analyzed:	November 4, 2024

Sample ID	Bldg. Level	Material Location	Material Sample	Description	Asbestos Content
1327-21	1	Hallway - Wall	Plaster Base Coat	Grey	None Detected
1327-22	1	Hallway – Ceiling	Spray-on Insulation, On Metal	Yellow	None Detected
1327-23	1	Storage Room - Floor	Mortar, On 1" Ceramic Tile	Grey	None Detected
1327-24	1	Storage Room - Floor	Adhesive, On 1" Ceramic Tile	Yellow	None Detected
1327-25	1	Storage Room - Wall	Plaster Skim Coat	White	None Detected
1327-26	1	Storage Room - Wall	Plaster Base Coat	Grey	None Detected
1327-27	1	Storage Room - Wall	Mortar, On Concrete Block	Grey	None Detected
1327-28	1	Storage Room	Caulking, On Metal Ductwork	Grey	None Detected
1327-29	Ext	Exterior: North	Mortar, On Concrete Block	Grey	None Detected
1327-30	Ext	Exterior: South	Stucco	Grey	None Detected
1327-31	Ext	Exterior: East	Stucco	Grey	None Detected
1327-32	Ext	Exterior: South	Caulking, On Metal Window	Grey	None Detected
1327-33	Ext	Exterior: South	Caulking, On Metal Door	Grey	None Detected

City of Whitewater

**116 E Main Street
Whitewater, WI 53190**

October 29, 2024

LEAD PAINT XRF TESTING DATA

Client:	City of Whitewater	NorthStar No.	240-1327
Location:	116 E Main Street Whitewater, WI 53190	Site Date:	October 29, 2024
Work Area:	Pre-Demolition	Inspector:	James Gower

Reading No.	Wall	Structure	Location	Member	Paint Condition	Substrate	Color	Lead (mg/cm ²)
Pre – Calibration								
1								1.1
2								1
3								1
4								0.2
Exterior 001 – Building								
5	A	Siding	U Ctr		Poor	Stucco	Grey	0
6	C	Siding	U Ctr		Poor	Concrete	Brown	0.1
7	D	Siding	U Ctr		Poor	Stucco	Grey	0.2
Interior Room 001 – Storage								
8	A	Wall	U Ctr		Poor	Concrete	White	0.2
9	B	Wall	U Ctr		Poor	Concrete	White	0.1
10	C	Wall	U Ctr		Poor	Concrete	White	0.1
11	D	Wall	U Ctr		Poor	Concrete	White	0.1
12	B	Floor			Poor	Concrete	Grey	0.3
Post – Calibration								
13								1
14								1
15								1
16								0.1

Abbreviations: U = Upper | L = Lower | Rgt = Right | Lft = Left | Ctr = Center | Bsmt = Basement

Note:

- Wall A (South) is the road/street side (E Main St) of the building. Walls B/C/D are determined clockwise from wall A.
- The State of Wisconsin defines lead-based paint as that which is equal to or greater than 1.0 mg/cm² by XRF. Paint chip analysis would be recommended for determination of lead in paint below this level or to rule out lead in any quantifiable amount (for OSHA related information).
- Readings with a negative value (i.e. -0.1) are equivalent to 0.0.
- The calibration of the XRF analyzer was verified before and after testing by taking three readings from a source known to contain 1.02 mg/cm² lead (NIST Standard Reference Material). The three positive calibration readings were followed by a sample on bare wood containing no lead-based paint.

NORTHSTAR ENVIRONMENTAL TESTING LLC
 1006 WESTERN AVE, MOSINEE, WI 54455-1530 | (715) 693-6112

is a

Certified Asbestos Company
DHS ID 925800

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: May 30, 2023
 Expiration Date: August 1, 2025

COPY



Miriam Hasan
 Miriam Hasan
 Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services
 1 W Wilson Street
 Madison, WI 53701
 608-261-6876 | dhasbestoslead@dhs.wisconsin.gov

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PLANNING YOUR DEMOLITION OR RENOVATION PROJECT:

A Guide to Hazard Evaluation, Recycling and Waste Disposal
(Formerly called Pre-Demolition Environmental Checklist)

INFORMATION ON IDENTIFYING, HANDLING AND PROPERLY DISPOSING OF HAZARDOUS MATERIALS

PLANNING YOUR PROJECT

1 Conduct a walk-through of the project building(s) and grounds to **identify items that contain harmful materials** and other site-related concerns.

2 **Identify and quantify harmful materials at your job site** with specialized inspectors or contractors, if necessary

3 **Notify the DNR** of demolition or renovation activities prior to starting any demolition or renovation work.

4 **Hire specialized consultants, contractors or transporters** to remove and properly manage harmful materials prior to starting your project.

5 **Request and file all receipts** for the disposal of harmful and non-harmful materials related to the project to avoid potential enforcement action.

Before beginning any demolition or renovation project, it is important to know about harmful materials that may be present on your project site.

This guide walks contractors and building owners through the steps to identify harmful materials commonly found at project sites and to handle and dispose of them safely. It also offers proper ways to manage recyclable and reusable materials and other wastes that are common in demolition and renovation projects.

The Resources section on the last page has links to websites with more information.

Note: This document is not intended as a substitute for reading the rules, regulations, and statues related to handling demolition and renovation debris. It is simply a guide to assist you in determining how they apply to your demolition or renovation project.

COMMON HARMFUL MATERIALS

Buildings can contain a number of harmful materials that may expose workers and the public to serious health risks and pollute the air, land and water if handled or disposed of in an unsafe way. Five of these harmful materials are common on project sites and need special care in identification and handling:

- ▶ Asbestos
- ▶ CFCs (chlorofluorocarbons) and halons
- ▶ Lead
- ▶ Mercury
- ▶ PCBs (polychlorinated biphenyls)

FIVE STEPS TO A SUCCESSFUL DEMOLITION OR RENOVATION PROJECT

1 STEP 1. Conduct a walk-through of the project building(s) and grounds to identify items that contain harmful materials and other site-related concerns.

Identifying hazardous materials before starting work on a project site protects worker health and safety, building occupants, and the financial viability of the project. Doing this up front can help you choose the appropriate inspectors, consultants and contractors and avoid costly change orders or project delays.

Before you begin any demolition or renovation project, thoroughly inspect and inventory the project site for the following items:

- **Appliances:** Appliances may contain CFCs, mercury or PCBs. Appliances that contain CFCs or PCBs must be processed by an appliance de-manufacturer registered with the DNR.
- **Building materials and fixtures that may contain asbestos:** All layers of materials, behind walls, ceiling spaces, etc., should be inspected and sampled unless they are assumed to contain asbestos. The following building components may contain asbestos, but this list is by no means all-inclusive:
 - **Caulking:** Used around windows, doors, corrugated roofing and other places where two materials are joined. PCBs have also been found in caulking materials. Schools and industrial buildings constructed or renovated between 1950 and 1979 are suspected to contain PCB-containing caulk.
 - **Ceilings:** Including acoustical tiles and adhesives, and the materials listed under "Interior and exterior walls" below. All ceiling layers and any spaces above the ceiling where drop ceilings are present should be checked. Insulation debris may also be lying on top of ceiling tiles.
 - **Electrical systems:** Insulators; spark arrestors and transite panels in electrical boxes; wiring insulation; ducts/conduits (transite pipe); and light fixtures.
 - **Flooring:** All sizes of vinyl floor tile, sheet flooring, and linoleum, and felt paper used under hardwood floors.
 - **HVAC systems:** Duct, pipe, and joint insulation because elbows/joints are often coated with

asbestos; fiberglass insulation on the straight runs; forced air dampers; wall, floor and chimney penetrations; lining and mortar; fire brick; fire-proofing materials such as transite sheets or heavy paper; boiler insulation; flexible fabric connectors; packing/gaskets and adhesives; paper backing; mastic/adhesives (floor tile, carpet, etc.); and grout and felt paper under hardwood floors.

- **Insulation in ceilings and walls:** Blown-in, spray-applied, and block.
- **Interior and exterior walls:** Wall plaster; joint compound; patches; transite wallboard and siding; fire doors; window putty/glazing/caulking; mortar; asphalt shingles/siding; felt under siding, stucco, textured paint, and other spray-applied materials. Paint containing asbestos is rare except in commercial applications, where it was usually applied as a very thick, often silver-colored coating or added to textured paints.
- **Miscellaneous:** Appliances with a heating element, especially older models; fire curtains and blankets; laboratory tabletops; fume hood linings; blackboards; and fire-resistant clothing like gloves, hoods, aprons, etc.
- **Plumbing:** Pipe wrap, pipe joints, transite counter tops in bathrooms, faucets, packing gaskets, and adhesives.
- **Roofing:** Asphalt shingles; tar-type coatings which are often around vents, chimneys, etc.; transite shingles; roofing felts that are often under a layer of other material; flashings; and mag-block type material found under other material. Check all roof areas and roofing layers.
- **Lighting fixtures/ballasts and bulbs/lamps:** Switches for lighting may use mercury relays. Look for any control associated with exterior or automated lighting systems, such as "silent" wall switches. Several types of light bulbs or lamps contain mercury and must be properly legitimately recycled or disposed of as hazardous waste. These include:
 - **Fluorescent lights:** Even the newer lamps with green-colored ends contain mercury.
 - **High intensity discharge:** metal halide, high pressure sodium, mercury vapor.
 - **Neon**
- **Meters and switches:** Mercury may be found in thermometers, barometers, thermostats, blood-pressure devices, and fluorescent and other types of light bulbs. Any equipment used for measurement of vacuum, pressure, fluid level, temperature, or flow rate could contain mercury. These devices are

most commonly associated with commercial and industrial equipment systems, including tanks, boilers, furnaces, heaters, electrical systems, water cleaning systems, and systems for the movement or pumping of gas (air) or liquids (water). In addition, mercury containing devices are also common in certain agricultural operations such as dairy, and may be present in older model consumer appliances and residential properties, especially larger multi-unit properties.

- **Oil:** Used oil in containers or tanks, hydraulic oils in machinery, electrical transformers and capacitors, and elevator shafts. These oils may contain PCBs and may need to be tested to determine if the oil can be recycled or must be properly disposed of.
- **Paint:** Residential and industrial paints may contain lead, solvents or asbestos. Some industrial paints may contain PCBs.

In addition to the items listed above, be aware of these other site-related concerns:

- **Abandoned wells:** Unused and improperly abandoned wells are a significant threat to groundwater quality. If not properly filled, abandoned wells can directly channel contaminated surface water into the groundwater. State law requires that all wells and drill holes be properly filled prior to any demolition or construction work on the property.
- **Batteries (non-lead-containing):** Batteries may be found in smoke detectors, emergency lighting systems, elevator control panels, exit signs, security systems and alarms. Batteries should be separated from other wastes and taken to a recycling facility or a business that accepts batteries for recycling.
- **Computers and other electronics:** Most electronics are banned from Wisconsin landfills and must be recycled. These can contain hazardous materials such as lead, cadmium, chromium, and mercury and, if not recycled, may be regulated as hazardous waste.
- **Exit signs:** Many self-luminous exit signs contain tritium, a radioactive material. All self-luminous exit signs must have a permanent label that identifies it as containing radioactive material. The label will also include the name of the manufacturer, the product model number, the serial number, and the quantity of tritium contained. It is illegal to abandon or dispose of these signs except by sending them to the manufacturer or to others licensed by the U.S. Nuclear Regulatory Commission.

► HAZARDOUS AND UNIVERSAL WASTES

Some wastes, such as used or unused solvents, sanitizers, paint wastes, chemical wastes, pharmaceuticals, gas cylinders, aerosol cans and pesticides, may be hazardous waste and regulated by the EPA and DNR. Hazardous wastes must be removed from a project site prior to demolition or renovation and be disposed of according to specific rules. Read the DNR publication "Is Your Waste Hazardous?" (WA-1152) at <http://dnr.wi.gov/files/pdf/pubs/wa/wa1152.pdf> to determine if a waste is hazardous. See *Handling and Disposal Choices* on page 7 for information on how to dispose of hazardous wastes on a project site.

Universal wastes are hazardous wastes that can be collected and transported with fewer regulations. Universal wastes include hazardous waste batteries, certain pesticides, mercury thermostats and other mercury-containing equipment and some lamps (light bulbs). In Wisconsin, antifreeze can also be managed as a universal waste if it is recycled. See chapter NR 673 of Wisconsin Administrative Code for more details on recycling and reusing universal waste.

- **Painted concrete:** Walls and foundations often contain painted concrete. With prior DNR approval, contractors can grind the concrete and use it on-site or nearby under a new building or road.
- **Smoke detectors:** The smoke detectors that contain a small amount of radioactive material will be labeled and should be returned to the manufacturer for disposal. Otherwise, smoke detectors may go in the trash.
- **Soil contamination:** A qualified environmental consultant can conduct environmental property assessments including identification of contaminated soil.
- **Spills:** In Wisconsin, all spills of hazardous substances that negatively affect or threaten to negatively affect public health, welfare or the

► REUSE AND RECYCLING OF MATERIALS

Many materials, fixtures and components can be donated or sold for reuse or recycled prior to demolition. As you inventory the project site for harmful materials, take note of materials that can be reused or recycled and remove them from the project site before demolition work begins.

- The Wisconsin Business Materials Exchange is a web service that facilitates the reuse of surplus or unwanted items or materials among businesses, institutions, and organizations. You can use this tool to post items that are available and request an item you may need.
- Consider holding an auction as a way to reuse building materials, fixtures and components once all the harmful materials have been removed.
- Clean brick, building stone, concrete and asphalt can be stockpiled for crushing and reusing in future building projects.
- Clean, untreated wood can be recycled or chipped for mulch or ground cover.
- Many items such as appliances, electronics, paper and cardboard, glass containers and vehicle items are banned from Wisconsin landfills and must be recycled. For a complete list of these items, go to dnr.wi.gov and search "what to recycle."
- The online Wisconsin Recycling Markets Directory contains a list of self-identifying businesses accepting recyclable materials. Make sure your chosen recycler meets local, state and federal regulatory requirements.
- Demolition debris may be taken to a construction and demolition recycling facility if all harmful materials, including all types of asbestos, are removed prior to demolition or renovation.

► OPEN BURNING

It is illegal to burn painted, treated or unclean wood, asphalt, plastics of any kind, oily substances, tires and other rubber products, garbage, recyclables, wet rubbish, and other materials. Demolition materials that cannot be burned include: roofing materials, all kinds of flooring materials, insulation, plywood and other composition board, electrical wiring, cabinetry and countertops, and plastic plumbing.

Burning of clean, unpainted and untreated wood is allowed with a DNR burning permit using DNR-approved methods. When burning this type of wood from demolition waste, you must separate out all of the illegal materials, including painted or treated wood, before any burning occurs. The DNR encourages chipping clean, untreated wood for mulch or ground cover.

If you do decide to burn clean, unpainted and untreated wood, it is your responsibility to know what restrictions apply in the area where you are burning. Remember, you must also follow local burning ordinances that may be more restrictive than state law. Contact your local fire department, town chairperson, or local municipal official for more information on local burning rules.

It is illegal to burn unwanted buildings in Wisconsin. The only exception is for a fire department training exercise. For more information on how to prepare a building for a fire department training exercise, contact the DNR asbestos program coordinator at (608) 266-3658.

environment *must* be immediately reported to the DNR via the Spills Hotline, 800-934-0003.

- **Tanks:** Chemical tanks (underground and aboveground) and septic tanks should be assessed, emptied and decommissioned.
- **Tires:** Tires should be reused or recycled. Your local landfill may collect them for recycling or you can check WisconsinRecyclingDirectory.com and search for “motor vehicle items” and then “tires.”

2 STEP 2. Identify and quantify harmful materials at your job site with specialized inspectors or contractors, if necessary

Asbestos and lead have specific requirements from the Department of Natural Resources and the Department of Health Services for their identification and testing on a project site. See the sections on asbestos and lead in this step for those requirements.

You can identify other harmful materials on a project site, such as CFCs and halons, mercury, and PCBs, by doing an inventory of the building systems and fixtures for the items listed here and in Step 1. You may need some testing to confirm the presence of these materials. The DNR recommends hiring an inspector or consultant who has sufficient experience identifying these materials and can collect samples, if necessary, that will help in identification.

If you have a large or complex project, it may make sense to hire a consultant to oversee the coordination of all waste identification and disposal activities.

► Asbestos

Health risks: Asbestos is a known human carcinogen that can cause serious health problems when disturbed and inhaled. Historically, asbestos was commonly used in industrial, commercial, and residential structures. Asbestos is still used today but to a lesser extent.

Location and/or materials: Asbestos is used in more than 3,000 building materials. Asbestos is commonly found in HVAC systems, electrical systems, interior and exterior walls, roofing materials, ceilings, plumbing, and flooring insulation. It is also found in appliances with a heating element, fire curtains and blankets, laboratory tabletops, fume hood lining, blackboards and fire resistant clothing. Refer to Step 1 for a detailed list of building materials and locations that may contain asbestos.

Identification and testing: The Department of Health Services requires licensed inspectors to identify asbestos. Inspectors can assume asbestos to be present, or they can identify it through testing. The DNR requires an asbestos inspection for certain projects and recommends it for others.

Required projects:

- Two or more contiguous single family homes
- Homes that are part of a larger demolition project
- Multi-family housing with five or more units
- Industrial, manufacturing or commercial buildings including bridges, farm buildings, and churches
- Any structure being prepped for a fire training exercise

Recommended projects:

- Single family homes
- Multi-family housing with 2–4 units

Inspection must be completed and asbestos materials must be removed before beginning any demolition or renovation activities.

► CFCs (chlorofluorocarbons) and halons

Health risks: CFCs and halons damage the earth’s protective ozone layer high in the atmosphere, allowing greater exposure to the sun’s dangerous ultraviolet rays. Some of the harmful effects of increased UV exposure include increased risk of skin cancer, eye cataracts, immune system deficiencies, and crop damage.

Location and/or materials: CFCs can be found in refrigerants in rooftop, room and central air conditioners, refrigerators, freezers, and chillers, dehumidifiers, heat pumps, water fountains and drinking coolers, walk-in coolers (refrigeration or cold storage areas), vending machines and food display cases. Halons are found in fire extinguishers and other fire control equipment.

► Lead

Health risks: Inhaling or swallowing lead dust can cause serious health effects, including kidney disease, neuropathy, infertility, heart and cardiovascular disease, stroke, memory problems, and Alzheimer’s disease.

Location and/or materials: Lead plumbing and lead-based paint are commonly found in many older buildings. Lead may be found in paint on woodwork and metal equipment, leaded glass, lead window-sash weights, lead flashing molds, roof vents, lead pipes and solder. Lead is found in both indoor and outdoor applications. Lead is also found in lead-acid batteries associated with older lighting, exit signs, and security systems.

Identification and testing: The Department of Health Services requires licensed inspectors and risk assessors to identify lead paint. When building surfaces or components are being renovated in any residential and child-occupied buildings built before 1978 (such as private homes, rental units, day care centers, and schools), lead paint must be assumed to be present or identified through testing.

Lead paint sampling is recommended on commercial and industrial projects. The US discontinued manufacturing lead paint for residential use by 1978, but lead is still used in specialty paints in commercial and industrial applications. Most buildings have multiple layers of paint, and all layers should be considered.

► Mercury

Health risks: Liquid mercury evaporates slowly at room temperature and gives off harmful vapors that are invisible and odorless. Breathing these vapors causes the most harm to people, but mercury can also be harmful when it comes in contact with broken skin or when it is swallowed. Women and children are most at risk from mercury poisoning, which can cause brain and nerve damage, resulting in impaired coordination, blurred vision, tremors, irritability and memory loss. Mercury poisoning also causes birth defects.

Location and/or materials: Mercury may be found in thermometers, barometers, thermostats, dental offices, blood-pressure devices, and fluorescent and other types of light bulbs. Any equipment used for measurement of pressure, fluid level, temperature, or flow rate could contain mercury. These devices are most commonly associated with commercial and industrial equipment systems, including tanks, boilers, furnaces, heaters, electrical systems, water cleaning systems, and systems for the movement or pumping of gas (air) or liquid (water). In addition, mercury containing devices are common in certain agricultural operations such as dairy, and may be present in older model consumer appliances, vehicle light switches and residential properties, especially larger multi-unit

properties. Dental offices use mercury-containing amalgam that may be found in sink drain traps. Mercury can also be found as part of older wastewater treatment plant trickling filters.

► PCBs (polychlorinated biphenyls)

Health risks: PCBs may cause cancer in humans and can disrupt hormone and nervous system function. PCBs are persistent in the environment and stay in animals' and humans' systems. PCBs are a source of contamination in fish and have caused fish consumption advisories for humans.

Location and/or materials: PCBs can be found in electrical oils (e.g. transformers and capacitors in appliances) electronic equipment, heat transfer equipment, hydraulic fluids, light ballasts, industrial paints, specialty paints (e.g. swimming pools) and caulking materials. Sumps, oil traps and concrete flooring in facilities that used or manufactured PCBs may be contaminated with PCBs as well. Electrical devices manufactured prior to 1978 should be assumed to contain PCBs.

Identification and testing: You may be able to determine PCB concentrations in electrical equipment oil using identification labels, documents from the manufacturer indicating the PCB concentration at the time of manufacture, or service records showing the PCB concentration measured when the equipment was serviced. If a manufactured date and PCB content label are not found on a transformer or capacitor, the oil should be tested to determine the PCB content prior to dismantling and disposal. Oil-filled electrical equipment labeled "No PCBs" may still contain PCBs, but at a concentration lower than what the EPA regulates. The oils in this equipment should still be tested to see if they contain PCBs and then handled appropriately.

Testing of specialty paint, epoxies and caulks in buildings built or renovated between 1950 and 1979 is recommended. High levels of PCBs are being found in these materials across the country. Once testing is complete, boldly label all surfaces and items that were found to contain PCBs so they are handled appropriately during renovation or demolition.

