

Project	Company	Cost
Pre-Renovation Asbestos/Haz Survey @ AHHS	AKT	\$22,500.00
Pre-Renovation Asbestos/Haz Survey @ SHS	AKT	\$21,500.00
Pre-Demolition Asbestos/Haz Survey @ SASA	AKT	\$13,500.00
Pre-Demolition Asbestos/Haz Survey @ County	AKT	\$5,700.00
Pre-Demolition Asbestos/Haz Survey @ BEANS	AKT	\$8,500.00
Phase 1 & II Environmental Site Assessment @ New H.S.	AKT	\$24,940.00
Architectural Fees - New High School	WTA	\$86,609.25
Architectural Fees - SHS/Middle School Renovation	WTA	\$6,301.25
Architectural Fees - SASA/AHHS Renovation	WTA	\$10,257.50
Architectural Fees - New Handley Elementary	WTA	\$6,478.75
<b>TOTALS</b>		<b>\$206,286.75</b>



214 Janes Avenue  
Saginaw, Michigan  
T 989-754-9896  
www.aktpeerless.com

January 11, 2021

Tim Furtaw  
**Saginaw Public Schools**  
550 Millard Street  
Saginaw, Michigan

**Subject: Proposal to Conduct a Pre-Renovation Asbestos and Hazardous Materials Survey**  
3115 Mackinaw Road, Saginaw, Michigan  
Proposal Number: PS-26816

Mr. Tim Furtaw:

AKT Peerless Environmental Services (AKT Peerless) is pleased to provide its proposal to provide environmental services for the above referenced property located at 3115 Mackinaw Road, Saginaw, Michigan.

AKT Peerless will implement work within two to four weeks upon your authorization to proceed. AKT Peerless' maximum estimated cost to complete the proposed scope of work for the Pre-Renovation Asbestos and Hazardous Materials Survey is \$22,500.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.

We look forward to working with you on this project. If you have any questions or require additional information, please contact me at 989-630-7701 or via email at bobickh@aktpeerless.com, respectively.

Sincerely,  
AKT Peerless

Heath S. Bobick  
Environmental Consultant

Enclosure

HSB/tc

January 11, 2021

Tim Furtaw  
Saginaw Public Schools  
550 Millard Street  
Saginaw, Michigan

Subject: **Proposal to Conduct a Pre-Renovation Asbestos and Hazardous Materials Survey**  
3100 Webber Street, Saginaw, Michigan  
Proposal Number: PS-26814

Mr. Tim Furtaw:

AKT Peerless Environmental Services (AKT Peerless) is pleased to provide its proposal to provide environmental services for the above referenced property located at 3100 Webber Street, Saginaw, Michigan.

AKT Peerless will implement work within two to four weeks upon your authorization to proceed. AKT Peerless' maximum estimated cost to complete the proposed scope of work for the Pre-Renovation Asbestos and Hazardous Materials Survey is \$21,500.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.

We look forward to working with you on this project. If you have any questions or require additional information, please contact me at 989-630-7701 or via email at bobickh@aktpeerless.com, respectively.

Sincerely,  
AKT Peerless

A handwritten signature in black ink, appearing to read 'Heath S. Bobick'.

Heath S. Bobick  
Environmental Consultant

Enclosure

HSB/tc

January 11, 2021

Tim Furtaw  
**Saginaw Public Schools**  
550 Millard Street  
Saginaw, Michigan

**Subject: Proposal to Conduct a Pre-Renovation Asbestos and Hazardous Materials Survey**  
1903 North Niagara Street, Saginaw, Michigan  
Proposal Number: PS-26813

Mr. Tim Furtaw:

AKT Peerless Environmental Services (AKT Peerless) is pleased to provide its proposal to provide environmental services for the above referenced property located at 1903 North Niagara Street, Saginaw, Michigan.

AKT Peerless will implement work within two to four weeks upon your authorization to proceed. AKT Peerless' maximum estimated cost to complete the proposed scope of work for the Pre-Renovation Asbestos and Hazardous Materials Survey is \$13,500.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.

We look forward to working with you on this project. If you have any questions or require additional information, please contact me at 989-630-7701 or via email at bobickh@aktpeerless.com, respectively.

Sincerely,  
AKT Peerless



Heath S. Bobick  
Environmental Consultant

Enclosure

HSB/tc

January 11, 2021

Tim Furtaw  
**Saginaw Public Schools**  
550 Millard Street  
Saginaw, Michigan

**Subject: Proposal to Conduct a Pre-Demolition Asbestos and Hazardous Materials Survey**  
211 Congress Avenue, Saginaw, Michigan  
Proposal Number: PS-26812

Mr. Tim Furtaw:

AKT Peerless Environmental Services (AKT Peerless) is pleased to provide its proposal to provide environmental services for the above referenced property located at 211 Congress Avenue, Saginaw, Michigan.

AKT Peerless will implement work within two to four weeks upon your authorization to proceed. AKT Peerless' maximum estimated cost to complete the proposed scope of work for the Pre-Demolition Asbestos and Hazardous Materials Survey is \$5,700.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.

We look forward to working with you on this project. If you have any questions or require additional information, please contact me at 989-630-7701 or via email at bobickh@aktpeerless.com, respectively.

Sincerely,  
AKT Peerless



Heath S. Bobick  
Environmental