3 STEP 3. Notify the DNR of demolition or renovation activities prior to starting any demolition or renovation work.

Notification to the DNR is required for all demolition projects meeting any of these categories:

- Two or more contiguous single-family homes
- Homes that are part of a larger demolition project
- Multi-family housing with five or more units
- Industrial, manufacturing or commercial buildings including bridges, farm buildings, and churches
- Any structure being prepped for a fire training exercise

DNR notification is also required for renovation projects meeting any of these criteria, if asbestos removal is involved.

For demolition projects

All demolition projects meeting the previously listed criteria require DNR notification 10 working days before the project work begins.

For renovation projects involving asbestos

All renovation projects meeting the previously listed criteria that involve asbestos require DNR notification 10 working days before the project begins.

Note: While plans to demolish or renovate a single-family home do NOT require DNR notification, it is recommended you take the precautionary steps outlined in this publication.

► HANDLING AND DISPOSAL CHOICES

You have a few options for handling and disposing of lead, mercury, PCBs and other wastes from your project site that qualify as hazardous waste. Identifying these options prior to beginning the project can help you schedule transportation and disposal and maintain the overall project schedule.

- **Hire a waste management contractor** to pick up and dispose of hazardous wastes. This takes the guess work out of handling these types of wastes. Contractors have properly trained personnel that will determine appropriate packaging, shipping and vehicle licensing and have established relationships with disposal facilities.

Other choices provide you with reduced regulation and may change depending on the amount of hazardous waste generated in a month. As a contractor, you may manage hazardous wastes you generate at temporary job sites only according to the following options. For more details on these options, see the DNR publication "Pilot Project for Management of Contractor Generated Hazardous Waste" (WA-654) at <http://dnr.wi.gov/files/pdf/pubs/wa/wa654.pdf>.

- **Hire a licensed hazardous waste transporter** to transport the hazardous waste to a licensed or permitted hazardous waste treatment, storage and disposal facility. In this case, you must follow the applicable generator requirements in chapters NR 660-679 of Wisconsin Administrative Code.
- **Leave containerized hazardous waste for the site owner to properly manage.** In this case, the site owner must follow the applicable generator requirements in chapters NR 660-679 of Wisconsin Administrative Code. If you choose this option, be sure to include this in your contract with the site owner.
- **Transport the containerized hazardous waste yourself** directly from the temporary job site to a Household and Very Small Quantity Generator (VSQG) Hazardous Waste Collection Facility. This includes county or municipal Clean Sweep locations. If the total quantity of hazardous waste generated by your company in one month is less than 220 lbs. (about half of a 55-gallon drum), you would be a VSQG and your hazardous waste may be taken to a Clean Sweep location for handling and disposal. Contact your local Clean Sweep coordinator for information on possible fees, accepted materials, and other details.
- **Transport the containerized hazardous waste yourself to your central business location.** This option is currently available under a pilot project. Waste handled in this manner is subject to the pilot project conditions. See the publication referenced above for more information.

STEP 4. Hire specialized consultants, contractors or transporters to remove and properly manage harmful materials prior to starting your project.

Hiring the right consultant, contractor or transporter is important to ensure safe handling practices and disposal options. This section will help you determine who to hire. Links to lists of licensed consultants, contractors and transporters are on the last page under Resources.

► Asbestos

Handling practices: Asbestos professionals trained and certified by DHS are required to perform asbestos removal in most multi-unit residential and all commercial, industrial, manufacturing and government buildings. Most types of asbestos-containing materials must be removed from the building prior to demolition or renovation.

Disposal: The asbestos removal contractor is responsible for disposing of the asbestos materials at a licensed landfill approved to accept asbestos waste. Not all landfills accept asbestos materials, so contractors should call the landfill to find out what materials are accepted and the hours of operation.

In some situations, non-friable asbestos materials (materials that are resistant to crushing), such as floor tile and roofing, may remain in place during the demolition activities. When this is done, the debris must be taken to a municipal or construction and demolition landfill. Debris containing non-friable asbestos materials may not be taken to a construction and demolition recycling facility.

► CFCs (chlorofluorocarbons) and halons

Handling practices: Keep units that contain refrigerants in place for a certified transporter to remove them. Moving them may cause an accidental release of refrigerants. Certified transporters include waste haulers, community recycling programs, and appliance salvage businesses. State law requires that anyone transporting salvaged refrigeration units must certify to the DNR that they will transport items in a way that prevents refrigerant releases. Technicians who remove refrigerants from units must be registered with the DNR and use approved equipment.

Check both portable and installed fire suppression systems for labels indicating halons. Trained technicians are also needed to remove halons. Contact local fire suppression equipment companies or the Halon Recovery Corporation for more information. Do not discharge halon fire extinguishers; intentionally releasing these substances is prohibited under federal regulations.

Disposal: Once the refrigerants are recovered, the unit may be taken to a metal scrap recycling facility. If you send halon-containing equipment offsite for disposal, it must be sent to a manufacturer, fire equipment dealer or recycler operating in accordance with National Fire Protection Association standards.

► Lead

Handling practices: DHS-certified lead-safe contractors are required for any renovations, repairs, painting or other paint-disturbing services on or in the regulated buildings that contain lead paint. These contractors must use lead-safe practices at these properties.

State law prohibits the sale or transfer of any fixture or other object that contains lead-bearing paint if children would have ready access to the fixture or object in its new location.

Disposal: Dispose of in a landfill any painted wood or building components that contain lead paint. Do not burn or chip wood that contains lead paint or use it for landscaping.

Lead paint waste, such as lead paint chips or lead paint removed from commercial or industrial buildings, must be tested to determine if it is a hazardous waste for disposal purposes.

See *Handling and Disposal Choices on page 7 for handling and disposal options.*

► Mercury

Handling practices: You may collect intact mercury-containing devices and bring them back to your primary business location or bring them directly to an off-site mercury recovery facility. Do not remove mercury ampoules or free liquids from the device. Store devices in a covered plastic container to prevent them from breaking. Label the container to assist proper handling and disposal.

If any mercury is spilled or released during handling, report the spill immediately by calling the DNR 24-hour Spills Hotline: (800) 934-0003. Mercury spreads quickly, and even a small spill can cause big cleanup costs in a short period of time.

Disposal: Trained professionals and specific equipment are needed for safe removal of mercury from ampoules and devices. Mercury must be transported by a licensed hazardous waste transporter to a mercury facility to be recycled or reclaimed.

See *Handling and Disposal Choices* on page 7 for handling and disposal options.

► PCBs (polychlorinated biphenyls)

Handling practices: The EPA recommends that caulk containing PCBs be removed during planned renovations and repairs (when replacing windows, doors, roofs, ventilation, etc.). It is important to ensure that PCBs are not released into the air during renovation or repair of affected buildings.

Oils with PCB content greater than 50 ppm are prohibited from being mixed with other materials to reduce the PCB content.

Disposal: PCBs must be transported either by your company, a licensed hazardous waste transporter or a full-service contractor. PCBs and PCB-containing wastes must be taken to a licensed disposal facility or directly to a licensed incineration facility. Arrangements for accepting PCBs must be made with these facilities ahead of time.

See *Handling and Disposal Choices* on page 7 for handling and disposal options.

5 STEP 5. Request and file all receipts for the disposal of harmful and non-harmful materials related to the project to avoid potential enforcement action.

As materials are removed from the project site, ask your contractors for disposal receipts to document the disposal or recycling of your wastes. This is an important step in protecting your company. If materials are illegally dumped, the DNR will investigate to determine where the materials came from. Part of the investigation process would be to identify projects in the area that may have been the source of the illegally dumped materials. Receipts show that your project wastes were disposed of appropriately and protect you from liability issues and fines and/or forfeitures.

► DEMOLITION AND RENOVATION WASTE

Disposal options for demolition and renovation wastes depend on the type of waste and, in some cases, the amount generated. Solid wastes such as trash, painted wood, and fiberglass insulation can be disposed of at solid waste transfer stations and landfills, including construction and demolition landfills.

If demolition wastes are going to a construction and demolition landfill, all non-building components, such as books, furniture and trash must be removed before you begin demolition (note that most of these non-building components can be reused or recycled). Non-building components may stay in the building if the demolition waste is going to a municipal solid waste landfill. Check with local landfills prior to demolition to determine how to manage your wastes.

Demolition debris may be taken to a construction and demolition recycling facility if all asbestos materials and other harmful materials have been removed prior to demolition or renovation.

To find a list of these facilities licensed in Wisconsin, go to dnr.wi.gov and search "licensed waste haulers and facilities."

Once the harmful materials have been removed from the project site and the notification to DNR is submitted with the appropriate dates of demolition, demolition may begin. This includes first removing materials for reuse or recycling. If all harmful materials, including all types of asbestos, have been removed from the building or structure before demolition, the resulting debris may be taken to a construction and demolition recycling facility.

RESOURCES

Asbestos

- DNR asbestos program requirements: dnr.wi.gov, search "asbestos"
- DHS Wisconsin Asbestos Program: www.dhs.wi.gov/asbestos/
- DHS-certified asbestos companies: at the link above, look for "certified company" in the left-hand margin

Brownfields

- DNR brownfields redevelopment: dnr.wi.gov, search "brownfield"

CFCs and halons

- DNR refrigerant recovery program: dnr.wi.gov, search "refrigerants"

Demolition debris, waste, transporters, landfills and other licensed facilities

- DNR demolition, construction & renovation information: dnr.wi.gov, search "demolition"
- DNR waste and materials management: dnr.wi.gov, search "waste"
- DNR list of licensed haulers and facilities: dnr.wi.gov, search "licensed waste haulers and facilities"
- Contact the DNR: 608-266-2111 or DNRWasteMaterials@wisconsin.gov

Hazardous and universal wastes

- DNR hazardous waste information: dnr.wi.gov, search "hazardous waste"
- "Is Your Waste Hazardous?" (DNR publication WA-1152): <http://dnr.wi.gov/files/pdf/pubs/wa/wa1152.pdf>
- Handling and disposal of hazardous wastes – "Pilot Project for Management of Contractor Generated Hazardous Waste" (DNR publication WA-654): <http://dnr.wi.gov/files/pdf/pubs/wa/wa654.pdf>.
- Wisconsin Administrative Code chapter NR 673 – Universal Waste Management Standards: http://docs.legis.wisconsin.gov/code/admin_code/nr/600/673/

Lead

- DHS Lead-Safe Wisconsin: www.dhs.wi.gov/lead/
- DHS-certified lead companies: at the link above, look for "certified company" in the left-hand margin
- DNR Application for Low Hazard Waste Exemption for Reuse of Concrete Coated with Lead-Bearing Paint – Form 4400-274 (R 2/12) <http://dnr.wi.gov/files/pdf/forms/4400/4400-274.pdf>

Mercury

- EPA information on mercury: www.epa.gov/hg/consumer.htm

PCBs

- EPA information on PCBs: www.epa.gov/wastes/hazard/tsd/pcbs/
- Wisconsin Administrative Code chapter NR 157 – Management of PCBs and Products containing PCBs: docs.legis.wisconsin.gov/code/admin_code/nr/100/157/

Reuse & recycling

- DNR recycling program: dnr.wi.gov, search "recycling"
- WasteCapDIRECT – a centralized, online directory of construction and demolition recycling processors, haulers and end markets: www.wastecap.org
- Wisconsin Recycling Markets Directory: www.wisconsinrecyclingdirectory.com

Storage tanks

- Department of Safety and Professional Services storage tank database: <http://dsps.wi.gov/online-services/storage-tanks>

Wisconsin Administrative Code

- Wisconsin Legislative Documents: <http://docs.legis.wisconsin.gov>

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This publication is available in alternative format (large print, Braille, audio tape, etc.) upon request. Please call (608) 266-2111 for more information.



SUMMARY

Strand Associates, Inc.[®] (Strand) was hired by the City of Whitewater (City) to conduct a Phase 1 Environmental Site Assessment (ESA) in conformance with American Society for Testing and Materials (ASTM) Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process. This report summarizes the findings of a Phase 1 ESA completed for the subject site. The subject site consists of four parcels located northwest of the intersection of East Main Street and North Jefferson Street in Whitewater, Walworth County, Wisconsin. The objective of this assessment is to determine the presence or absence of Recognized Environmental Conditions (RECs), as defined in ASTM 1527-13. There are no exceptions or deletions from the ASTM Practice E1527-13.

DESCRIPTION OF PROJECT

This Phase 1 ESA evaluates the subject site, which consists of four parcels located with the boundaries of East Main Street (south), North Jefferson Street (east), North Street (north) and Whitewater Creek (west). The site acreage (according to tax records) totals 1.05 acres. Based on the Walworth County geographic information system (GIS) and the Land Information Interactive Map, the following list provides parcel numbers, property owners, and addresses for the four parcels.

1. Parcel No./BIRW 00001 (Tanis Properties LLC) at 116 East Main Street
2. Parcel No./BIRW 00002 (Roderick and Mary Dalee) at 104 East Main Street
3. Parcel No./BIRW 00003A (Roderick and Mary Dalee) at 126 North Jefferson Street
4. Parcel No./BIRW 00003 (Amerika Wells and Caleb Murray) at 136 North Jefferson Street

The subject site and surrounding area are shown on the Project Overview Map in Figure 2.01-1 and a Preliminary Concept Plan is provided in Appendix B. The proposed redevelopment will provide approximately 1.05 acres of retail or mixed use, parking, and stormwater bioretention. Appendix B also contains site photographs and tax record maps applicable to the subject site.

DATA GAPS

There are no data gaps.

FINDINGS AND OBSERVATIONS

This assessment has revealed evidence of RECs at and adjacent to the subject site. The ASTM definition of REC is “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

CONCLUSIONS AND RECOMMENDATIONS

RECs were identified and additional investigation at the subject site is recommended.

Report for City of Whitewater, Wisconsin

Phase 2 Investigation Report Jefferson Street Redevelopment Site



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5/31/2023

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May 2023



Strand Associates, Inc.® (Strand) prepared the May 2023 Phase 1 Environmental Site Assessment (ESA) Report for the Jefferson Street Redevelopment Site. The subject site is in the City of Whitewater, Wisconsin (City) and consists of four parcels located northwest of the intersection of East Main Street and North Jefferson Street. The site boundaries include East Main Street (south), North Jefferson Street (east), North Street (north), and Whitewater Creek (west). The Phase 1 ESA identified several properties with recognized environmental conditions (REC), including documented on- and off-site contamination that has the potential to impact construction. Phase 2 environmental investigation was recommended at three sites with RECs. This report summarizes the Phase 2 investigation results. A Project Overview Map showing the properties with RECs is provided in Appendix A.

PHASE 2 INVESTIGATION OBJECTIVE

A Phase 2 environmental investigation was completed to better understand whether the subject site has been impacted by releases of contamination, and whether special management of wastes might be required during construction of the Jefferson Street Redevelopment Site,

The objective of the Phase 2 investigation was to collect soil and groundwater (analytical data) from the subject site where excavation is proposed near sites with RECs. Specifically, the objectives were to quantify volatile organic compounds (VOC) and metals in soil and groundwater samples at the subject site.

SOIL SAMPLING

There were seven soil borings completed with direct push sampling methods on May 1, 2023. Appendix A includes a Site Map showing the Preliminary Concept Plan and the locations of the seven soil borings completed for this Phase 2 investigation.

A. Borings B1, B2, B3, and B4

B1 through B4 were located east, south, west, and north (respectively) of the building at 116 East Main Street, formerly Frawley Oil (Map ID 1). The building is now occupied by "Whitewater Wrap and Ship." This is a closed leaking underground storage tank (LUST) site. Soil borings were advanced to 16 feet, and soil samples were collected continuously. Soils were logged, sampled, and screened at 2-foot intervals with a photoionization detector (PID). Samples with the highest PID screening levels were retained for laboratory analysis. The soil borings exhibited no elevated PID readings, and two soil samples from each boring were submitted for analysis for VOCs and lead. A temporary groundwater monitoring well was also installed to 15 feet at each boring. The groundwater depth was approximately 10 to 11 feet belowground surface (BGS), and water samples from each boring were submitted for analysis for VOCs and lead.

B. Borings B5 and B6

These two borings were located west of the building at 126 North Jefferson Street, former Culligan Soft Water (Map ID 3). The Culligan Soft Water building is currently vacant and consists of an office and residential area and loading and receiving dock. The building's frontage is directly adjacent the

sidewalk on the west side of North Jefferson Street. The site is listed on the department of Agriculture Trade and Consumer Protection (DATCP) Tank Registry database as previously having a 500-gallon, gasoline, underground storage tank. The tank is listed as removed in 1997.

Two areas of the Culligan Water site were selected for evaluation. This included an exterior, concrete brine tank located on the west side of the building and the area directly north of the brine tank where the owner indicated the UST was located. The owner indicated the brine tank was used during Culligan Soft Water operations. It is believed the tank may have contained salt and was used to recharge, clean, or regenerate equipment serviced by the Culligan Soft Water business. Soil boring B5 was advanced to 10 feet within the brine tank. The brine tank contained apparent gravel backfill and a solid concrete bottom that could not be penetrated by the sampling probe. Boring B6 was advanced to 16 feet at the reported former UST location. Soil samples were collected, logged, and field screened, as previously described for borings B1 through B4. The borings exhibited no elevated PID readings. Soil from B5 at 2 to 4 feet was analyzed for metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver [8 Resource Conservation and Recovery Act (RCRA) Metals]). Samples from B6 were collected at 4 to 6 feet and 10 to 12 feet for analysis for VOCs and lead. Water was encountered at approximately 5 feet in the brine tank, and a water sample was not collected because it would not represent groundwater conditions. At boring B6, groundwater was encountered at approximately 13 feet, and a temporary monitoring well was installed and sampled. The water sample was submitted for analysis for VOCs and lead.

C. Boring B7

A commercial dairy and food processing business operated to the south and west of the Soft Water site. That business, Hawthorn Melody Farms Dairy, ceased operations near 2000 and had various buildings constructed and razed through the years. Boring B7 was located approximately 550 to 600 feet west of the sidewalk at the Culligan Soft Water building. This boring was located at the interior area of the proposed Jefferson Street Redevelopment Site at the estimated location of the central portion of the former Hawthorn Melody Farm Dairy. The property owner at this boring location also owns the former Culligan Soft Water site. Commercial uses justified the soil boring and groundwater sampling at this location. Parking with a potential bioretention basin is proposed in this area. Boring B7 was advanced to 16 feet for soil and groundwater evaluation. Soil samples were collected, logged, and field screened, as previously described. Soils at B7 exhibited no elevated PID readings, and two soil samples were selected for analysis for VOCs and 8 RCRA metals. A temporary groundwater monitoring well was also installed to 16 feet, and the groundwater depth was approximately 10 to 11 feet BGS. A water sample was collected and submitted for analysis for VOCs and 8 RCRA metals.

SOIL AND GROUNDWATER OBSERVATIONS

Soil boring logs are provided in Appendix B. The logs show the soils and fill material encountered, the PID readings recorded, and the observed depth to groundwater at each boring. No significant PID readings were recorded. Groundwater was observed generally at the depth of approximately 10 to 11 feet. Soil borings B2 and B7 appeared to contain native dense clay subsoils below 6- to 8-foot depths. Boring B5 was within the commercial 20- by 10-foot brine tank containing topsoil, gravel, and mixed subsoil material. Soil borings B1, B2, B3, B4, and B6 contained mixed fills and

backfills and gravels in the upper 6 to 8 feet of the soil profile and sand and silty sands at deeper depths. Both native and fill sand was observed in these borings.

The subject site contains existing and razed building sites. More than three-quarters of the borings contained gravel and other incidental fill typical of commercial or razed sites. Boring B3 contained clay-tile/brick/foundation-fills in the 2- to 8-foot depth and a small, platy/compressed black material was encountered in the probe core within the 6- to 8-foot depth. Boring B4 also appeared to encounter a concrete foundation or fill at the 2- to 4-foot depth. Boring B7 appeared to contain buried topsoil in the 2- to 6-foot depth. Depths greater than 8 feet tended to contain dense native clay, firm silts, and some seams of sand to depths of termination (16 feet).

ANALYTICAL RESULTS

Soil and groundwater analytical results are provided in Appendix C. The results are summarized in tables and the laboratory report is provided following the tables.

A. Soils

No VOCs were detected in the soil samples analyzed. Arsenic was detected at boring B7 in both samples analyzed from the boring (4 to 6 feet and 6 to 8 feet) at concentrations that are greater than Natural Resources (NR) 720 direct contact residual contaminant level (RCL) standard for an industrial site. However, the concentrations (9.6 and 10.8 milligrams per kilogram [mg/kg]) are very near the background threshold value (BTV) for arsenic (8.3 mg/kg).

B. Groundwater

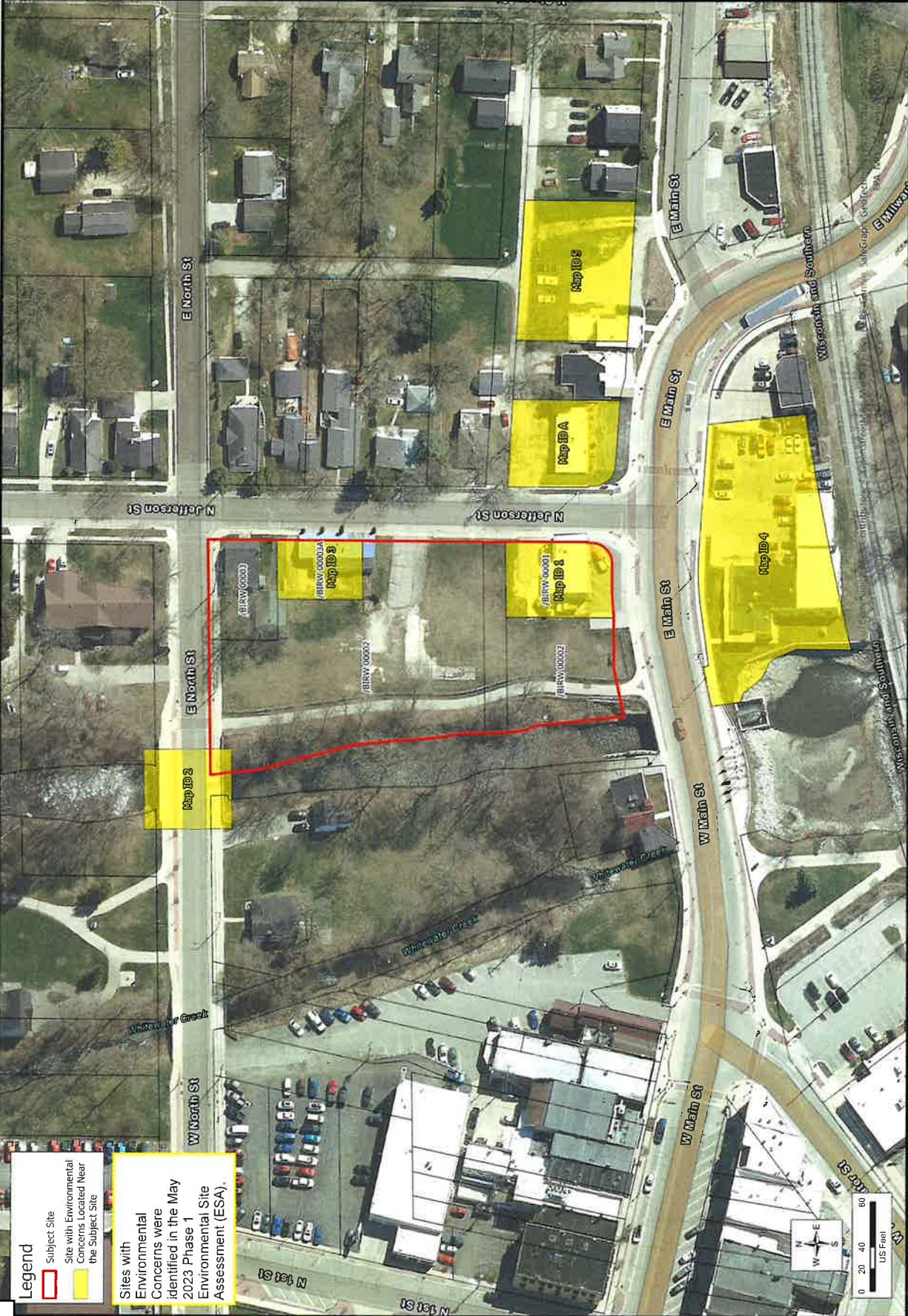
No VOCs were detected in the groundwater samples analyzed. The groundwater sample from Boring B3 contained lead at a concentration of 1.7 micrograms per liter (ug/L), exceeding the NR Preventive Limit (1.5 ug/L). The groundwater sample from boring B7 contained arsenic at a concentration of 2.1 micrograms per liter (ug/L), exceeding the NR 140 Preventive Action Limit (1.0 ug/L).

CONCLUSIONS AND RECOMMENDATIONS

Because analytical results exceeded the state soil and groundwater standards, results should be reported to the Wisconsin Department of Natural Resources (WDNR). Soil excavated from the area of B7, where arsenic exceeded the industrial site direct contact RCL, should be kept on-site and covered with pavement or clean soils. It appears unlikely the WDNR will require additional action at the site given the low concentrations of arsenic that are only slightly higher than the state's BTV.

**APPENDIX A
PROJECT OVERVIEW MAP**

**JEFFERSON STREET REDEVELOPMENT
PROJECT OVERVIEW**
E. MAIN STREET TO E. NORTH STREET
WHITTEWATER, WISCONSIN

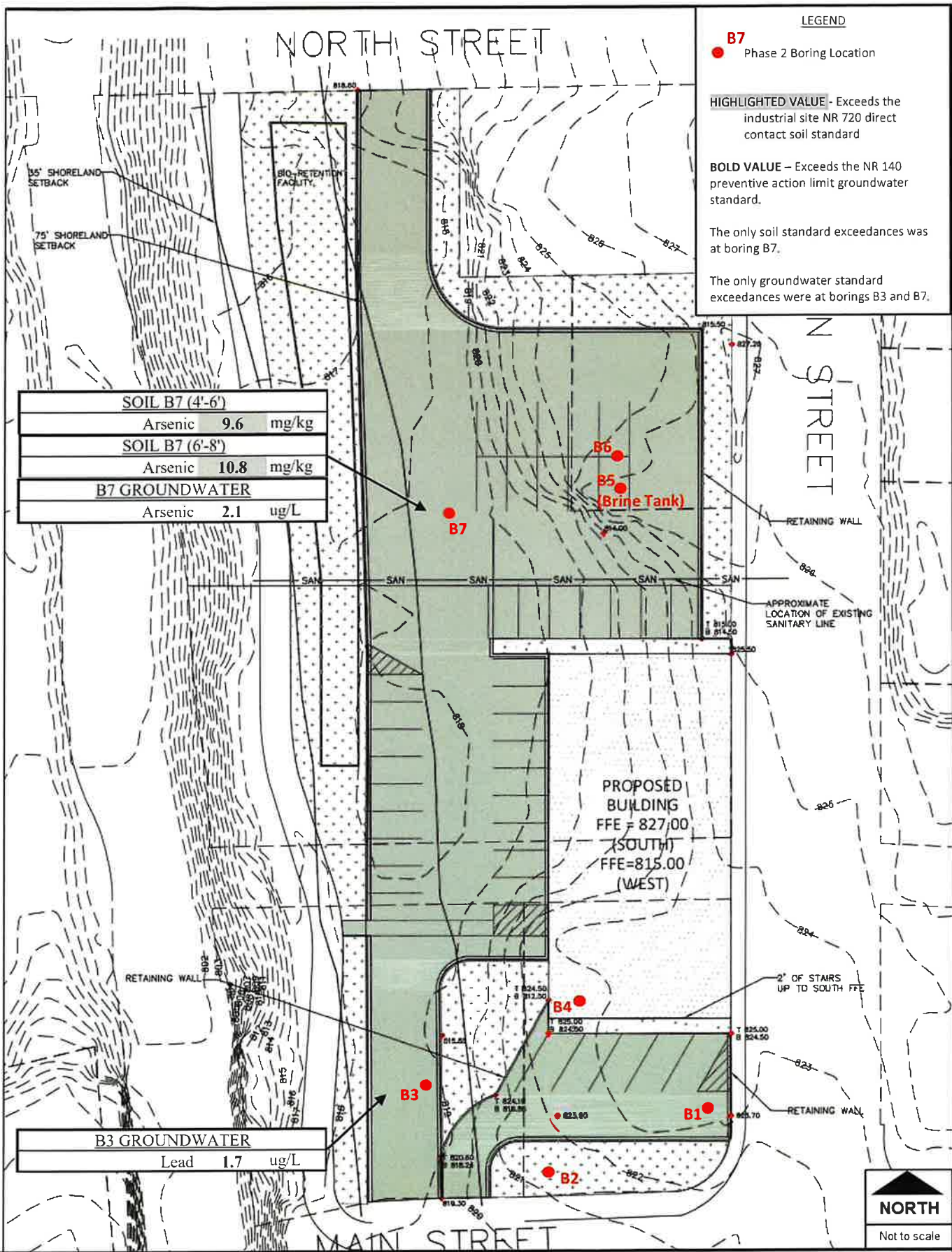


Legend

- Subject Site
- Site with Environmental Concerns Located Near the Subject Site

Sites with Environmental Concerns were identified in the May 2023 Phase 1 Environmental Site Assessment (ESA)

Scale: 1" = 40' Date: 5/12/2023



LEGEND

B7
● Phase 2 Boring Location

HIGHLIGHTED VALUE - Exceeds the industrial site NR 720 direct contact soil standard

BOLD VALUE - Exceeds the NR 140 preventive action limit groundwater standard.

The only soil standard exceedances was at boring B7.

The only groundwater standard exceedances were at borings B3 and B7.

SOIL B7 (4'-6')		
Arsenic	9.6	mg/kg
SOIL B7 (6'-8')		
Arsenic	10.8	mg/kg
B7 GROUNDWATER		
Arsenic	2.1	ug/L

B3 GROUNDWATER		
Lead	1.7	ug/L

PROPOSED BUILDING
FFE = 827.00 (SOUTH)
FFE = 815.00 (WEST)



SITE MAP (JEFFERSON STREET REDEVELOPMENT SITE - PROJECT CONCEPT MAP WITH BORING LOCATIONS AND SAMPLING EXCEEDANCES)

**APPENDIX B
SOIL BORINGS LOG**

Route To: Watershed/Wastewater Waste Management
Remediation/Revelpment Other

Facility/Project Name <i>Jefferson St. Redevelopment</i>		License/Permit/Monitoring Number		Boring Number <i>B1</i>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <i>Eric</i> Last Name: <i>Plante</i> Firm: <i>Probe Technologies</i>		Date Drilling Started <i>05/01/2023</i> m m d d y y y y	Date Drilling Completed <i>05/01/2023</i> m m d d y y y y	Drilling Method <i>Direct Push</i>	
WI Unique Well No.	DNR Well ID No.	Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter <i>2.25</i> inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>		State Plane <input type="checkbox"/> N <input type="checkbox"/> E		Local Grid Location <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
<i>NE 1/4 of SE 1/4 of Section 4, T 4 N, R 15E</i>		Lat <i>0</i> ' "		Long <i>0</i> ' "	
Facility ID	County <i>Walworth</i>	County Code <i>64</i>	Civil Town/City or Village <i>Whitewater</i>		

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (Below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
1				0'-2' Asphalt, gravel + topsoil.				0.1							
2				2-4 Moist fine SAND				0.2							
3			5	4-6' Dry, brown silty SAND + gravel				0.1							
4				6-8' Dry Lt. Brown SAND, slight odor				0.1							
5			10	8-10' Dry/moist SAND w/ 25% gravel				0.1							
6				10-12' Wet Brn SAND				0.1							
7			15	12-14 Wet SAND				0.0							
			20	Water level in Temp well/Drilling rx 10.5'											

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature *Joan R. McCarthy* Firm *STRAND ASSOCIATES, INC.*

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Route To: Watershed/Wastewater Waste Management
Remediation/Revelopment Other

Page 1 of 1

Facility/Project Name <u>Jefferson St. Redevelopment</u>		License/Permit/Monitoring Number		Boring Number <u>B2</u>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <u>Eric</u> Last Name: <u>Plante</u> Firm: <u>Probe Technologies</u>		Date Drilling Started <u>05/01/2023</u> m m d d y y y y	Date Drilling Completed <u>05/01/2023</u> m m d d y y y y	Drilling Method <u>Direct Push</u>	
WI Unique Well No.	DNR Well ID No.	Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter <u>2.25</u> inches
Local Grid Origin <input type="checkbox"/> (estimated) or Boring Location <input type="checkbox"/>		State Plane <u>N</u> <input type="checkbox"/> <u>E</u> <input type="checkbox"/>		Local Grid Location <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
<u>NE</u> 1/4 of <u>SE</u> 1/4 of Section <u>4</u> , T <u>4</u> N, R <u>15E</u>		Lat <u>0</u> ' "	Long <u>0</u> ' "		
Facility ID	County <u>Walworth</u>	County Code <u>64</u>	Civil Town/City/Village <u>Whitewater</u>		

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/ Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
<u>1</u>				<u>0-2' Asphalt, silt/concrete</u>											
<u>2</u>				<u>2-4' Dry, fill SAND</u>											
			<u>5</u>	<u>5-6' gravel</u>											
<u>3</u>				<u>4-8' Six inches, dry fine SAND then CLAY, SANDY CLAY</u>											
			<u>10</u>												
<u>4</u>				<u>8 to Moist to wet at 10.5'</u>											
				<u>14 SILTY CLAY LOAM (SCL)</u>											
<u>5</u>			<u>15</u>	<u>14-16 wet, SCL</u>											
			<u>20</u>	<u>End at 16'</u>											
				<u>Wet/Saturated at 10.5'</u>											

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature John R. McCall Firm STRAND ASSOCIATES INC

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Route To: Watershed/Wastewater Waste Management
 Remediation/Revelopment Other

Page 1 of 1

Facility/Project Name <u>Jefferson St. Redevelopment</u>		License/Permit/Monitoring Number		Boring Number <u>B3</u>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <u>Eric</u> Last Name: <u>Plante</u> Firm: <u>Probe Technologies</u>		Date Drilling Started <u>05/01/2023</u> m m d d y y y y	Date Drilling Completed <u>05/01/2023</u> m m d d y y y y	Drilling Method <u>Direct Push</u>	
WI Unique Well No.	DNR Well ID No.	Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter <u>2.25</u> inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/> State Plane <u>N</u> , <u>E</u>		Local Grid Location Lat <u>0</u> , <u>0</u> Long <u>0</u> , <u>0</u>		<input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
NE 1/4 of SE 1/4 of Section <u>4</u> , T <u>4</u> N, R <u>15</u> E		Facility ID			
County <u>Walworth</u>		County Code <u>64</u>	Civil Town/City/Village <u>Whitewater</u>		

Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					ROD/Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
1				0-6" Topsoil, Crand 25%				1.2							
2				0.5-2 Foundation/Fill											
3				2-4 Fill w/ SAND/FILL											
4			5	6-6' Potential Bricks & Foundation Fill & 1/8" small piece black platy material & FILL				0.2							
5			10	8-10 Silty SAND & Silty CLAY				0.2							
6			15	11-12 WET, grey to tan SILT											Saturated at 11-12 BES
7			20	17-15 Gray, WET SILT 16 EB3 at 16 medium Reddish SAND				1.0							

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature John R. McK... Firm STRAND ASSOCIATES, INC

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Route To: Watershed/Wastewater Waste Management
Remediation/Revelopment Other

Page 1 of 1

Facility/Project Name <u>Jefferson St. Redevelopment</u>		License/Permit/Monitoring Number		Boring Number <u>B4</u>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <u>Eric</u> Last Name: <u>Plante</u> Firm: <u>Probe Technologies</u>		Date Drilling Started <u>05/01/2023</u> m m d d y y y y		Date Drilling Completed <u>05/01/2023</u> m m d d y y y y	
WI Unique Well No.		DNR Well ID No.		Well Name	
Final Static Water Level Feet MSL		Surface Elevation Feet MSL		Borehole Diameter <u>2.25</u> inches	
Local Grid Origin <input type="checkbox"/> (estimated) or Boring Location <input type="checkbox"/>		State Plane <u>N</u> , <u>E</u>		Local Grid Location <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
<u>NE 1/4 of SE 1/4 of Section 4, T 4 N, R 15 E</u>		Lat <u>0</u> ' "		Long <u>0</u> ' "	
Facility ID		County <u>Walworth</u>		County Code <u>64</u>	
		Civil Town/City/Village <u>Whitewater</u>			

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/Comments
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200	
1				0-1.5' Topsoil, mixed fill										
2				2-4' Fill, SAND, mixed										
3			-5	4-6' Dry, SAND, medium										
4			-6	~4-5' encountered foundation of concrete										
			-10	6-12' Dry to moist										
			-12	medium SAND										
5			-12	12-14' Wet Silty SAND										
6			-15	14-15' Wet, gray SAND gravel 15%										
			-20	*Water at 11.5'										

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: [Signature] Firm: STRAND ASSOCIATES, INC.

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Route To: Watershed/Wastewater Waste Management
 Remediation/Revelopment Other

Page 1 of 1

Facility/Project Name <u>Jefferson St. Redevelopment</u>		License/Permit/Monitoring Number		Boring Number <u>B5</u>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <u>Eric</u> Last Name: <u>Plante</u> Firm: <u>Probe Technologies</u>		Date Drilling Started <u>05/01/2023</u> m m d d y y y y	Date Drilling Completed <u>05/01/2023</u> m m d d y y y y	Drilling Method <u>Direct Push</u>	
WI Unique Well No.	DNR Well ID No.	Well Name		Final Static Water Level Feet MSL	Surface Elevation Feet MSL
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>		State Plane <u>N</u> , <u>E</u>		Local Grid Location <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
<u>NE 1/4 of SE 1/4 of Section 4 . T 4 N, R 15E</u>		Long <u>0</u> ' "		Feet <u>0</u> Feet <u>0</u>	
Facility ID	County <u>Walworth</u>	County Code <u>64</u>	Civil Town/City/Village <u>Whitewater</u>		

Sample Number and Type	Length Int. & Recovered (in)	Blow Counts	Depth in Feet (below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					ROD/Comments
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200	
1				0-0.75' Topsoil and crushed gravel 25%				0.0						
2			5	2-4' Crushed gravel				0.0						
3				4-6' Crushed gravel and saturated w/5"				0.0						
			10	6-8' Brown fine SAND										
4				8-10' 4"-6" of pea gravel over Angular backfill Refused at 10 feet				0.0						
			15	Saturated w/in Brn Tank at 5'										
			20	* Barz was in gravel filled brick tank										

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature [Signature] Firm STRAND ASSOCIATES, INC.

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Route To: Watershed/Wastewater Waste Management
Remediation/Revelpment Other

Page 1 of 1

Facility/Project Name <u>Jefferson St. Redevelopment</u>		License/Permit/Monitoring Number	Boring Number <u>B6</u>
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <u>Eric</u> Last Name: <u>Plante</u> Firm: <u>Probe Technologies</u>		Date Drilling Started <u>05/01/2023</u> m m d d y y y y	Date Drilling Completed <u>05/01/2023</u> m m d d y y y y
WI Unique Well No.	DNR Well ID No.	Well Name	Drilling Method <u>Direct Push</u>
		Final Static Water Level Feet MSL	Surface Elevation Feet MSL
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>		Local Grid Location	
State Plane <u>N</u> , <u>E</u>		Lat <u>0</u> ' "	
<u>NE</u> 1/4 of <u>SE</u> 1/4 of Section <u>4</u> , T <u>4</u> N, R <u>15E</u>		Long <u>0</u> ' "	
Facility ID		County <u>Walworth</u>	County Code <u>6-4</u>
		Civil Town/City/Village <u>Whitewater</u>	

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					P 200	RQD/ Comments
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index			
1				0'-1' Topsoil, Crushed Stone				0.4							
2				1'-2.5' Crushed gravel				0.2							
3			5	2.5'-4' Dry SCL fill											
4				4'-6' Start of SAND				0.6							
5				6'-8' Lite, dry SAND				0.2							
6			10	8'-10' Lite Tan to Brn Dry Silt + SAND				0.3							
7			15	10'-12' Dry to moist, fine SAND				0.3							
8			20	12'-14' Moist, fine SAND				0.3							
				14'-16' wet, fine SAND				0.4							
				Wet/water at 13 feet (elevated area)											

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature Jean R. McCaffrey Firm STRAND ASSOCIATES, INC

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Route To: Watershed/Wastewater Waste Management
Remediation/Revelopment Other

Page 1 of 1

Facility/Project Name <u>Jefferson St. Redevelopment</u>		License/Permit/Monitoring Number		Boring Number <u>B7</u>	
Boring Drilled By: Name of crew chief (first, last) and Firm First Name: <u>Eric</u> Last Name: <u>Plante</u> Firm: <u>Probe Technologies</u>		Date Drilling Started <u>05/01/2023</u> m m d d y y y y	Date Drilling Completed <u>05/01/2023</u> m m d d y y y y	Drilling Method <u>Direct Push</u>	
WI Unique Well No.	DNR Well ID No.	Well Name	Final Static Water Level Feet MSL	Surface Elevation Feet MSL	Borehole Diameter <u>2.25</u> inches
Local Grid Origin <input type="checkbox"/> (estimated: <input type="checkbox"/>) or Boring Location <input type="checkbox"/>		State Plane N <input type="checkbox"/> E <input type="checkbox"/>		Local Grid Location	
NE 1/4 of SE 1/4 of Section <u>4</u> , T <u>4</u> N, R <u>15E</u>		Lat <u>0</u> ' "		Feet <input type="checkbox"/> N <input type="checkbox"/> E <input type="checkbox"/> S <input type="checkbox"/> W	
Facility ID		County <u>Walworth</u>	County Code <u>64</u>	Civil Town/City/Village <u>Whitewater</u>	

Sample Number and Type	Length Att. & Recovered (in)	Blow Counts	Depth in Feet (Below ground surface)	Soil/Rock Description And Geologic Origin For Each Major Unit	USCS	Graphic Log	Well Diagram	PID/FID	Soil Properties					RQD/Comments	
									Compressive Strength	Moisture Content	Liquid Limit	Plasticity Index	P 200		
1				0-2' Topsoil, CLAY fill				0.4							
2				2-4' SAND fill, Dry grading to buried level				0.5							
3			5	4-8' Silt, dense CLAY some silt, dry				0.6							
4			10	8-10' CLAY, dense moist				0.5							Water at 10.5'
5				10-12' SILT, some streaking, wet at 10.5				0.1							
6			15	12-14' one-foot SAND then SILT				0.0							
7			20	14-16' Saturated, grey SILT				0.1							

I hereby certify that the information on this form is true and correct to the best of my knowledge.

Signature: [Signature] Firm: STRAND Associates

This form is authorized by Chapters 281, 283, 289, 292, 293, 295, and 299, Wis. Stats. Completion of this form is mandatory. Failure to file this form may result in forfeiture of between \$10 and \$25,000, or imprisonment for up to one year, depending on the program and conduct involved. Personally identifiable information on this form is not intended to be used for any other purpose. NOTE: See instructions for more information, including where the completed form should be sent.

**APPENDIX C
ANALYTICAL RESULTS**

Soil Results Jefferson Street, Whitewater, WI		NR 720 Direct Contact RCLs (non- industrial/industrial)	NR 720 RCLs for Protection of Ground Water	Boring Number and Sample Depth Samples Collected May 1, 2023													
				B1 2'-4'	B1 8'-10'	B2 4'-6'	B2 8'-10'	B3 2'-4'	B3 8'-10'	B4 2'-4'	B4 8'-10'	B5 2'-4' Brine Tank	B6 4'-6'	B6 10'-12'	B7 4'-6'	B7 6'-8'	
VOCs, detected (ug/kg)				ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
None Detected																	
Metals (mg/kg)																	
Arsenic	0.677/3 (BTV is 8.3)	0.584 (BTV is 8.3)															
Barium	15,300/100,000	164.8															
Cadmium	71.1/985	0.752															
Total Chromium	—/—	360,000															
Lead	400/800	27															
Selenium	391/5,840	0.52															
Silver	391/5,840	0.8491															
Mercury	3.13/3.13	0.208															

Notes:

- Not analyzed or no standard.
- Italicized Exceeds the NR720 protection of groundwater standard and BTV.
- Bold Value** Exceeds the NR720 direct contact standard for a non-industrial site and BTV.
- Highlighted Value** Exceeds the NR720 direct contact standard for an industrial site and BTV.
- BTV Background Threshold Value.
- RCL Residual contaminant level.
- ND Not Detected above lab analysis thresholds.

- J Result is less than the reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value
 - B Compound was found in the blank and sample
 - H Sample was prepped or analyzed beyond the specified holding time
- Refer to the laboratory report for other qualifiers not shown on this table

Groundwater Results Jefferson Street, Whitewater, WI	NR 140 Enforcement Standard/Preventive Action Limit (ES/PAL)	Boring Number					
		Samples Collected May 1, 2023					
		B1	B2	B3	B4	B6	B7
VOCs, detected (ug/L)							
None Detected		ND	ND	ND	ND	ND	ND
Metals (ug/L)							
Arsenic	10/1	--	--	--	--	--	2.10
Barium	2,000/400	--	--	--	--	--	71.00
Cadmium	5/0.5	--	--	--	--	--	<0.26
Total Chromium	100/10	--	--	--	--	--	<1.9
Lead	15/1.5	<1.4	<1.4	1.7	< 1.4	< 1.4	< 1.4
Selenium	50/10	--	--	--	--	--	<7.0
Silver	50/10	--	--	--	--	--	<1.9
Mercury	2/0.2	--	--	--	--	--	<0.02

Notes:

-- Not analyzed or no standard.

Bold Value Exceeds the NR140 Preventive Action Limit.

Highlighted Value Exceeds the NR140 Enforcement Standard.

ND None detected.



ANALYTICAL REPORT

STRAND ASSOCIATES
LUKE HELLERMAN
910 W WINGRA DR
MADISON, WI 53715

Project Name: WHITEWATER (JEFFERSON ST REDEVELOPMENT)
Project Phase:
Contract # 2418
Project #: SAL 1407-134
Folder #: 177339
Purchase Order #:

Page 1 of 64
Arrival Temperature: See COC
Report Date: 5/16/2023
Date Received: 5/9/2023
Reprint Date: 5/16/2023

CT LAB Sample#: 1322351	Sample Description: B1 (H2O)	Sampled: 5/1/2023 10:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Metals Results										
Dissolved Lead	<1.4	ug/L	1.4	4.7				5/8/2023 20:00	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2				5/11/2023 14:56	DGS	EPA 8260C
1,1,1-Trichloroethane	<0.38	ug/L	0.38	1.3				5/11/2023 14:56	DGS	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2				5/11/2023 14:56	DGS	EPA 8260C
1,1,2-Trichloroethane	<0.27	ug/L	0.27	1.0				5/11/2023 14:56	DGS	EPA 8260C
1,1-Dichloroethane	<0.28	ug/L	0.28	1.0				5/11/2023 14:56	DGS	EPA 8260C
1,1-Dichloroethene	<0.49	ug/L	0.49	1.7				5/11/2023 14:56	DGS	EPA 8260C
1,1-Dichloropropane	<0.41	ug/L	0.41	1.4				5/11/2023 14:56	DGS	EPA 8260C
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5				5/11/2023 14:56	DGS	EPA 8260C
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2				5/11/2023 14:56	DGS	EPA 8260C
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7				5/11/2023 14:56	DGS	EPA 8260C
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2				5/11/2023 14:56	DGS	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7				5/11/2023 14:56	DGS	EPA 8260C
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1				5/11/2023 14:56	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



STRAND ASSOCIATES
Project Name: WHITEWATER (JEFFERSON ST REDEVELOPMENT)
Contract # 2418
Project #: SAL 1407-134
Folder #: 177339
Project Phase:

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CT LAB Sample#: 1322351	Sample Description: B1 (H2O)	Sampled: 5/1/2023 10:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2-Dichlorobenzene	<0.38	ug/L	0.38	1.2				5/11/2023 14:56	DGS	EPA 8260C
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3				5/11/2023 14:56	DGS	EPA 8260C
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3				5/11/2023 14:56	DGS	EPA 8260C
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0				5/11/2023 14:56	DGS	EPA 8260C
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0				5/11/2023 14:56	DGS	EPA 8260C
1,3-Dichloropropane	<0.28	ug/L	0.28	1.0				5/11/2023 14:56	DGS	EPA 8260C
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1				5/11/2023 14:56	DGS	EPA 8260C
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1				5/11/2023 14:56	DGS	EPA 8260C
2-Butanone	<2.9	ug/L	2.9	10				5/11/2023 14:56	DGS	EPA 8260C
2-Chloroethanol	<0.31	ug/L	0.31	1.1				5/11/2023 14:56	DGS	EPA 8260C
2-Hexanone	<3.3	ug/L	3.3	11				5/11/2023 14:56	DGS	EPA 8260C
4-Chloroethanol	<0.31	ug/L	0.31	1.1				5/11/2023 14:56	DGS	EPA 8260C
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13				5/11/2023 14:56	DGS	EPA 8260C
Acetone	<4.1	ug/L	4.1	14				5/11/2023 14:56	DGS	EPA 8260C
Benzene	<0.47	ug/L	0.47	1.6				5/11/2023 14:56	DGS	EPA 8260C
Bromobenzene	<0.33	ug/L	0.33	1.1				5/11/2023 14:56	DGS	EPA 8260C
Bromochloromethane	<0.26	ug/L	0.26	1.0				5/11/2023 14:56	DGS	EPA 8260C
Bromodichloromethane	<0.76	ug/L	0.76	2.6				5/11/2023 14:56	DGS	EPA 8260C
Bromoform	<0.50	ug/L	0.50	1.7				5/11/2023 14:56	DGS	EPA 8260C
Bromomethane	<0.72	ug/L	0.72	2.4				5/11/2023 14:56	DGS	EPA 8260C
Carbon disulfide	<0.83	ug/L	0.83	2.8				5/11/2023 14:56	DGS	EPA 8260C
Carbon tetrachloride	<0.37	ug/L	0.37	1.3				5/11/2023 14:56	DGS	EPA 8260C
Chlorobenzene	<0.37	ug/L	0.37	1.3				5/11/2023 14:56	DGS	EPA 8260C
Chloroethane	<1.1	ug/L	1.1	3.7				5/11/2023 14:56	DGS	EPA 8260C
Chloroform	<0.46	ug/L	0.46	1.6				5/11/2023 14:56	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322351 Sample Description: B1 (H2O) Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Chloromethane	<1.3	ug/L	1.3	4.4	1			5/11/2023 14:56	DGS	EPA 8260C
cis-1,2-Dichloroethene	<0.41	ug/L	0.41	1.4	1			5/11/2023 14:56	DGS	EPA 8260C
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1			5/11/2023 14:56	DGS	EPA 8260C
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 14:56	DGS	EPA 8260C
Dibromomethane	<0.45	ug/L	0.45	1.5	1			5/11/2023 14:56	DGS	EPA 8260C
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1			5/11/2023 14:56	DGS	EPA 8260C
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1			5/11/2023 14:56	DGS	EPA 8260C
Ethylbenzene	<0.42	ug/L	0.42	1.4	1			5/11/2023 14:56	DGS	EPA 8260C
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1			5/11/2023 14:56	DGS	EPA 8260C
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1			5/11/2023 14:56	DGS	EPA 8260C
m & p-Xylene	<0.74	ug/L	0.74	2.5	1			5/11/2023 14:56	DGS	EPA 8260C
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1			5/11/2023 14:56	DGS	EPA 8260C
Methylene chloride	<1.2	ug/L	1.2	4.0	1			5/11/2023 14:56	DGS	EPA 8260C
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 14:56	DGS	EPA 8260C
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 14:56	DGS	EPA 8260C
Naphthalene	0.35	ug/L	0.35	1.2	1			5/11/2023 14:56	DGS	EPA 8260C
o-Xylene	<0.72	ug/L	0.72	2.4	1			5/11/2023 14:56	DGS	EPA 8260C
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1			5/11/2023 14:56	DGS	EPA 8260C
sec-Butylbenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 14:56	DGS	EPA 8260C
Styrene	<0.33	ug/L	0.33	1.1	1			5/11/2023 14:56	DGS	EPA 8260C
tert-Butylbenzene	<0.27	ug/L	0.27	1.0	1			5/11/2023 14:56	DGS	EPA 8260C
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1			5/11/2023 14:56	DGS	EPA 8260C
Tetrahydrofuran	<3.4	ug/L	3.4	12	1			5/11/2023 14:56	DGS	EPA 8260C
Toluene	<0.27	ug/L	0.27	1.0	1			5/11/2023 14:56	DGS	EPA 8260C
trans-1,2-Dichloroethene	<0.35	ug/L	0.35	1.2	1			5/11/2023 14:56	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322351 Sample Description: B1 (H2O) Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
trans-1,3-Dichloropropene	<0.57	ug/L	0.57	2.0	1			5/11/2023 14:56	DGS	EPA 8260C
Trichloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 14:56	DGS	EPA 8260C
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 14:56	DGS	EPA 8260C
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 14:56	DGS	EPA 8260C

CT LAB Sample#: 1322369 Sample Description: B2 (H2O) Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Metals Results										
Dissolved Lead	<1.4	ug/L	1.4	4.7	1			5/8/2023 20:08	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:25	DGS	EPA 8260C
1,1,1-Trichloroethane	<0.38	ug/L	0.38	1.3	1			5/11/2023 15:25	DGS	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 15:25	DGS	EPA 8260C
1,1,2-Trichloroethane	<0.27	ug/L	0.27	1.0	1			5/11/2023 15:25	DGS	EPA 8260C
1,1-Dichloroethane	<0.28	ug/L	0.28	1.0	1			5/11/2023 15:25	DGS	EPA 8260C
1,1-Dichloroethene	<0.49	ug/L	0.49	1.7	1			5/11/2023 15:25	DGS	EPA 8260C
1,1-Dichloropropene	<0.41	ug/L	0.41	1.4	1			5/11/2023 15:25	DGS	EPA 8260C
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5	1			5/11/2023 15:25	DGS	EPA 8260C
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2	1			5/11/2023 15:25	DGS	EPA 8260C
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7	1			5/11/2023 15:25	DGS	EPA 8260C
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:25	DGS	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7	1			5/11/2023 15:25	DGS	EPA 8260C
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1	1			5/11/2023 15:25	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322369 Sample Description: B2 (H2O) Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2-Dichlorobenzene	<0.36	ug/L	0.36	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3	1	1		5/11/2023 15:25	DGS	EPA 8260C
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3	1	1		5/11/2023 15:25	DGS	EPA 8260C
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
1,3-Dichloropropane	<0.28	ug/L	0.28	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
2-Butanone	<2.9	ug/L	2.9	10	1	1		5/11/2023 15:25	DGS	EPA 8260C
2-Chlorotoluene	<0.31	ug/L	0.31	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
2-Hexanone	<3.3	ug/L	3.3	11	1	1		5/11/2023 15:25	DGS	EPA 8260C
4-Chlorotoluene	<0.31	ug/L	0.31	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13	1	1		5/11/2023 15:25	DGS	EPA 8260C
Acetone	<4.1	ug/L	4.1	14	1	1		5/11/2023 15:25	DGS	EPA 8260C
Benzene	<0.47	ug/L	0.47	1.6	1	1		5/11/2023 15:25	DGS	EPA 8260C
Bromobenzene	<0.33	ug/L	0.33	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
Bromochloromethane	<0.26	ug/L	0.26	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
Bromodichloromethane	<0.76	ug/L	0.76	2.6	1	1		5/11/2023 15:25	DGS	EPA 8260C
Bromoform	<0.50	ug/L	0.50	1.7	1	1		5/11/2023 15:25	DGS	EPA 8260C
Bromomethane	<0.72	ug/L	0.72	2.4	1	1		5/11/2023 15:25	DGS	EPA 8260C
Carbon disulfide	<0.83	ug/L	0.83	2.8	1	1		5/11/2023 15:25	DGS	EPA 8260C
Carbon tetrachloride	<0.37	ug/L	0.37	1.3	1	1		5/11/2023 15:25	DGS	EPA 8260C
Chlorobenzene	<0.37	ug/L	0.37	1.3	1	1		5/11/2023 15:25	DGS	EPA 8260C
Chloroethane	<1.1	ug/L	1.1	3.7	1	1		5/11/2023 15:25	DGS	EPA 8260C
Chloroform	<0.46	ug/L	0.46	1.6	1	1		5/11/2023 15:25	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322369 Sample Description: B2 (H2O) Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Chloromethane	<1.3	ug/L	1.3	4.4	1	1		5/11/2023 15:25	DGS	EPA 8260C
cis-1,2-Dichloroethane	<0.41	ug/L	0.41	1.4	1	1		5/11/2023 15:25	DGS	EPA 8260C
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C
Dibromomethane	<0.45	ug/L	0.45	1.5	1	1		5/11/2023 15:25	DGS	EPA 8260C
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
Ethylbenzene	<0.42	ug/L	0.42	1.4	1	1		5/11/2023 15:25	DGS	EPA 8260C
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1	1		5/11/2023 15:25	DGS	EPA 8260C
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1	1		5/11/2023 15:25	DGS	EPA 8260C
m & p-Xylene	<0.74	ug/L	0.74	2.5	1	1		5/11/2023 15:25	DGS	EPA 8260C
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
Methylene chloride	<1.2	ug/L	1.2	4.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C
Naphthalene	<0.35	ug/L	0.35	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C
o-Xylene	<0.72	ug/L	0.72	2.4	1	1		5/11/2023 15:25	DGS	EPA 8260C
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
sec-Butylbenzene	<0.33	ug/L	0.33	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
Styrene	<0.33	ug/L	0.33	1.1	1	1		5/11/2023 15:25	DGS	EPA 8260C
tert-Butylbenzene	<0.27	ug/L	0.27	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1	1		5/11/2023 15:25	DGS	EPA 8260C
Tetrahydrofuran	<3.4	ug/L	3.4	12	1	1		5/11/2023 15:25	DGS	EPA 8260C
Toluene	<0.27	ug/L	0.27	1.0	1	1		5/11/2023 15:25	DGS	EPA 8260C
trans-1,2-Dichloroethene	<0.35	ug/L	0.35	1.2	1	1		5/11/2023 15:25	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322369 Sample Description: B2 (H2O) Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
trans-1,3-Dichloropropene	<0.57	ug/L	0.57	2.0	1			5/11/2023 15:25	DGS	EPA 8260C
Trichloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 15:25	DGS	EPA 8260C
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 15:25	DGS	EPA 8260C
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 15:25	DGS	EPA 8260C

CT LAB Sample#: 1322370 Sample Description: B3 (H2O) Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Metals Results										
Dissolved Lead	1.7	ug/L	1.4 *	4.7	1			5/8/2023 20:15	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
1,1,1-Trichloroethane	<0.38	ug/L	0.38	1.3	1			5/11/2023 15:54	DGS	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
1,1,2-Trichloroethane	<0.27	ug/L	0.27	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
1,1-Dichloroethane	<0.28	ug/L	0.28	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
1,1-Dichloroethane	<0.49	ug/L	0.49	1.7	1			5/11/2023 15:54	DGS	EPA 8260C
1,1-Dichloropropane	<0.41	ug/L	0.41	1.4	1			5/11/2023 15:54	DGS	EPA 8260C
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5	1			5/11/2023 15:54	DGS	EPA 8260C
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7	1			5/11/2023 15:54	DGS	EPA 8260C
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7	1			5/11/2023 15:54	DGS	EPA 8260C
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1	1			5/11/2023 15:54	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322370 Sample Description: B3 (H2O) Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2-Dichlorobenzene	<0.36	ug/L	0.36	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3	1			5/11/2023 15:54	DGS	EPA 8260C
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3	1			5/11/2023 15:54	DGS	EPA 8260C
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
1,3-Dichloropropane	<0.28	ug/L	0.28	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
2-Butanone	<2.9	ug/L	2.9	10	1			5/11/2023 15:54	DGS	EPA 8260C
2-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
2-Hexanone	<3.3	ug/L	3.3	11	1			5/11/2023 15:54	DGS	EPA 8260C
4-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13	1			5/11/2023 15:54	DGS	EPA 8260C
Acetone	<4.1	ug/L	4.1	14	1			5/11/2023 15:54	DGS	EPA 8260C
Benzene	<0.47	ug/L	0.47	1.6	1			5/11/2023 15:54	DGS	EPA 8260C
Bromobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
Bromochloromethane	<0.26	ug/L	0.26	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
Bromodichloromethane	<0.76	ug/L	0.76	2.6	1			5/11/2023 15:54	DGS	EPA 8260C
Bromoform	<0.50	ug/L	0.50	1.7	1			5/11/2023 15:54	DGS	EPA 8260C
Bromomethane	<0.72	ug/L	0.72	2.4	1			5/11/2023 15:54	DGS	EPA 8260C
Carbon disulfide	<0.83	ug/L	0.83	2.8	1			5/11/2023 15:54	DGS	EPA 8260C
Carbon tetrachloride	<0.37	ug/L	0.37	1.3	1			5/11/2023 15:54	DGS	EPA 8260C
Chlorobenzene	<0.37	ug/L	0.37	1.3	1			5/11/2023 15:54	DGS	EPA 8260C
Chloroethane	<1.1	ug/L	1.1	3.7	1			5/11/2023 15:54	DGS	EPA 8260C
Chloroform	<0.46	ug/L	0.46	1.6	1			5/11/2023 15:54	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322370 Sample Description: B3 (H2O) Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Chloromethane	<1.3	ug/L	1.3	4.4	1			5/11/2023 15:54	DGS	EPA 8260C
cis-1,2-Dichloroethene	<0.41	ug/L	0.41	1.4	1			5/11/2023 15:54	DGS	EPA 8260C
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
Dibromomethane	<0.45	ug/L	0.45	1.5	1			5/11/2023 15:54	DGS	EPA 8260C
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1			5/11/2023 15:54	DGS	EPA 8260C
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
Ethylbenzene	<0.42	ug/L	0.42	1.4	1			5/11/2023 15:54	DGS	EPA 8260C
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1			5/11/2023 15:54	DGS	EPA 8260C
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1			5/11/2023 15:54	DGS	EPA 8260C
m & p-Xylene	<0.74	ug/L	0.74	2.5	1			5/11/2023 15:54	DGS	EPA 8260C
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
Methylene chloride	<1.2	ug/L	1.2	4.0	1			5/11/2023 15:54	DGS	EPA 8260C
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
Naphthalene	<0.35	ug/L	0.35	1.2	1			5/11/2023 15:54	DGS	EPA 8260C
o-Xylene	<0.72	ug/L	0.72	2.4	1			5/11/2023 15:54	DGS	EPA 8260C
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
sec-Butylbenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
Styrene	<0.33	ug/L	0.33	1.1	1			5/11/2023 15:54	DGS	EPA 8260C
tert-Butylbenzene	<0.27	ug/L	0.27	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1			5/11/2023 15:54	DGS	EPA 8260C
Tetrahydrofuran	<3.4	ug/L	3.4	12	1			5/11/2023 15:54	DGS	EPA 8260C
Toluene	<0.27	ug/L	0.27	1.0	1			5/11/2023 15:54	DGS	EPA 8260C
trans-1,2-Dichloroethene	<0.35	ug/L	0.35	1.2	1			5/11/2023 15:54	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322370 Sample Description: B3 (H2O) Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
trans-1,3-Dichloropropene	<0.57	ug/L	0.57	2.0	1			5/11/2023 15:54	DGS	EPA 8260C
Trichloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 15:54	DGS	EPA 8260C
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 15:54	DGS	EPA 8260C
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 15:54	DGS	EPA 8260C

CT LAB Sample#: 1322371 Sample Description: B4 (H2O) Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Metals Results										
Dissolved Lead	<1.4	ug/L	1.4	4.7	1			5/8/2023 20:23	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
1,1,1-Trichloroethane	<0.38	ug/L	0.38	1.3	1			5/11/2023 16:23	DGS	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
1,1,2-Trichloroethane	<0.27	ug/L	0.27	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
1,1-Dichloroethane	<0.28	ug/L	0.28	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
1,1-Dichloroethene	<0.49	ug/L	0.49	1.7	1			5/11/2023 16:23	DGS	EPA 8260C
1,1-Dichloropropene	<0.41	ug/L	0.41	1.4	1			5/11/2023 16:23	DGS	EPA 8260C
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5	1			5/11/2023 16:23	DGS	EPA 8260C
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7	1			5/11/2023 16:23	DGS	EPA 8260C
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7	1			5/11/2023 16:23	DGS	EPA 8260C
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:23	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322371 Sample Description: B4 (H2O) Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2-Dichlorobenzene	<0.36	ug/L	0.36	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3	1			5/11/2023 16:23	DGS	EPA 8260C
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3	1			5/11/2023 16:23	DGS	EPA 8260C
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
1,3-Dichloropropane	<0.26	ug/L	0.26	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
2-Butanone	<2.9	ug/L	2.9	10	1			5/11/2023 16:23	DGS	EPA 8260C
2-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
2-Hexanone	<3.3	ug/L	3.3	11	1			5/11/2023 16:23	DGS	EPA 8260C
4-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13	1			5/11/2023 16:23	DGS	EPA 8260C
Acetone	5.9	ug/L	4.1	14	1			5/11/2023 16:23	DGS	EPA 8260C
Benzene	<0.47	ug/L	0.47	1.6	1			5/11/2023 16:23	DGS	EPA 8260C
Bromobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
Bromochloromethane	<0.26	ug/L	0.26	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
Bromodichloromethane	<0.76	ug/L	0.76	2.6	1			5/11/2023 16:23	DGS	EPA 8260C
Bromoform	<0.50	ug/L	0.50	1.7	1			5/11/2023 16:23	DGS	EPA 8260C
Bromomethane	<0.72	ug/L	0.72	2.4	1			5/11/2023 16:23	DGS	EPA 8260C
Carbon disulfide	<0.83	ug/L	0.83	2.8	1			5/11/2023 16:23	DGS	EPA 8260C
Carbon tetrachloride	<0.37	ug/L	0.37	1.3	1			5/11/2023 16:23	DGS	EPA 8260C
Chlorobenzene	<0.37	ug/L	0.37	1.3	1			5/11/2023 16:23	DGS	EPA 8260C
Chloroethane	<1.1	ug/L	1.1	3.7	1			5/11/2023 16:23	DGS	EPA 8260C
Chloroform	<0.46	ug/L	0.46	1.6	1			5/11/2023 16:23	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322371 Sample Description: B4 (H2O) Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Chloromethane	<1.3	ug/L	1.3	4.4	1			5/11/2023 16:23	DGS	EPA 8260C
cis-1,2-Dichloroethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 16:23	DGS	EPA 8260C
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
Dibromomethane	<0.45	ug/L	0.45	1.5	1			5/11/2023 16:23	DGS	EPA 8260C
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1			5/11/2023 16:23	DGS	EPA 8260C
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
Ethylbenzene	<0.42	ug/L	0.42	1.4	1			5/11/2023 16:23	DGS	EPA 8260C
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1			5/11/2023 16:23	DGS	EPA 8260C
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1			5/11/2023 16:23	DGS	EPA 8260C
m & p-Xylene	<0.74	ug/L	0.74	2.5	1			5/11/2023 16:23	DGS	EPA 8260C
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
Methylene chloride	<1.2	ug/L	1.2	4.0	1			5/11/2023 16:23	DGS	EPA 8260C
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
Naphthalene	<0.35	ug/L	0.35	1.2	1			5/11/2023 16:23	DGS	EPA 8260C
o-Xylene	<0.72	ug/L	0.72	2.4	1			5/11/2023 16:23	DGS	EPA 8260C
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
sec-Butylbenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
Styrene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:23	DGS	EPA 8260C
tert-Butylbenzene	<0.27	ug/L	0.27	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1			5/11/2023 16:23	DGS	EPA 8260C
Tetrahydrofuran	<3.4	ug/L	3.4	12	1			5/11/2023 16:23	DGS	EPA 8260C
Toluene	0.28	ug/L	0.27	1.0	1			5/11/2023 16:23	DGS	EPA 8260C
trans-1,2-Dichloroethane	<0.35	ug/L	0.35	1.2	1			5/11/2023 16:23	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322371	Sample Description: B4 (H2O)	Sampled: 5/1/2023 13:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
trans-1,3-Dichloropropane	<0.57	ug/L	0.57	2.0	1			5/11/2023 18:23	DGS	EPA 8260C
Trichloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 18:23	DGS	EPA 8260C
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 16:23	DGS	EPA 8260C
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 16:23	DGS	EPA 8260C

CT LAB Sample#: 1322372	Sample Description: B6 (H2O)	Sampled: 5/1/2023 14:45
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Metals Results										
Dissolved Lead	<1.4	ug/L	1.4	4.7	1			5/8/2023 20:31	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:52	DGS	EPA 8260C
1,1,1-Trichloroethane	<0.38	ug/L	0.38	1.3	1			5/11/2023 16:52	DGS	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 16:52	DGS	EPA 8260C
1,1,2-Trichloroethane	<0.27	ug/L	0.27	1.0	1			5/11/2023 16:52	DGS	EPA 8260C
1,1-Dichloroethane	<0.28	ug/L	0.28	1.0	1			5/11/2023 16:52	DGS	EPA 8260C
1,1-Dichloroethene	<0.49	ug/L	0.49	1.7	1			5/11/2023 16:52	DGS	EPA 8260C
1,1-Dichloropropane	<0.41	ug/L	0.41	1.4	1			5/11/2023 16:52	DGS	EPA 8260C
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5	1			5/11/2023 16:52	DGS	EPA 8260C
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2	1			5/11/2023 16:52	DGS	EPA 8260C
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7	1			5/11/2023 16:52	DGS	EPA 8260C
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:52	DGS	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7	1			5/11/2023 16:52	DGS	EPA 8260C
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:52	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322372	Sample Description: B6 (H2O)	Sampled: 5/1/2023 14:45
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2-Dichlorobenzene	<0.36	ug/L	0.36	1.2	1			5/11/2023 16:52	DGS	EPA 8260C
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3	1			5/11/2023 16:52	DGS	EPA 8260C
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3	1			5/11/2023 16:52	DGS	EPA 8260C
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 16:52	DGS	EPA 8260C
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 16:52	DGS	EPA 8260C
1,3-Dichloropropane	<0.28	ug/L	0.28	1.0	1			5/11/2023 16:52	DGS	EPA 8260C
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:52	DGS	EPA 8260C
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1	1			5/11/2023 16:52	DGS	EPA 8260C
2-Butanone	<2.9	ug/L	2.9	10	1			5/11/2023 16:52	DGS	EPA 8260C
2-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 16:52	DGS	EPA 8260C
2-Hexanone	<3.3	ug/L	3.3	11	1			5/11/2023 16:52	DGS	EPA 8260C
4-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 16:52	DGS	EPA 8260C
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13	1			5/11/2023 16:52	DGS	EPA 8260C
Acetone	<4.1	ug/L	4.1	14	1			5/11/2023 16:52	DGS	EPA 8260C
Benzene	<0.47	ug/L	0.47	1.6	1			5/11/2023 16:52	DGS	EPA 8260C
Bromobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:52	DGS	EPA 8260C
Bromochloromethane	<0.26	ug/L	0.26	1.0	1			5/11/2023 16:52	DGS	EPA 8260C
Bromodichloromethane	<0.76	ug/L	0.76	2.6	1			5/11/2023 16:52	DGS	EPA 8260C
Bromoform	<0.50	ug/L	0.50	1.7	1			5/11/2023 16:52	DGS	EPA 8260C
Bromomethane	<0.72	ug/L	0.72	2.4	1			5/11/2023 16:52	DGS	EPA 8260C
Carbon disulfide	<0.83	ug/L	0.83	2.8	1			5/11/2023 16:52	DGS	EPA 8260C
Carbon tetrachloride	<0.37	ug/L	0.37	1.3	1			5/11/2023 16:52	DGS	EPA 8260C
Chlorobenzene	<0.37	ug/L	0.37	1.3	1			5/11/2023 16:52	DGS	EPA 8260C
Chloroethane	<1.1	ug/L	1.1	3.7	1			5/11/2023 16:52	DGS	EPA 8260C
Chloroform	<0.46	ug/L	0.46	1.6	1			5/11/2023 16:52	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322372 Sample Description: B6 (H2O)										Sampled: 5/1/2023 14:45	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method	
Chloromethane	<1.3	ug/L	1.3	4.4	1			5/11/2023 16:52	DGS	EPA 8260C	
cis-1,2-Dichloroethene	<0.41	ug/L	0.41	1.4	1			5/11/2023 16:52	DGS	EPA 8260C	
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:52	DGS	EPA 8260C	
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 16:52	DGS	EPA 8260C	
Dibromomethane	<0.45	ug/L	0.45	1.5	1			5/11/2023 16:52	DGS	EPA 8260C	
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1			5/11/2023 16:52	DGS	EPA 8260C	
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1			5/11/2023 16:52	DGS	EPA 8260C	
Ethylbenzene	0.45	ug/L	0.42	1.4	1			5/11/2023 16:52	DGS	EPA 8260C	
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1			5/11/2023 16:52	DGS	EPA 8260C	
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1			5/11/2023 16:52	DGS	EPA 8260C	
m & p-Xylene	<0.74	ug/L	0.74	2.5	1			5/11/2023 16:52	DGS	EPA 8260C	
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1			5/11/2023 16:52	DGS	EPA 8260C	
Methylene chloride	<1.2	ug/L	1.2	4.0	1			5/11/2023 16:52	DGS	EPA 8260C	
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:52	DGS	EPA 8260C	
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 16:52	DGS	EPA 8260C	
Naphthalene	<0.35	ug/L	0.35	1.2	1			5/11/2023 16:52	DGS	EPA 8260C	
o-Xylene	<0.72	ug/L	0.72	2.4	1			5/11/2023 16:52	DGS	EPA 8260C	
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1			5/11/2023 16:52	DGS	EPA 8260C	
sec-Butylbenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:52	DGS	EPA 8260C	
Styrene	<0.33	ug/L	0.33	1.1	1			5/11/2023 16:52	DGS	EPA 8260C	
tert-Butylbenzene	<0.27	ug/L	0.27	1.0	1			5/11/2023 16:52	DGS	EPA 8260C	
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1			5/11/2023 16:52	DGS	EPA 8260C	
Tetrahydrofuran	<3.4	ug/L	3.4	12	1			5/11/2023 16:52	DGS	EPA 8260C	
Toluene	1.0	ug/L	0.27	1.0	1			5/11/2023 16:52	DGS	EPA 8260C	
trans-1,2-Dichloroethene	<0.35	ug/L	0.35	1.2	1			5/11/2023 16:52	DGS	EPA 8260C	

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322372 Sample Description: B6 (H2O)										Sampled: 5/1/2023 14:45	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method	
trans-1,3-Dichloropropene	<0.57	ug/L	0.57	2.0	1			5/11/2023 16:52	DGS	EPA 8260C	
Tnchloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 16:52	DGS	EPA 8260C	
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 16:52	DGS	EPA 8260C	
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 16:52	DGS	EPA 8260C	

CT LAB Sample#: 1322373 Sample Description: B7 (H2O)										Sampled: 5/1/2023 16:00	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method	
Metals Results											
Dissolved Barium	71.0	ug/L	0.98	3.3	1			5/8/2023 20:39	NAH	EPA 6010C	
Dissolved Cadmium	<0.26	ug/L	0.26	0.87	1	M		5/8/2023 20:39	NAH	EPA 6010C	
Dissolved Chromium	<1.9	ug/L	1.9	6.3	1			5/8/2023 20:39	NAH	EPA 6010C	
Dissolved Lead	<1.4	ug/L	1.4	4.7	1			5/8/2023 20:39	NAH	EPA 6010C	
Dissolved Selenium	<7.0	ug/L	7.0	24	1			5/8/2023 20:39	NAH	EPA 6010C	
Dissolved Silver	<1.9	ug/L	1.9	6.4	1	M		5/8/2023 20:39	NAH	EPA 6010C	
Dissolved Arsenic	2.1	ug/L	0.55	2.0	1		5/9/2023 09:50	5/9/2023 13:47	MDS	EPA 7010	
Dissolved Mercury	<0.020	ug/L	0.020	0.080	1		5/8/2023 13:30	5/9/2023 10:41	MDS	EPA 7470A	
Organic Results											
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2	1			5/11/2023 17:20	DGS	EPA 8260C	
1,1,1-Trnchloroethane	<0.38	ug/L	0.38	1.3	1			5/11/2023 17:20	DGS	EPA 8260C	
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 17:20	DGS	EPA 8260C	
1,1,2-Trnchloroethane	<0.27	ug/L	0.27	1.0	1			5/11/2023 17:20	DGS	EPA 8260C	
1,1-Dichloroethane	<0.28	ug/L	0.28	1.0	1			5/11/2023 17:20	DGS	EPA 8260C	
1,1-Dichloroethene	<0.49	ug/L	0.49	1.7	1			5/11/2023 17:20	DGS	EPA 8260C	

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322373		Sample Description: B7 (H2O)									Sampled: 5/1/2023 16:00	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
1,1-Dichloropropene	<0.41	ug/L	0.41	1.4	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2-Dichlorobenzene	<0.36	ug/L	0.36	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3	1			5/11/2023 17:20	DGS	EPA 8260C		
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3	1			5/11/2023 17:20	DGS	EPA 8260C		
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		
1,3-Dichloropropane	<0.28	ug/L	0.28	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 17:20	DGS	EPA 8260C		
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1	1			5/11/2023 17:20	DGS	EPA 8260C		
2-Butanone	<2.9	ug/L	2.9	10	1			5/11/2023 17:20	DGS	EPA 8260C		
2-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 17:20	DGS	EPA 8260C		
2-Hexanone	<3.3	ug/L	3.3	11	1			5/11/2023 17:20	DGS	EPA 8260C		
4-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 17:20	DGS	EPA 8260C		
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13	1			5/11/2023 17:20	DGS	EPA 8260C		
Acetone	<4.1	ug/L	4.1	14	1			5/11/2023 17:20	DGS	EPA 8260C		
Benzene	<0.47	ug/L	0.47	1.6	1			5/11/2023 17:20	DGS	EPA 8260C		
Bromobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 17:20	DGS	EPA 8260C		
Bromochloromethane	<0.26	ug/L	0.26	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		
Bromodichloromethane	<0.76	ug/L	0.76	2.6	1			5/11/2023 17:20	DGS	EPA 8260C		

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322373		Sample Description: B7 (H2O)									Sampled: 5/1/2023 16:00	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
Bromoform	<0.50	ug/L	0.50	1.7	1			5/11/2023 17:20	DGS	EPA 8260C		
Bromomethane	<0.72	ug/L	0.72	2.4	1			5/11/2023 17:20	DGS	EPA 8260C		
Carbon disulfide	<0.83	ug/L	0.83	2.8	1			5/11/2023 17:20	DGS	EPA 8260C		
Carbon tetrachloride	<0.37	ug/L	0.37	1.3	1			5/11/2023 17:20	DGS	EPA 8260C		
Chlorobenzene	<0.37	ug/L	0.37	1.3	1			5/11/2023 17:20	DGS	EPA 8260C		
Chloroethane	<1.1	ug/L	1.1	3.7	1			5/11/2023 17:20	DGS	EPA 8260C		
Chloroform	<0.46	ug/L	0.46	1.6	1			5/11/2023 17:20	DGS	EPA 8260C		
Chloromethane	<1.3	ug/L	1.3	4.4	1			5/11/2023 17:20	DGS	EPA 8260C		
cis-1,2-Dichloroethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 17:20	DGS	EPA 8260C		
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
Dibromomethane	<0.45	ug/L	0.45	1.5	1			5/11/2023 17:20	DGS	EPA 8260C		
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1			5/11/2023 17:20	DGS	EPA 8260C		
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		
Ethylbenzene	<0.42	ug/L	0.42	1.4	1			5/11/2023 17:20	DGS	EPA 8260C		
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1			5/11/2023 17:20	DGS	EPA 8260C		
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1			5/11/2023 17:20	DGS	EPA 8260C		
m & p-Xylene	<0.74	ug/L	0.74	2.5	1			5/11/2023 17:20	DGS	EPA 8260C		
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		
Methylene chloride	<1.2	ug/L	1.2	4.0	1			5/11/2023 17:20	DGS	EPA 8260C		
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
Naphthalene	<0.35	ug/L	0.35	1.2	1			5/11/2023 17:20	DGS	EPA 8260C		
o-Xylene	<0.72	ug/L	0.72	2.4	1			5/11/2023 17:20	DGS	EPA 8260C		
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1			5/11/2023 17:20	DGS	EPA 8260C		

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322373 Sample Description: B7 (H2O) Sampled: 5/11/2023 16:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
sec-Bulylbenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 17:20	DGS	EPA 8260C
Styrene	<0.33	ug/L	0.33	1.1	1			5/11/2023 17:20	DGS	EPA 8260C
tert-Bulylbenzene	<0.27	ug/L	0.27	1.0	1			5/11/2023 17:20	DGS	EPA 8260C
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1			5/11/2023 17:20	DGS	EPA 8260C
Tetrahydrofuran	<3.4	ug/L	3.4	12	1			5/11/2023 17:20	DGS	EPA 8260C
Toluene	<0.27	ug/L	0.27	1.0	1			5/11/2023 17:20	DGS	EPA 8260C
trans-1,2-Dichloroethene	<0.35	ug/L	0.35	1.2	1			5/11/2023 17:20	DGS	EPA 8260C
trans-1,3-Dichloropropane	<0.57	ug/L	0.57	2.0	1			5/11/2023 17:20	DGS	EPA 8260C
Trichloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 17:20	DGS	EPA 8260C
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 17:20	DGS	EPA 8260C
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 17:20	DGS	EPA 8260C

CT LAB Sample#: 1322374 Sample Description: TRIP BLANK Sampled: 5/11/2023

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Organic Results										
1,1,1,2-Tetrachloroethane	<0.34	ug/L	0.34	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
1,1,1-Trichloroethane	<0.38	ug/L	0.38	1.3	1			5/11/2023 11:33	DGS	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
1,1,2-Trichloroethane	<0.27	ug/L	0.27	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
1,1-Dichloroethane	<0.29	ug/L	0.28	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
1,1-Dichloroethene	<0.49	ug/L	0.49	1.7	1			5/11/2023 11:33	DGS	EPA 8260C
1,1-Dichloropropane	<0.41	ug/L	0.41	1.4	1			5/11/2023 11:33	DGS	EPA 8260C
1,2,3-Trichlorobenzene	<0.43	ug/L	0.43	1.5	1			5/11/2023 11:33	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322374 Sample Description: TRIP BLANK Sampled: 5/11/2023

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2,3-Trichloropropane	<0.35	ug/L	0.35	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
1,2,4-Trichlorobenzene	<0.50	ug/L	0.50	1.7	1			5/11/2023 11:33	DGS	EPA 8260C
1,2,4-Trimethylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.49	ug/L	0.49	1.7	1			5/11/2023 11:33	DGS	EPA 8260C
1,2-Dibromoethane	<0.33	ug/L	0.33	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
1,2-Dichlorobenzene	<0.36	ug/L	0.36	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
1,2-Dichloroethane	<0.69	ug/L	0.69	2.3	1			5/11/2023 11:33	DGS	EPA 8260C
1,2-Dichloropropane	<0.37	ug/L	0.37	1.3	1			5/11/2023 11:33	DGS	EPA 8260C
1,3,5-Trimethylbenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
1,3-Dichlorobenzene	<0.30	ug/L	0.30	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
1,3-Dichloropropane	<0.28	ug/L	0.28	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
1,4-Dichlorobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
2,2-Dichloropropane	<0.31	ug/L	0.31	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
2-Butanone	<2.9	ug/L	2.9	10	1			5/11/2023 11:33	DGS	EPA 8260C
2-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
2-Hexanone	<3.3	ug/L	3.3	11	1			5/11/2023 11:33	DGS	EPA 8260C
4-Chlorotoluene	<0.31	ug/L	0.31	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
4-Methyl-2-pentanone	<3.7	ug/L	3.7	13	1			5/11/2023 11:33	DGS	EPA 8260C
Acetone	<4.1	ug/L	4.1	14	1			5/11/2023 11:33	DGS	EPA 8260C
Benzene	<0.47	ug/L	0.47	1.6	1			5/11/2023 11:33	DGS	EPA 8260C
Bromobenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
Bromochloromethane	<0.26	ug/L	0.26	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
Bromodichloromethane	<0.76	ug/L	0.76	2.6	1			5/11/2023 11:33	DGS	EPA 8260C
Bromoform	<0.50	ug/L	0.50	1.7	1			5/11/2023 11:33	DGS	EPA 8260C
Bromomethane	<0.72	ug/L	0.72	2.4	1			5/11/2023 11:33	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322374	Sample Description: TRIP BLANK	Sampled: 5/1/2023
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Carbon disulfide	<0.83	ug/L	0.83	2.8	1			5/11/2023 11:33	DGS	EPA 8260C
Carbon tetrachloride	<0.37	ug/L	0.37	1.3	1			5/11/2023 11:33	DGS	EPA 8260C
Chlorobenzene	<0.37	ug/L	0.37	1.3	1			5/11/2023 11:33	DGS	EPA 8260C
Chloroethane	<1.1	ug/L	1.1	3.7	1			5/11/2023 11:33	DGS	EPA 8260C
Chloroform	<0.46	ug/L	0.46	1.6	1			5/11/2023 11:33	DGS	EPA 8260C
Chloromethane	<1.3	ug/L	1.3	4.4	1			5/11/2023 11:33	DGS	EPA 8260C
cis-1,2-Dichloroethene	<0.41	ug/L	0.41	1.4	1			5/11/2023 11:33	DGS	EPA 8260C
cis-1,3-Dichloropropene	<0.34	ug/L	0.34	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
Dibromochloromethane	<0.36	ug/L	0.36	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
Dibromomethane	<0.45	ug/L	0.45	1.5	1			5/11/2023 11:33	DGS	EPA 8260C
Dichlorodifluoromethane	<0.63	ug/L	0.63	2.1	1			5/11/2023 11:33	DGS	EPA 8260C
Diisopropyl ether	<0.26	ug/L	0.26	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
Ethylbenzene	<0.42	ug/L	0.42	1.4	1			5/11/2023 11:33	DGS	EPA 8260C
Hexachlorobutadiene	<0.57	ug/L	0.57	1.9	1			5/11/2023 11:33	DGS	EPA 8260C
Isopropylbenzene	<0.39	ug/L	0.39	1.3	1			5/11/2023 11:33	DGS	EPA 8260C
m & p-Xylene	<0.74	ug/L	0.74	2.5	1			5/11/2023 11:33	DGS	EPA 8260C
Methyl tert-butyl ether	<0.28	ug/L	0.28	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
Methylene chloride	<1.2	ug/L	1.2	4.0	1			5/11/2023 11:33	DGS	EPA 8260C
n-Butylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
n-Propylbenzene	<0.34	ug/L	0.34	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
Naphthalene	<0.35	ug/L	0.35	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
o-Xylene	<0.72	ug/L	0.72	2.4	1			5/11/2023 11:33	DGS	EPA 8260C
p-Isopropyltoluene	<0.29	ug/L	0.29	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
sec-Butylbenzene	<0.33	ug/L	0.33	1.1	1			5/11/2023 11:33	DGS	EPA 8260C
Styrene	<0.33	ug/L	0.33	1.1	1			5/11/2023 11:33	DGS	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322382	Sample Description: B1 2-4'	Sampled: 5/1/2023 10:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
tert-Butylbenzene	<0.27	ug/L	0.27	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
Tetrachloroethene	<0.55	ug/L	0.55	1.9	1			5/11/2023 11:33	DGS	EPA 8260C
Tetrahydrofuran	<3.4	ug/L	3.4	12	1			5/11/2023 11:33	DGS	EPA 8260C
Toluene	<0.27	ug/L	0.27	1.0	1			5/11/2023 11:33	DGS	EPA 8260C
trans-1,2-Dichloroethene	<0.35	ug/L	0.35	1.2	1			5/11/2023 11:33	DGS	EPA 8260C
trans-1,3-Dichloropropene	<0.57	ug/L	0.57	2.0	1			5/11/2023 11:33	DGS	EPA 8260C
Trichloroethene	<0.39	ug/L	0.39	1.3	1			5/11/2023 11:33	DGS	EPA 8260C
Trichlorofluoromethane	<0.41	ug/L	0.41	1.4	1			5/11/2023 11:33	DGS	EPA 8260C
Vinyl chloride	<0.15	ug/L	0.15	0.50	1			5/11/2023 11:33	DGS	EPA 8260C

CT LAB Sample#: 1322382	Sample Description: B1 2-4'	Sampled: 5/1/2023 10:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	87.5	%						5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	2.1	mg/kg	0.023	0.15	1		5/8/2023 10:48	5/9/2023 18:15	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.039	mg/kg	0.039	0.13	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.010	mg/kg	0.010	0.034	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.013	mg/kg	0.013	0.046	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0065	mg/kg	0.0065	0.026	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,1-Dichloroethane	<0.0046	mg/kg	0.0046	0.015	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,1-Dichloroethene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322382 Sample Description: B1 2-4' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,1-Dichloropropene	<0.020	mg/kg	0.020	0.059	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0072	mg/kg	0.0072	0.024	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.026	mg/kg	0.026	0.091	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.011	mg/kg	0.011	0.038	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.0072	mg/kg	0.0072	0.023	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.046	mg/kg	0.046	0.16	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2-Dibromoethane	<0.0065	mg/kg	0.0065	0.026	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.0098	mg/kg	0.0098	0.032	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2-Dichloroethane	<0.014	mg/kg	0.014	0.048	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,2-Dichloropropane	<0.017	mg/kg	0.017	0.056	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.0085	mg/kg	0.0085	0.029	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.0091	mg/kg	0.0091	0.029	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,3-Dichloropropane	<0.0091	mg/kg	0.0091	0.031	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.0098	mg/kg	0.0098	0.033	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
2,2-Dichloropropane	<0.014	mg/kg	0.014	0.046	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
2-Butanone	<0.26	mg/kg	0.26	0.78	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
2-Chlorotoluene	<0.012	mg/kg	0.012	0.038	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
2-Hexanone	<0.13	mg/kg	0.13	0.46	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
4-Chlorotoluene	<0.0098	mg/kg	0.0098	0.032	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.12	mg/kg	0.12	0.40	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Acetone	<0.26	mg/kg	0.26	0.85	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Benzene	<0.0072	mg/kg	0.0072	0.023	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Bromobenzene	<0.010	mg/kg	0.010	0.034	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Bromochloromethane	<0.011	mg/kg	0.011	0.038	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Bromodichloromethane	<0.0091	mg/kg	0.0091	0.030	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322382 Sample Description: B1 2-4' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Bromoform	<0.039	mg/kg	0.039	0.12	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Bromomethane	<0.059	mg/kg	0.059	0.20	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Carbon disulfide	<0.026	mg/kg	0.026	0.078	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Carbon tetrachloride	<0.0091	mg/kg	0.0091	0.029	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Chlorobenzene	<0.0065	mg/kg	0.0065	0.021	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Chloroethane	<0.020	mg/kg	0.020	0.078	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Chloroform	<0.010	mg/kg	0.010	0.035	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Chloromethane	<0.020	mg/kg	0.020	0.065	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.018	mg/kg	0.018	0.059	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
cis-1,3-Dichloropropane	<0.0091	mg/kg	0.0091	0.031	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Dibromochloromethane	<0.026	mg/kg	0.026	0.091	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Dibromomethane	<0.014	mg/kg	0.014	0.046	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Dichlorodifluoromethane	<0.033	mg/kg	0.033	0.11	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Diisopropyl ether	<0.012	mg/kg	0.012	0.040	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Ethylbenzene	<0.0072	mg/kg	0.0072	0.023	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Hexachlorobutadiene	<0.015	mg/kg	0.015	0.051	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Isopropylbenzene	<0.0085	mg/kg	0.0085	0.028	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
m & p-Xylene	<0.016	mg/kg	0.016	0.053	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Methyl tert-butyl ether	<0.010	mg/kg	0.010	0.035	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Methylene chloride	<0.039	mg/kg	0.039	0.14	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
n-Butylbenzene	<0.011	mg/kg	0.011	0.036	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
n-Propylbenzene	<0.0085	mg/kg	0.0085	0.027	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Naphthalene	<0.0098	mg/kg	0.0098	0.032	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
o-Xylene	<0.0046	mg/kg	0.0046	0.014	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
p-Isopropyltoluene	<0.0085	mg/kg	0.0085	0.029	1	1	5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322382 Sample Description: B1 2-4' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
sec-Butylbenzene	<0.0072	mg/kg	0.0072	0.023	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Styrene	<0.010	mg/kg	0.010	0.034	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
tert-Butylbenzene	<0.0078	mg/kg	0.0078	0.027	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Tetrachloroethene	<0.0072	mg/kg	0.0072	0.024	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Tetrahydrofuran	<0.16	mg/kg	0.16	0.54	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Toluene	<0.010	mg/kg	0.010	0.035	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.0091	mg/kg	0.0091	0.031	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.026	mg/kg	0.026	0.078	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Trichloroethene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Trichlorofluoromethane	<0.026	mg/kg	0.026	0.078	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C
Vinyl chloride	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 10:24	RLD	EPA 8260C

CT LAB Sample#: 1322383 Sample Description: B1 8-10' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	78.9	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	1.4	mg/kg	0.026	0.16	1		5/9/2023 10:48	5/9/2023 19:21	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.061	mg/kg	0.061	0.20	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.020	mg/kg	0.020	0.071	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.010	mg/kg	0.010	0.041	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322383 Sample Description: B1 8-10' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,1-Dichloroethane	<0.0071	mg/kg	0.0071	0.023	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,1-Dichloroethene	<0.021	mg/kg	0.021	0.072	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,1-Dichloropropene	<0.031	mg/kg	0.031	0.092	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.041	mg/kg	0.041	0.14	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.017	mg/kg	0.017	0.059	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.071	mg/kg	0.071	0.24	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2-Dibromoethane	<0.010	mg/kg	0.010	0.041	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2-Dichloroethane	<0.022	mg/kg	0.022	0.076	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,2-Dichloropropane	<0.027	mg/kg	0.027	0.088	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.013	mg/kg	0.013	0.045	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,3-Dichloropropane	<0.014	mg/kg	0.014	0.049	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.015	mg/kg	0.015	0.052	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
2,2-Dichloropropane	<0.021	mg/kg	0.021	0.071	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
2-Butanone	<0.41	mg/kg	0.41	1.2	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
2-Chlorotoluene	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
2-Hexanone	<0.20	mg/kg	0.20	0.71	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
4-Chlorotoluene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.18	mg/kg	0.18	0.62	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Acetone	<0.41	mg/kg	0.41	1.3	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Benzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Bromobenzene	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322383 Sample Description: B1 8-10' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Bromochloromethane	<0.017	mg/kg	0.017	0.059	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Bromodichloromethane	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Bromoform	<0.081	mg/kg	0.061	0.19	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Bromomethane	<0.092	mg/kg	0.092	0.31	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Carbon disulfide	<0.041	mg/kg	0.041	0.12	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Carbon tetrachloride	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Chlorobenzene	<0.010	mg/kg	0.010	0.033	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Chloroethane	<0.031	mg/kg	0.031	0.12	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Chloroform	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Chloromethane	<0.031	mg/kg	0.031	0.10	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.028	mg/kg	0.028	0.092	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.014	mg/kg	0.014	0.049	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Dibromochloromethane	<0.041	mg/kg	0.041	0.14	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Dibromomethane	<0.021	mg/kg	0.021	0.071	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Dichlorodifluoromethane	<0.051	mg/kg	0.051	0.17	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Diisopropyl ether	<0.018	mg/kg	0.018	0.062	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Ethylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Hexachlorobutadiene	<0.023	mg/kg	0.023	0.080	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Isopropylbenzene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
m & p-Xylene	<0.026	mg/kg	0.026	0.084	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Methyl tert-butyl ether	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Methylene chloride	<0.061	mg/kg	0.061	0.21	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
n-Butylbenzene	<0.017	mg/kg	0.017	0.056	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
n-Propylbenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Naphthalene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322384 Sample Description: B1 8-10' Sampled: 5/1/2023 10:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
o-Xylene	<0.0071	mg/kg	0.0071	0.022	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
p-Isopropyltoluene	<0.013	mg/kg	0.013	0.045	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
sec-Butylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Styrene	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
tert-Butylbenzene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Tetrachloroethene	<0.011	mg/kg	0.011	0.038	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Tetrahydrofuran	<0.26	mg/kg	0.26	0.85	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Toluene	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.041	mg/kg	0.041	0.12	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Trichloroethene	<0.019	mg/kg	0.019	0.063	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Trichlorofluoromethane	<0.041	mg/kg	0.041	0.12	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C
Vinyl chloride	<0.019	mg/kg	0.019	0.065	1		5/12/2023 07:50	5/12/2023 10:53	RLD	EPA 8260C

CT LAB Sample#: 1322384 Sample Description: B2 4-6' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	85.2	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	4.8	mg/kg	0.022	0.14	1		5/8/2023 10:48	5/9/2023 19:29	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.052	mg/kg	0.052	0.17	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322384 Sample Description: B2 4-6' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,1,2,2-Tetrachloroethane	<0.017	mg/kg	0.017	0.061	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0087	mg/kg	0.0087	0.035	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,1-Dichloroethane	<0.0061	mg/kg	0.0061	0.020	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,1-Dichloroethene	<0.018	mg/kg	0.018	0.062	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,1-Dichloropropene	<0.026	mg/kg	0.026	0.078	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0095	mg/kg	0.0095	0.032	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.035	mg/kg	0.035	0.12	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.061	mg/kg	0.061	0.21	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2-Dibromoethane	<0.0087	mg/kg	0.0087	0.035	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2-Dichloroethane	<0.019	mg/kg	0.019	0.064	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,2-Dichloropropane	<0.023	mg/kg	0.023	0.075	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.011	mg/kg	0.011	0.038	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,3-Dichloropropane	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
2,2-Dichloropropane	<0.018	mg/kg	0.018	0.061	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
2-Butanone	<0.35	mg/kg	0.35	1.0	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
2-Chloroethanol	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
2-Hexanone	<0.17	mg/kg	0.17	0.61	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
4-Chloroethanol	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.16	mg/kg	0.16	0.53	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Acetone	<0.35	mg/kg	0.35	1.1	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322384 Sample Description: B2 4-6' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Benzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Bromobenzene	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Bromochloromethane	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Bromodichloromethane	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Bromoform	<0.052	mg/kg	0.052	0.16	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Bromomethane	<0.078	mg/kg	0.078	0.26	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Carbon disulfide	<0.035	mg/kg	0.035	0.10	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Carbon tetrachloride	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Chlorobenzene	<0.0087	mg/kg	0.0087	0.028	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Chloroethane	<0.026	mg/kg	0.026	0.10	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Chloroform	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Chloromethane	<0.026	mg/kg	0.026	0.087	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.023	mg/kg	0.023	0.078	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Dibromochloromethane	<0.035	mg/kg	0.035	0.12	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Dibromomethane	<0.016	mg/kg	0.016	0.061	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Dichlorodifluoromethane	<0.043	mg/kg	0.043	0.15	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Diisopropyl ether	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Ethylbenzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Hexachlorobutadiene	<0.020	mg/kg	0.020	0.068	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Isopropylbenzene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
m & p-Xylene	<0.022	mg/kg	0.022	0.071	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Methyl tert-butyl ether	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Methylene chloride	<0.052	mg/kg	0.052	0.18	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
n-Butylbenzene	<0.015	mg/kg	0.015	0.048	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322384 Sample Description: B2 4-6' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
n-Propylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Naphthalene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
o-Xylene	<0.0061	mg/kg	0.0061	0.019	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
p-Isopropyltoluene	<0.011	mg/kg	0.011	0.038	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
sec-Butylbenzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Styrene	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
tert-Butylbenzene	<0.010	mg/kg	0.010	0.036	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Tetrachloroethene	<0.0095	mg/kg	0.0095	0.032	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Tetrahydrofuran	<0.22	mg/kg	0.22	0.72	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Toluene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.035	mg/kg	0.035	0.10	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Trichloroethene	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Trichlorofluoromethane	<0.035	mg/kg	0.035	0.10	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C
Vinyl chloride	<0.016	mg/kg	0.016	0.056	1		5/12/2023 07:50	5/12/2023 11:21	RLD	EPA 8260C

CT LAB Sample#: 1322385 Sample Description: B2 8-10' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	85.9	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	4.9	mg/kg	0.023	0.15	1		5/9/2023 10:48	5/9/2023 19:36	NAH	EPA 6010C
Organic Results										

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322385 Sample Description: B2 8-10' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,1,1,2-Tetrachloroethane	<0.050	mg/kg	0.050	0.17	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.017	mg/kg	0.017	0.058	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0084	mg/kg	0.0084	0.033	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,1-Dichloroethane	<0.0058	mg/kg	0.0058	0.019	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,1-Dichloroethene	<0.018	mg/kg	0.018	0.059	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,1-Dichloropropene	<0.025	mg/kg	0.025	0.075	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0092	mg/kg	0.0092	0.031	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.033	mg/kg	0.033	0.12	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.058	mg/kg	0.058	0.20	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2-Dibromoethane	<0.0084	mg/kg	0.0084	0.033	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.013	mg/kg	0.013	0.041	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2-Dichloroethane	<0.018	mg/kg	0.018	0.062	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,2-Dichloropropane	<0.022	mg/kg	0.022	0.072	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,3-Dichloropropane	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
2,2-Dichloropropane	<0.018	mg/kg	0.018	0.058	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
2-Butanone	<0.33	mg/kg	0.33	1.0	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
2-Chlorotoluene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
2-Hexanone	<0.17	mg/kg	0.17	0.58	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
4-Chlorotoluene	<0.013	mg/kg	0.013	0.041	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322385 Sample Description: B2 8-10' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
4-Methyl-2-pentanone	<0.15	mg/kg	0.15	0.51	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Acalone	<0.33	mg/kg	0.33	1.1	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Benzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Bromobenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Bromochloromethane	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Bromodichloromethane	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Bromoform	<0.050	mg/kg	0.050	0.16	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Bromomethane	<0.075	mg/kg	0.075	0.25	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Carbon disulfide	<0.033	mg/kg	0.033	0.10	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Carbon tetrachloride	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Chlorobenzene	<0.0084	mg/kg	0.0084	0.027	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Chloroethane	<0.025	mg/kg	0.025	0.10	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Chloroform	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Chloromethane	<0.025	mg/kg	0.025	0.084	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.023	mg/kg	0.023	0.075	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Dibromochloromethane	<0.033	mg/kg	0.033	0.12	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Dibromomethane	<0.018	mg/kg	0.018	0.058	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Dichlorodifluoromethane	<0.042	mg/kg	0.042	0.14	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Diisopropyl ether	<0.015	mg/kg	0.015	0.051	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Ethylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Hexachlorobutadiene	<0.019	mg/kg	0.019	0.065	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Isopropylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
m & p-Xylene	<0.021	mg/kg	0.021	0.068	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Methyl tert-butyl ether	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322385 Sample Description: B2 8-10' Sampled: 5/1/2023 10:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Methylene chloride	<0.050	mg/kg	0.050	0.16	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
n-Butylbenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
n-Propylbenzene	<0.011	mg/kg	0.011	0.035	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Naphthalene	<0.013	mg/kg	0.013	0.041	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
o-Xylene	<0.0058	mg/kg	0.0058	0.018	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
p-Isopropyltoluene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
sec-Butylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Styrene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
tert-Butylbenzene	<0.010	mg/kg	0.010	0.034	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Tetrachloroethene	<0.0092	mg/kg	0.0092	0.031	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Tetrahydrofuran	<0.21	mg/kg	0.21	0.69	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Toluene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.033	mg/kg	0.033	0.10	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Trichloroethene	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Trichlorofluoromethane	<0.033	mg/kg	0.033	0.10	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C
Vinyl chloride	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 11:50	RLD	EPA 8260C

CT LAB Sample#: 1322386 Sample Description: B3 2-4' Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
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Inorganic Results

Solids, Percent	95.2	%			1			5/11/2023 12:26	BMM	EPA 8000C
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Metals Results

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322386 Sample Description: B3 2-4' Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Lead	1.9	mg/kg	0.021	0.13	1		5/9/2023 10:48	5/9/2023 19:44	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.052	mg/kg	0.052	0.17	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.017	mg/kg	0.017	0.060	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0086	mg/kg	0.0086	0.034	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,1-Dichloroethane	<0.0060	mg/kg	0.0060	0.020	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,1-Dichloroethane	<0.018	mg/kg	0.018	0.061	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,1-Dichloropropene	<0.026	mg/kg	0.026	0.077	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0095	mg/kg	0.0095	0.032	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.034	mg/kg	0.034	0.12	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.060	mg/kg	0.060	0.21	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2-Dibromoethane	<0.0086	mg/kg	0.0086	0.034	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2-Dichloroethane	<0.019	mg/kg	0.019	0.064	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,2-Dichloropropane	<0.022	mg/kg	0.022	0.074	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.011	mg/kg	0.011	0.038	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,3-Dichloropropane	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
2,2-Dichloropropane	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
2-Butanone	<0.34	mg/kg	0.34	1.0	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
2-Chlorotoluene	<0.015	mg/kg	0.015	0.051	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322386 Sample Description: B3 2-4' Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
2-Hexanone	<0.17	mg/kg	0.17	0.60	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
4-Chlorotoluene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.15	mg/kg	0.15	0.53	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Acetone	<0.34	mg/kg	0.34	1.1	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Benzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Bromobenzene	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Bromochloromethane	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Bromodichloromethane	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Bromoform	<0.052	mg/kg	0.052	0.16	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Bromomethane	<0.077	mg/kg	0.077	0.26	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Carbon disulfide	<0.034	mg/kg	0.034	0.10	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Carbon tetrachloride	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Chlorobenzene	<0.0086	mg/kg	0.0086	0.028	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Chloroethane	<0.026	mg/kg	0.026	0.10	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Chloroform	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Chloromethane	<0.026	mg/kg	0.026	0.086	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
cis-1,2-Dichloroethane	<0.023	mg/kg	0.023	0.077	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Dibromochloromethane	<0.034	mg/kg	0.034	0.12	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Dibromomethane	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Dichlorodifluoromethane	<0.043	mg/kg	0.043	0.15	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Diisopropyl ether	<0.015	mg/kg	0.015	0.053	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Ethylbenzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Hexachlorobutadiene	<0.020	mg/kg	0.020	0.067	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Isopropylbenzene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322386 Sample Description: B3 2-4'										Sampled: 5/11/2023 11:50
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
m & p-Xylene	<0.022	mg/kg	0.022	0.071	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Methyl tert-butyl ether	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Methylene chloride	<0.052	mg/kg	0.052	0.18	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
n-Butylbenzene	<0.015	mg/kg	0.015	0.047	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
n-Propylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Naphthalene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
o-Xylene	<0.0060	mg/kg	0.0060	0.019	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
p-Isopropyltoluene	<0.011	mg/kg	0.011	0.038	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
sec-Butylbenzene	<0.0095	mg/kg	0.0095	0.030	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Styrene	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
tert-Butylbenzene	<0.010	mg/kg	0.010	0.035	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Tetrachloroethene	<0.0085	mg/kg	0.0085	0.032	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Tetrahydrofuran	<0.22	mg/kg	0.22	0.71	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Toluene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
trans-1,3-Dichloropropane	<0.034	mg/kg	0.034	0.10	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Trichloroethene	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Trichlorofluoromethane	<0.034	mg/kg	0.034	0.10	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C
Vinyl chloride	<0.016	mg/kg	0.016	0.055	1		5/12/2023 07:50	5/12/2023 12:17	RLD	EPA 8260C

CT LAB Sample#: 1322387 Sample Description: B3 8-10'										Sampled: 5/11/2023 11:50
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method

Inorganic Results

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322387 Sample Description: B3 8-10'										Sampled: 5/11/2023 11:50
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Solids, Percent	86.6	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	7.8	mg/kg	0.023	0.15	1		5/8/2023 10:48	5/9/2023 19:52	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.054	mg/kg	0.054	0.18	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,1,2-Tetrachloroethane	<0.018	mg/kg	0.018	0.063	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0090	mg/kg	0.0090	0.036	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,1-Dichloroethane	<0.0063	mg/kg	0.0063	0.021	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,1-Dichloroethene	<0.019	mg/kg	0.019	0.064	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,1-Dichloropropane	<0.027	mg/kg	0.027	0.081	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0098	mg/kg	0.0098	0.033	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.036	mg/kg	0.036	0.13	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.015	mg/kg	0.015	0.052	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.063	mg/kg	0.063	0.21	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2-Dibromoethane	<0.0090	mg/kg	0.0090	0.036	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2-Dichloroethane	<0.020	mg/kg	0.020	0.066	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,2-Dichloropropane	<0.023	mg/kg	0.023	0.077	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.013	mg/kg	0.013	0.040	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,3-Dichloropropane	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.013	mg/kg	0.013	0.046	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322387 Sample Description: B3 8-10' Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
2,2-Dichloropropane	<0.019	mg/kg	0.019	0.063	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
2-Butanone	<0.36	mg/kg	0.36	1.1	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
2-Chlorotoluene	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
2-Hexanone	<0.18	mg/kg	0.18	0.63	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
4-Chlorotoluene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.16	mg/kg	0.16	0.55	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Acetone	<0.36	mg/kg	0.36	1.2	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Benzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Bromobenzene	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Bromochloromethane	<0.015	mg/kg	0.015	0.052	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Bromodichloromethane	<0.013	mg/kg	0.013	0.041	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Bromoform	<0.054	mg/kg	0.054	0.17	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Bromomethane	<0.081	mg/kg	0.081	0.27	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Carbon disulfide	<0.036	mg/kg	0.036	0.11	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Carbon tetrachloride	<0.013	mg/kg	0.013	0.040	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Chlorobenzene	<0.0090	mg/kg	0.0090	0.029	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Chloroethane	<0.027	mg/kg	0.027	0.11	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Chloroform	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Chloromethane	<0.027	mg/kg	0.027	0.090	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.024	mg/kg	0.024	0.081	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Dibromochloromethane	<0.036	mg/kg	0.036	0.13	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Dibromomethane	<0.019	mg/kg	0.019	0.063	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Dichlorodifluoromethane	<0.045	mg/kg	0.045	0.15	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Diisopropyl ether	<0.016	mg/kg	0.016	0.055	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322387 Sample Description: B3 8-10' Sampled: 5/1/2023 11:50

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Ethylbenzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Hexachlorobutadiene	<0.021	mg/kg	0.021	0.070	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Isopropylbenzene	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
m & p-Xylene	<0.022	mg/kg	0.022	0.073	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Methyl tert-butyl ether	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Methylene chloride	<0.054	mg/kg	0.054	0.19	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
n-Butylbenzene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
n-Propylbenzene	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Naphthalene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
o-Xylene	<0.0063	mg/kg	0.0063	0.020	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
p-Isopropyltoluene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
sec-Butylbenzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Styrene	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
tert-Butylbenzene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Tetrachloroethene	<0.0098	mg/kg	0.0098	0.033	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Tetrahydrofuran	<0.22	mg/kg	0.22	0.74	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Toluene	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.036	mg/kg	0.036	0.11	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Trichloroethene	<0.017	mg/kg	0.017	0.055	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Trichlorofluoromethane	<0.036	mg/kg	0.036	0.11	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C
Vinyl chloride	<0.017	mg/kg	0.017	0.057	1		5/12/2023 07:50	5/12/2023 12:46	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322388	Sample Description: B4 2-4'	Sampled: 5/1/2023 13:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	93.3	%				†		5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	4.1	mg/kg	0.021	0.14		†	5/8/2023 10:48	5/9/2023 20:00	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.058	mg/kg	0.058	0.19		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.016	mg/kg	0.016	0.050		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.019	mg/kg	0.019	0.068		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0097	mg/kg	0.0097	0.039		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,1-Dichloroethane	<0.0068	mg/kg	0.0068	0.022		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,1-Dichloroethene	<0.020	mg/kg	0.020	0.069		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,1-Dichloropropene	<0.029	mg/kg	0.029	0.087		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.011	mg/kg	0.011	0.036		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.039	mg/kg	0.039	0.14		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.016	mg/kg	0.016	0.056		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.011	mg/kg	0.011	0.034		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.068	mg/kg	0.068	0.23		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2-Dibromoethane	<0.0097	mg/kg	0.0097	0.039		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.015	mg/kg	0.015	0.047		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2-Dichloroethane	<0.021	mg/kg	0.021	0.072		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,2-Dichloropropane	<0.025	mg/kg	0.025	0.083		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.013	mg/kg	0.013	0.043		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.014	mg/kg	0.014	0.044		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
1,3-Dichloropropane	<0.014	mg/kg	0.014	0.047		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322388	Sample Description: B4 2-4'	Sampled: 5/1/2023 13:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,4-Dichlorobenzene	<0.015	mg/kg	0.015	0.049		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
2,2-Dichloropropane	<0.020	mg/kg	0.020	0.068		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
2-Butanone	<0.39	mg/kg	0.39	1.2		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
2-Chloroluene	<0.017	mg/kg	0.017	0.057		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
2-Hexanone	<0.19	mg/kg	0.19	0.68		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
4-Chloroluene	<0.015	mg/kg	0.015	0.047		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.17	mg/kg	0.17	0.59		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Acetone	<0.39	mg/kg	0.39	1.3		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Benzene	<0.011	mg/kg	0.011	0.034		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Bromobenzene	<0.016	mg/kg	0.016	0.050		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Bromochloromethane	<0.016	mg/kg	0.016	0.056		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Bromodichloromethane	<0.014	mg/kg	0.014	0.045		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Bromoform	<0.058	mg/kg	0.058	0.18		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Bromomethane	<0.087	mg/kg	0.087	0.29		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Carbon disulfide	<0.039	mg/kg	0.039	0.12		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Carbon tetrachloride	<0.014	mg/kg	0.014	0.044		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Chlorobenzene	<0.0097	mg/kg	0.0097	0.031		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Chloroethane	<0.029	mg/kg	0.029	0.12		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Chloroform	<0.016	mg/kg	0.016	0.051		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Chloromethane	<0.029	mg/kg	0.029	0.097		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
cis-1,2-Dichloroethane	<0.026	mg/kg	0.026	0.087		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.014	mg/kg	0.014	0.047		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Dibromochloromethane	<0.039	mg/kg	0.039	0.14		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Dibromomethane	<0.020	mg/kg	0.020	0.068		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Dichlorodifluoromethane	<0.048	mg/kg	0.048	0.16		†	5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322388 Sample Description: B4 2-4' Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Diisopropyl ether	<0.017	mg/kg	0.017	0.059	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Ethylbenzene	<0.011	mg/kg	0.011	0.034	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Hexachlorobutadiene	<0.022	mg/kg	0.022	0.076	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Isopropylbenzene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
m & p-Xylene	<0.024	mg/kg	0.024	0.079	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Methyl tert-butyl ether	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Methylene chloride	<0.058	mg/kg	0.058	0.20	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
n-Butylbenzene	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
n-Propylbenzene	<0.013	mg/kg	0.013	0.041	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Naphthalene	<0.015	mg/kg	0.015	0.047	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
o-Xylene	<0.0068	mg/kg	0.0068	0.021	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
p-Isopropyltoluene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
sec-Butylbenzene	<0.011	mg/kg	0.011	0.034	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Styrene	<0.016	mg/kg	0.016	0.050	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
tert-Butylbenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Tetrachloroethane	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Tetrahydrofuran	<0.24	mg/kg	0.24	0.80	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Toluene	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
trans-1,2-Dichloroethane	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.039	mg/kg	0.039	0.12	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Trichloroethene	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Trichlorofluoromethane	<0.039	mg/kg	0.039	0.12	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C
Vinyl chloride	<0.016	mg/kg	0.016	0.062	1		5/12/2023 07:50	5/12/2023 13:14	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322389 Sample Description: B4 8-10' Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	95.7	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	1.6	mg/kg	0.021	0.13	1		5/8/2023 10:48	5/9/2023 20:08	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.050	mg/kg	0.050	0.17	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.017	mg/kg	0.017	0.058	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0083	mg/kg	0.0083	0.033	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,1-Dichloroethane	<0.0058	mg/kg	0.0058	0.019	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,1-Dichloroethene	<0.017	mg/kg	0.017	0.059	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,1-Dichloropropene	<0.025	mg/kg	0.025	0.075	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0092	mg/kg	0.0092	0.031	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.033	mg/kg	0.033	0.12	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.058	mg/kg	0.058	0.20	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2-Dibromoethane	<0.0083	mg/kg	0.0083	0.033	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2-Dichloroethane	<0.018	mg/kg	0.018	0.062	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,2-Dichloropropane	<0.022	mg/kg	0.022	0.072	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.012	mg/kg	0.012	0.037	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
1,3-Dichloropropane	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322389 Sample Description: B4 8-10' Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,4-Dichlorobenzene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
2,2-Dichloropropane	<0.017	mg/kg	0.017	0.056	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
2-Butanone	<0.33	mg/kg	0.33	1.00	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
2-Chlorotoluene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
2-Hexanone	<0.17	mg/kg	0.17	0.56	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
4-Chlorotoluene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.15	mg/kg	0.15	0.51	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Acetone	<0.33	mg/kg	0.33	1.1	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Benzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Bromobenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Bromochloromethane	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Bromodichloromethane	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Bromoform	<0.050	mg/kg	0.050	0.16	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Bromomethane	<0.075	mg/kg	0.075	0.25	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Carbon disulfide	<0.033	mg/kg	0.033	0.100	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Carbon tetrachloride	<0.012	mg/kg	0.012	0.037	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Chlorobenzene	<0.0083	mg/kg	0.0083	0.027	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Chloroethane	<0.025	mg/kg	0.025	0.100	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Chloroform	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Chloromethane	<0.025	mg/kg	0.025	0.083	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.022	mg/kg	0.022	0.075	1		5/12/2023 07:50	5/12/2023 12:43	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Di-bromochloromethane	<0.033	mg/kg	0.033	0.12	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Dibromomethane	<0.017	mg/kg	0.017	0.056	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Dichlorodifluoromethane	<0.042	mg/kg	0.042	0.14	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322389 Sample Description: B4 8-10' Sampled: 5/1/2023 13:00

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Diisopropyl ether	<0.015	mg/kg	0.015	0.051	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Ethylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Hexachlorobutadiene	<0.019	mg/kg	0.019	0.065	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Isopropylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
m & p-Xylene	<0.021	mg/kg	0.021	0.068	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Methyl tert-butyl ether	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Methylene chloride	<0.050	mg/kg	0.050	0.17	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
n-Butylbenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
n-Propylbenzene	<0.011	mg/kg	0.011	0.035	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Naphthalene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
o-Xylene	<0.0058	mg/kg	0.0058	0.018	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
p-Isopropyltoluene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
sec-Butylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Styrene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
tert-Butylbenzene	<0.0100	mg/kg	0.0100	0.034	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Tetrachloroethene	<0.0092	mg/kg	0.0092	0.031	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Tetrahydrofuran	<0.21	mg/kg	0.21	0.69	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Toluene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.033	mg/kg	0.033	0.100	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Trichloroethene	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Trichlorofluoromethane	<0.033	mg/kg	0.033	0.100	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C
Vinyl chloride	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 13:43	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322390	Sample Description: B5 2-4' BRINE TANK	Sampled: 5/1/2023 14:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	93.4	%				1		5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Arsenic	2.5	mg/kg	0.069	0.26	1		5/9/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Barium	8.2	mg/kg	0.067	0.28	1		5/9/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Cadmium	0.11	mg/kg	0.0075	0.069	1		5/9/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Chromium	3.6	mg/kg	0.020	0.14	1		5/9/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Lead	3.0	mg/kg	0.022	0.14	1		5/9/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Selenium	0.23	mg/kg	0.069	0.28	1		5/9/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Silver	<0.050	mg/kg	0.050	0.28	1		5/8/2023 10:48	5/9/2023 20:15	NAH	EPA 6010C
Mercury	0.0060	mg/kg	0.0030	0.010	1		5/9/2023 13:10	5/10/2023 09:31	MDS	EPA 7471B
Organic Results										
1,1,1,2-Tetrachloroethane	<0.059	mg/kg	0.059	0.20	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.020	mg/kg	0.020	0.069	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0098	mg/kg	0.0098	0.039	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,1-Dichloroethane	<0.0069	mg/kg	0.0069	0.023	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,1-Dichloroethene	<0.021	mg/kg	0.021	0.070	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,1-Dichloropropene	<0.029	mg/kg	0.029	0.088	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.039	mg/kg	0.039	0.14	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.017	mg/kg	0.017	0.057	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.011	mg/kg	0.011	0.034	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.069	mg/kg	0.069	0.24	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322390	Sample Description: B5 2-4' BRINE TANK	Sampled: 5/1/2023 14:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2-Dibromoethane	<0.0098	mg/kg	0.0098	0.039	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.015	mg/kg	0.015	0.048	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2-Dichloroethane	<0.022	mg/kg	0.022	0.073	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,2-Dichloropropane	<0.025	mg/kg	0.025	0.084	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.014	mg/kg	0.014	0.044	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,3-Dichloropropane	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
2,2-Dichloropropane	<0.021	mg/kg	0.021	0.069	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
2-Butanone	<0.39	mg/kg	0.39	1.2	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
2-Chloroethanol	<0.018	mg/kg	0.018	0.058	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
2-Hexanone	<0.20	mg/kg	0.20	0.69	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
4-Chloroethanol	<0.015	mg/kg	0.015	0.048	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.18	mg/kg	0.18	0.60	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Acetone	<0.39	mg/kg	0.39	1.3	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Benzene	<0.011	mg/kg	0.011	0.034	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Bromobenzene	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Bromochloromethane	<0.017	mg/kg	0.017	0.057	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Bromodichloromethane	<0.014	mg/kg	0.014	0.045	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Bromoform	<0.059	mg/kg	0.059	0.19	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Bromomethane	<0.088	mg/kg	0.088	0.29	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Carbon disulfide	<0.039	mg/kg	0.039	0.12	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Carbon tetrachloride	<0.014	mg/kg	0.014	0.044	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Chlorobenzene	<0.0068	mg/kg	0.0068	0.031	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Chloroethane	<0.029	mg/kg	0.029	0.12	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322390	Sample Description: B5 2-4' BRINE TANK	Sampled: 5/1/2023 14:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Chloroform	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Chloromethane	<0.029	mg/kg	0.029	0.098	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.026	mg/kg	0.026	0.088	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Dibromochloromethane	<0.039	mg/kg	0.039	0.14	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Dibromomethane	<0.021	mg/kg	0.021	0.069	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Dichlorodifluoromethane	<0.049	mg/kg	0.049	0.17	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Diisopropyl ether	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Ethylbenzene	<0.011	mg/kg	0.011	0.034	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Hexachlorobutadiene	<0.023	mg/kg	0.023	0.076	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Isopropylbenzene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
m & p-Xylene	<0.025	mg/kg	0.025	0.080	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Methyl tert-butyl ether	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Methylene chloride	<0.059	mg/kg	0.059	0.21	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
n-Butylbenzene	<0.017	mg/kg	0.017	0.054	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
n-Propylbenzene	<0.013	mg/kg	0.013	0.041	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Naphthalene	<0.015	mg/kg	0.015	0.048	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
o-Xylene	<0.0069	mg/kg	0.0069	0.022	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
p-Isopropyltoluene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
sec-Butylbenzene	<0.011	mg/kg	0.011	0.034	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Styrene	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
tert-Butylbenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Tetrachloroethene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Tetrahydrofuran	<0.25	mg/kg	0.25	0.81	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Toluene	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322390	Sample Description: B5 2-4' BRINE TANK	Sampled: 5/1/2023 14:00
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
trans-1,2-Dichloroethene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.039	mg/kg	0.039	0.12	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Tnchloroethene	<0.019	mg/kg	0.019	0.061	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Trichlorofluoromethane	<0.039	mg/kg	0.039	0.12	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C
Vinyl chloride	<0.019	mg/kg	0.019	0.063	1		5/12/2023 07:50	5/12/2023 14:11	RLD	EPA 8260C

CT LAB Sample#: 1322391	Sample Description: B6 4-6'	Sampled: 5/1/2023 14:45
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	91.0	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Lead	8.7	mg/kg	0.022	0.14	1		5/8/2023 10:48	5/9/2023 20:23	NAH	EPA 6010C
Organic Results										
1,1,1,2-Tetrachloroethane	<0.053	mg/kg	0.053	0.18	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.018	mg/kg	0.018	0.062	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0089	mg/kg	0.0089	0.036	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,1-Dichloroethane	<0.0062	mg/kg	0.0062	0.020	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,1-Dichloroethene	<0.019	mg/kg	0.019	0.063	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,1-Dichloropropene	<0.027	mg/kg	0.027	0.080	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0098	mg/kg	0.0098	0.033	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.036	mg/kg	0.036	0.12	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.015	mg/kg	0.015	0.052	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322391 Sample Description: B6 4-5' Sampled: 5/1/2023 14:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
1,2,4-Trimethylbenzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.062	mg/kg	0.062	0.21	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2-Dibromoethane	<0.0089	mg/kg	0.0089	0.036	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2-Dichloroethane	<0.020	mg/kg	0.020	0.066	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,2-Dichloropropane	<0.023	mg/kg	0.023	0.076	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,3-Dichloropropane	<0.012	mg/kg	0.012	0.043	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.013	mg/kg	0.013	0.045	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
2,2-Dichloropropane	<0.019	mg/kg	0.019	0.062	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
2-Butanone	<0.36	mg/kg	0.36	1.1	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
2-Chloroluene	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
2-Hexanone	<0.18	mg/kg	0.18	0.62	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
4-Chloroluene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.16	mg/kg	0.16	0.54	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Acelone	<0.36	mg/kg	0.36	1.2	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Benzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Bromobenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Bromochloromethane	<0.015	mg/kg	0.015	0.052	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Bromodichloromethane	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Bromoform	<0.053	mg/kg	0.053	0.17	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Bromomethane	<0.080	mg/kg	0.080	0.27	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Carbon disulfide	<0.036	mg/kg	0.036	0.11	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Carbon tetrachloride	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis.

CT LAB Sample#: 1322391 Sample Description: B6 4-6' Sampled: 5/1/2023 14:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Chlorobenzene	<0.0089	mg/kg	0.0089	0.028	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Chloroethane	<0.027	mg/kg	0.027	0.11	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Chloroform	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Chloromethane	<0.027	mg/kg	0.027	0.089	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.024	mg/kg	0.024	0.080	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.012	mg/kg	0.012	0.043	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Dibromochloromethane	<0.036	mg/kg	0.036	0.12	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Dibromomethane	<0.019	mg/kg	0.019	0.062	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Dichlorodifluoromethane	<0.044	mg/kg	0.044	0.15	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Diisopropyl ether	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Ethylbenzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Hexachlorobutadiene	<0.020	mg/kg	0.020	0.069	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Isopropylbenzene	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
m & p-Xylene	<0.022	mg/kg	0.022	0.073	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Methyl tert-butyl ether	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Methylene chloride	<0.053	mg/kg	0.053	0.19	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
n-Butylbenzene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
n-Propylbenzene	<0.012	mg/kg	0.012	0.037	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Naphthalene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
o-Xylene	<0.0062	mg/kg	0.0062	0.020	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
p-Isopropyltoluene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
sec-Butylbenzene	<0.0098	mg/kg	0.0098	0.031	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Styrene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
tert-Butylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C
Tetrachloroethene	<0.0098	mg/kg	0.0098	0.033	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis.



CT LAB Sample#: 1322391		Sample Description: B6 4-6'									Sampled: 5/1/2023 14:45	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
Tetrahydrofuran	<0.22	mg/kg	0.22	0.74	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		
Toluene	<0.014	mg/kg	0.014	0.047	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		
trans-1,2-Dichloroethene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		
trans-1,3-Dichloropropene	<0.036	mg/kg	0.036	0.11	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		
Trichloroethene	<0.017	mg/kg	0.017	0.055	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		
Trichlorofluoromethane	<0.036	mg/kg	0.036	0.11	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		
Vinyl chloride	<0.017	mg/kg	0.017	0.057	1		5/12/2023 07:50	5/12/2023 14:39	RLD	EPA 8260C		

CT LAB Sample#: 1322392		Sample Description: B6 10-12'									Sampled: 5/1/2023 14:45	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
Inorganic Results												
Solids, Percent	93.5	%						5/11/2023 12:26	BMM	EPA 8000C		
Metals Results												
Lead	2.1	mg/kg	0.020	0.13	1		5/9/2023 10:48	5/9/2023 20:52	NAH	EPA 6010C		
Organic Results												
1,1,1,2-Tetrachloroethane	<0.056	mg/kg	0.056	0.19	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,1,1-Trichloroethane	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,1,2,2-Tetrachloroethane	<0.019	mg/kg	0.019	0.065	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,1,2-Trichloroethane	<0.0093	mg/kg	0.0093	0.037	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,1-Dichloroethane	<0.0065	mg/kg	0.0065	0.021	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,1-Dichloroethene	<0.020	mg/kg	0.020	0.066	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,1-Dichloropropene	<0.028	mg/kg	0.028	0.084	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2,3-Trichlorobenzene	<0.010	mg/kg	0.010	0.035	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322392		Sample Description: B6 10-12'									Sampled: 5/1/2023 14:45	
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
1,2,3-Trichloropropane	<0.037	mg/kg	0.037	0.13	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2,4-Trichlorobenzene	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2,4-Trimethylbenzene	<0.010	mg/kg	0.010	0.033	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2-Dibromo-3-chloropropane	<0.065	mg/kg	0.065	0.22	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2-Dibromoethane	<0.0093	mg/kg	0.0093	0.037	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2-Dichlorobenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2-Dichloroethane	<0.021	mg/kg	0.021	0.069	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,2-Dichloropropane	<0.024	mg/kg	0.024	0.080	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,3,5-Trimethylbenzene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,3-Dichlorobenzene	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,3-Dichloropropane	<0.013	mg/kg	0.013	0.045	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
1,4-Dichlorobenzene	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
2,2-Dichloropropane	<0.020	mg/kg	0.020	0.065	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
2-Bulaxone	<0.37	mg/kg	0.37	1.1	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
2-Chlorotoluene	<0.017	mg/kg	0.017	0.055	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
2-Hexanone	<0.19	mg/kg	0.19	0.65	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
4-Chlorotoluene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
4-Methyl-2-pentanone	<0.17	mg/kg	0.17	0.57	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Acetone	<0.37	mg/kg	0.37	1.2	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Benzene	<0.010	mg/kg	0.010	0.033	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Bromobenzene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Bromochloromethane	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Bromodichloromethane	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Bromofarm	<0.056	mg/kg	0.056	0.18	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		
Bromomethane	<0.084	mg/kg	0.084	0.28	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C		

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322392 Sample Description: B6 10-12' Sampled: 5/1/2023 14:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Carbon disulfide	<0.037	mg/kg	0.037	0.11	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Carbon tetrachloride	<0.013	mg/kg	0.013	0.042	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Chlorobenzene	<0.0093	mg/kg	0.0093	0.030	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Chloroethane	<0.028	mg/kg	0.028	0.11	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Chloroform	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Chloromethane	<0.028	mg/kg	0.028	0.093	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.025	mg/kg	0.025	0.084	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.013	mg/kg	0.013	0.045	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Dibromochloromethane	<0.037	mg/kg	0.037	0.13	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Dibromomethane	<0.020	mg/kg	0.020	0.065	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Dichlorodifluoromethane	<0.047	mg/kg	0.047	0.16	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Diisopropyl ether	<0.017	mg/kg	0.017	0.057	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Ethylbenzene	<0.010	mg/kg	0.010	0.033	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Hexachlorobutadiene	<0.021	mg/kg	0.021	0.073	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Isopropylbenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
m & p-Xylene	<0.023	mg/kg	0.023	0.077	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Methyl tert-butyl ether	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Methylene chloride	<0.056	mg/kg	0.056	0.20	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
n-Butylbenzene	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
n-Propylbenzene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Naphthalene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
o-Xylene	<0.0065	mg/kg	0.0065	0.021	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
p-Isopropyltoluene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
sec-Butylbenzene	<0.010	mg/kg	0.010	0.033	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Styrene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322392 Sample Description: B6 10-12' Sampled: 5/1/2023 14:45

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
tert-Butylbenzene	<0.011	mg/kg	0.011	0.038	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Tetrachloroethene	<0.010	mg/kg	0.010	0.035	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Tetrahydrofuran	<0.23	mg/kg	0.23	0.77	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Toluene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
trans-1,3-Dichloropropene	<0.037	mg/kg	0.037	0.11	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Trichloroethene	<0.018	mg/kg	0.018	0.058	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Trichlorofluoromethane	<0.037	mg/kg	0.037	0.11	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C
Vinyl chloride	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 15:08	RLD	EPA 8260C

CT LAB Sample#: 1322397 Sample Description: B7 4-6' Sampled: 5/1/2023 16:30

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	85.2	%			1			5/11/2023 12:26	BMM	EPA 8000C
Metals Results										
Arsenic	9.6	mg/kg	0.071	0.28	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Barium	44.6	mg/kg	0.068	0.28	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Cadmium	0.13	mg/kg	0.0076	0.071	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Chromium	15.5	mg/kg	0.020	0.14	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Lead	8.6	mg/kg	0.022	0.14	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Selenium	0.63	mg/kg	0.071	0.28	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Silver	<0.051	mg/kg	0.051	0.28	1		5/8/2023 10:48	5/9/2023 21:00	NAH	EPA 6010C
Mercury	0.041	mg/kg	0.0032	0.011	1		5/9/2023 13:10	5/10/2023 09:34	MDS	EPA 7471B

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322397 Sample Description: B7 4-6' Sampled: 5/12/2023 16:30

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Organic Results										
1,1,1,2-Tetrachloroethane	<0.068	mg/kg	0.068	0.23	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.016	mg/kg	0.016	0.059	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.023	mg/kg	0.023	0.079	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.011	mg/kg	0.011	0.045	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,1-Dichloroethane	<0.0079	mg/kg	0.0079	0.026	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,1-Dichloroethene	<0.024	mg/kg	0.024	0.080	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,1-Dichloropropene	<0.034	mg/kg	0.034	0.10	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.045	mg/kg	0.045	0.16	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.019	mg/kg	0.019	0.066	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2,4-Trimethylbenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.079	mg/kg	0.079	0.27	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2-Dibromoethane	<0.011	mg/kg	0.011	0.045	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.017	mg/kg	0.017	0.055	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2-Dichloroethane	<0.025	mg/kg	0.025	0.084	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,2-Dichloropropane	<0.029	mg/kg	0.029	0.097	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,3,5-Trimethylbenzene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,3-Dichlorobenzene	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,3-Dichloropropane	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
1,4-Dichlorobenzene	<0.017	mg/kg	0.017	0.058	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
2,2-Dichloropropane	<0.024	mg/kg	0.024	0.079	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
2-Butanone	<0.45	mg/kg	0.45	1.4	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
2-Chlorotoluene	<0.020	mg/kg	0.020	0.067	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
2-Hexanone	<0.23	mg/kg	0.23	0.79	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322397 Sample Description: B7 4-6' Sampled: 5/12/2023 16:30

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
4-Chlorotoluene	<0.017	mg/kg	0.017	0.055	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
4-Methyl-2-pentanone	<0.20	mg/kg	0.20	0.69	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Acetone	<0.45	mg/kg	0.45	1.5	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Benzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Bromobenzene	<0.018	mg/kg	0.018	0.059	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Bromochloromethane	<0.019	mg/kg	0.019	0.066	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Bromodichloromethane	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Bromoform	<0.068	mg/kg	0.068	0.21	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Bromomethane	<0.10	mg/kg	0.10	0.34	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Carbon disulfide	<0.045	mg/kg	0.045	0.14	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Carbon tetrachloride	<0.016	mg/kg	0.016	0.051	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Chlorobenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Chloroethane	<0.034	mg/kg	0.034	0.14	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Chloroform	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Chloromethane	<0.034	mg/kg	0.034	0.11	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
cis-1,2-Dichloroethene	<0.031	mg/kg	0.031	0.10	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
cis-1,3-Dichloropropene	<0.016	mg/kg	0.016	0.054	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Dibromochloromethane	<0.045	mg/kg	0.045	0.16	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Dibromomethane	<0.024	mg/kg	0.024	0.079	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Dichlorodifluoromethane	<0.057	mg/kg	0.057	0.19	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Diisopropyl ether	<0.020	mg/kg	0.020	0.069	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Ethylbenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Hexachlorobutadiene	<0.026	mg/kg	0.026	0.088	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Isopropylbenzene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
m & p-Xylene	<0.026	mg/kg	0.026	0.093	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322397	Sample Description: B7 4-6'	Sampled: 5/1/2023 16:30
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Methyl tert-butyl ether	<0.018	mg/kg	0.018	0.060	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Methylene chloride	<0.068	mg/kg	0.068	0.24	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
n-Butylbenzene	<0.019	mg/kg	0.019	0.082	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
n-Propylbenzene	<0.015	mg/kg	0.015	0.047	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Naphthalene	<0.017	mg/kg	0.017	0.055	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
o-Xylene	<0.0079	mg/kg	0.0079	0.025	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
p-Isopropyltoluene	<0.015	mg/kg	0.015	0.050	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
sec-Butylbenzene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Styrene	<0.018	mg/kg	0.018	0.059	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
tert-Butylbenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Tetrachloroethene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Tetrahydrofuran	<0.28	mg/kg	0.28	0.94	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Toluene	<0.016	mg/kg	0.016	0.060	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
trans-1,2-Dichloroethene	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
trans-1,3-Dichloropropane	<0.045	mg/kg	0.045	0.14	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Trichloroethene	<0.021	mg/kg	0.021	0.070	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Trichlorofluoromethane	<0.045	mg/kg	0.045	0.14	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C
Vinyl chloride	<0.021	mg/kg	0.021	0.072	1		5/12/2023 07:50	5/12/2023 15:36	RLD	EPA 8260C

CT LAB Sample#: 1322398	Sample Description: B7 6-8'	Sampled: 5/1/2023 16:30
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Inorganic Results										
Solids, Percent	88.8	%			1		5/11/2023 12:26	12:26	BMM	EPA 8000C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322398	Sample Description: B7 6-8'	Sampled: 5/1/2023 16:30
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Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Metals Results										
Arsenic	10.8	mg/kg	0.071	0.28	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Barium	66.2	mg/kg	0.068	0.28	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Cadmium	0.37	mg/kg	0.0076	0.071	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Chromium	16.0	mg/kg	0.020	0.14	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Lead	7.0	mg/kg	0.022	0.14	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Selenium	0.46	mg/kg	0.071	0.28	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Silver	0.066	mg/kg	0.051	0.28	1		5/8/2023 10:48	5/9/2023 21:07	NAH	EPA 6010C
Mercury	0.030	mg/kg	0.0031	0.010	1		5/9/2023 13:10	5/10/2023 09:38	MDS	EPA 7471B
Organic Results										
1,1,1,2-Tetrachloroethane	<0.050	mg/kg	0.050	0.17	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,1,1-Trichloroethane	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,1,2,2-Tetrachloroethane	<0.017	mg/kg	0.017	0.058	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,1,2-Trichloroethane	<0.0083	mg/kg	0.0083	0.033	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,1-Dichloroethane	<0.0058	mg/kg	0.0058	0.019	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,1-Dichloroethene	<0.017	mg/kg	0.017	0.059	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,1-Dichloropropene	<0.025	mg/kg	0.025	0.075	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2,3-Trichlorobenzene	<0.0092	mg/kg	0.0092	0.031	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2,3-Trichloropropane	<0.033	mg/kg	0.033	0.12	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2,4-Trichlorobenzene	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2,4-Tmethylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2-Dibromo-3-chloropropane	<0.058	mg/kg	0.058	0.20	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2-Dibromoethane	<0.0083	mg/kg	0.0083	0.033	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2-Dichlorobenzene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
1,2-Dichloroethane	<0.016	mg/kg	0.016	0.062	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322398		Sample Description: B7 6-8'										Sampled: 5/1/2023 16:30
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
1,2-Dichloropropane	<0.022	mg/kg	0.022	0.072	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
1,3,5-Trimethylbenzene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
1,3-Dichlorobenzene	<0.012	mg/kg	0.012	0.037	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
1,3-Dichloropropane	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
1,4-Dichlorobenzene	<0.012	mg/kg	0.012	0.042	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
2,2-Dichloropropane	<0.017	mg/kg	0.017	0.058	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
2-Butanone	<0.33	mg/kg	0.33	1.00	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
2-Chlorotoluene	<0.015	mg/kg	0.015	0.049	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
2-Hexanone	<0.17	mg/kg	0.17	0.58	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
4-Chlorotoluene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
4-Methyl-2-pentanone	<0.15	mg/kg	0.15	0.51	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Acetone	<0.33	mg/kg	0.33	1.1	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Benzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Bromobenzene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Bromochloromethane	<0.014	mg/kg	0.014	0.048	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Bromodichloromethane	<0.012	mg/kg	0.012	0.038	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Bromoform	<0.050	mg/kg	0.050	0.16	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Bromomethane	<0.075	mg/kg	0.075	0.25	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Carbon disulfide	<0.033	mg/kg	0.033	0.100	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Carbon tetrachloride	<0.012	mg/kg	0.012	0.037	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Chlorobenzene	<0.0063	mg/kg	0.0063	0.027	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Chloroethane	<0.025	mg/kg	0.025	0.100	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Chloroform	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Chloromethane	<0.025	mg/kg	0.025	0.083	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
cis-1,2-Dichloroethene	<0.022	mg/kg	0.022	0.075	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis



CT LAB Sample#: 1322398		Sample Description: B7 6-8'										Sampled: 5/1/2023 16:30
Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method		
cis-1,3-Dichloropropene	<0.012	mg/kg	0.012	0.040	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Dibromochloromethane	<0.033	mg/kg	0.033	0.12	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Dibromomethane	<0.017	mg/kg	0.017	0.058	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Dichlorodifluoromethane	<0.042	mg/kg	0.042	0.14	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Diisopropyl ether	<0.015	mg/kg	0.015	0.051	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Ethylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Hexachlorobutadiene	<0.019	mg/kg	0.019	0.065	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Isopropylbenzene	<0.011	mg/kg	0.011	0.036	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
m & p-Xylene	<0.021	mg/kg	0.021	0.068	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Methyl tert-butyl ether	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Methylene chloride	<0.050	mg/kg	0.050	0.17	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
n-Butylbenzene	<0.014	mg/kg	0.014	0.046	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
n-Propylbenzene	<0.011	mg/kg	0.011	0.035	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Naphthalene	<0.012	mg/kg	0.012	0.041	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
o-Xylene	<0.0058	mg/kg	0.0058	0.018	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
p-Isopropyltoluene	<0.011	mg/kg	0.011	0.037	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
sec-Butylbenzene	<0.0092	mg/kg	0.0092	0.029	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Styrene	<0.013	mg/kg	0.013	0.043	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
tert-Butylbenzene	<0.0100	mg/kg	0.0100	0.034	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Tetrachloroethene	<0.0092	mg/kg	0.0092	0.031	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Tetrahydrofuran	<0.21	mg/kg	0.21	0.69	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Toluene	<0.013	mg/kg	0.013	0.044	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
trans-1,2-Dichloroethene	<0.012	mg/kg	0.012	0.039	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
trans-1,3-Dichloropropene	<0.033	mg/kg	0.033	0.100	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		
Trichloroethene	<0.016	mg/kg	0.016	0.052	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C		

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

CT LAB Sample#: 1322398 Sample Description: B7 6-8' Sampled: 5/12/2023 18:30

Analyte	Result	Units	LOD	LOQ	Dilution	Qualifier	Prep Date/Time	Analysis Date/Time	Analyst	Method
Trichlorofluoromethane	<0.033	mg/kg	0.033	0.100	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C
Vinyl chloride	<0.016	mg/kg	0.016	0.053	1		5/12/2023 07:50	5/12/2023 16:05	RLD	EPA 8260C

Unless specifically stated to the contrary, soil/sediment/sludge sample results/LOD/LOQ/RLs were reported on a Dry Weight Basis

Notes regarding entire Chain of Custody:

Notes: * Indicates a value in between the LOD (limit of detection) and the LOQ (limit of quantitation). All LOD/LOQs are adjusted to reflect dilution and also any differences in the sample weight / volume as compared to standard amounts

All samples were received intact and properly preserved unless otherwise noted. The results reported relate only to the samples tested. This report shall not be reproduced, except in full, without written approval of this laboratory. The Chain of Custody is attached.

Submitted by Eric T. Korthals
 Project Manager
 608-356-2760

QC Qualifiers

Code	Description
B	Analyte detected in the associated Method Blank.
C	Toxicity present in BOD sample.
D	Diluted Out.
E	Safe, No Total Coliform detected.
F	Unsafe, Total Coliform detected, no E. Coll detected.
G	Unsafe, Total Coliform detected and E. Coll detected.
H	Holding time exceeded.
I	Incubator temperature was outside acceptance limits during test period.
J	Estimated value.
L	Significant peaks were detected outside the chromatographic window.
M	Matrix spike and/or Matrix Spike Duplicate recovery outside acceptance limits.
N	Insufficient BOD oxygen depletion.
O	Complete BOD oxygen depletion.
P	Concentration of analyte differs more than 40% between primary and confirmation analysis.
Q	Laboratory Control Sample outside acceptance limits.
R	See Narrative at end of report.
S	Surrogate standard recovery outside acceptance limits due to apparent matrix effects.
T	Sample received with improper preservation or temperature.
U	Analyte concentration was below detection limit.
V	Raised Quantitation or Reporting Limit due to limited sample amount or dilution for matrix background interference.
W	Sample amount received was below program minimum.
X	Analyte exceeded calibration range.
Y	Replicate/Duplicate precision outside acceptance limits.
Z	Specified calibration criteria was not met.

Current CT Laboratories Certifications
 Wisconsin (WDNR) Chemistry ID# 157066030
 Wisconsin (DATCP) Bacteriology ID# 289
 Louisiana NELAP (primary) ID# 115843
 Illinois NELAP Lab ID# 200073
 Kansas NELAP Lab ID# E-10368
 Virginia NELAP Lab ID# 46203
 ISO/IEC 17025-2005 A2LA Cert # 3806.01
 DoD-ELAP A2LA 3806.01

Rev. 02/2017 CHAIN OF CUSTODY Page 1 of 2

Company: STRAND ASSOC. INC. 1230 Lange Court, Baraboo, WI 53913 Report To: Luke.Hellermann@strand.com
 Project Contact: LUKE HELLERMANN (CT LABORATORIES) 608-356-2760 Fax 608-356-2766 EMAIL: LUKE.HELLERMANN@STRAND.COM
 Telephone: 608-251-4843 Lab Use Only Place Header Sticker Here: Lab # 177339 Program: None
 Project Name: Whitewater (Jefferson St. Redevelopment) Company: STRAND ASSOCIATES WA NPDES
 Project #: SAE 1407-134 Project: WHITEWATER (JEFFERSON ST) her
 Location: Whitewater, WI Logged By: erc PM ETK Address: 910 W. WENGER DR. MADISON, WI 53715
 Sampled By: JIM MCCARTHY Invoice To: BRAD MARGUARDT@WHITEWATER-WI.COM
 Address: 312 W. WHITEWATER ST. WHITEWATER, WI 53190
 *Party listed is responsible for payment of invoice as per CT Laboratories' terms and conditions.

Client Special Instructions: Please bill to the City of Whitewater per invoice note. *Shipping was paid by Strand/JRM

Collection	Date	Time	Matrix	Grab/Comp	Sample #	Sample ID Description	Filtered? Y/N	VOCs	Lead	VOCs	Lead	8 RCRA Metals	Total # Containers	Designated MS/MSD	CT Lab ID #
	5-1-23	10:00	W	G		B1 (H2O)	Y	3	1				4		1322351
		10:45	W	G		B2	Y	3	1				4		69
		11:50	W	G		B3	Y	3	1				4		70
		13:00	W	G		B4	Y	3	1				4		71
		14:45	W	G		B6	Y	3	1				4		72
		16:00	W	G		B7	Y	3	1			2	5		76
						Trip Blank									77
	5/1/23	10:00	S	Grab		B1 2-4'	NA			2	2		4		82
						B1 8-10'				2	2		4		83
						B2 4-6'				2	2		4		84
		10:45	S	Grab		B2 8-10'				2	2		4		85

Relinquished By: JAMES R. MCCARTHY Date/Time: 5/4/23 Release to SPEC DEE Received By: M G ETK Date/Time: 5/5/23 11:00
 Received by: Date/Time: Received for Laboratory by: E Date/Time: 5/5/23 12:48

Rev. 02/2017 CHAIN OF CUSTODY Page 2 of 2

Company: STRAND ASSOC. INC. 1230 Lange Court, Baraboo, WI 53913 Report To: Luke.Hellermann@strand.com
 Project Contact: LUKE HELLERMANN (CT LABORATORIES) 608-356-2760 Fax 608-356-2766 EMAIL: LUKE.HELLERMANN@STRAND.COM
 Telephone: 608-251-4843 Lab Use Only Place Header Sticker Here: Lab # 177339 Program: None
 Project Name: Whitewater (Jefferson St. Redevelopment) Company: STRAND ASSOCIATES WA NPDES
 Project #: SAE 1407-134 Project: WHITEWATER (JEFFERSON ST) her
 Location: Whitewater, WI Logged By: erc PM ETK Address: 910 W. WENGER DR. MADISON, WI 53715
 Sampled By: JIM MCCARTHY Invoice To: BRAD MARGUARDT@WHITEWATER-WI.COM
 Address: 312 W. WHITEWATER ST. WHITEWATER, WI 53190
 *Party listed is responsible for payment of invoice as per CT Laboratories' terms and conditions.

Client Special Instructions: Hold Waste Characterization samples for preliminary tests. Call Luke to discuss running these off. Please bill to the City of Whitewater per invoice note. *Thank

Collection	Date	Time	Matrix	Grab/Comp	Sample #	Sample ID Description	Filtered? Y/N	VOCs	Lead	8 RCRA Metals	Semi-Volatiles	VOCs	8 RCRA Metals	PCBs	Total Metals	Total VOCs	Total # Containers	Designated MS/MSD	CT Lab ID #
	5-1-23	11:50	S	Grab		B3 2-4'	NA	2	2								4		1322356
		11:50	S	Grab		B3 8-10'		2	2								4		87
		13:00	S	Grab		B4 2-4'		2	2								4		88
		13:00	S	Grab		B4 8-10'		2	2								4		89
		14:00	S	Grab		B5 2-4' (Brine Tank)				4							4		90
		14:45	S	Grab		B6 4-6'	NA	2	2								2		91
		14:45	S	Grab		B6 10-12'		2	2								2		92
		16:30	S	Grab		B7 4-6'		2	2								4		97
		16:30	S	Grab		B7 6-8'		2	2								4		98
		18:00	S	Comp		WC Waste Characterization					X	X	X	X	X		5		

Relinquished By: JAMES R. MCCARTHY Date/Time: 5/4/23 Release to SPEC DEE Received By: M G ETK Date/Time: 5/5/23 11:00
 Received by: Date/Time: Received for Laboratory by: F Date/Time: 5/5/23 12:48

Item CS-31.

369

Cooler Receipt Form

Ice Present YES NO
Observed Temperature 5.6
Actual Temperature _____
IR Gun # 27
Initials ES
Date 5-5-23 Time 1130
Cooler #: 6584

OnCall Pickup Label

Pickup From:
STRAND ASSOCIATES
910 W WINGRA DR
MADISON, WI 53715
1 OF 1
WT: 44
3

Pickup Instructions:
SAMPLE WATER AND SOIL



4. 83812301900005803017

Delivery Instructions:

SHIP TO:
CT LABS
1230 LANGE CT
BARABOO, WI 53919

Thank You for Using Speedee OnCall Service

QC Quality Environmental Containers
800-265-3950 • www.qecusa.com
CUSTODY SEAL
DATE 5/12/23
SIGNATURE [Signature]

QC Quality Environmental Containers
800-265-3950 • www.qecusa.com
CUSTODY SEAL
DATE 5/12/23
SIGNATURE [Signature]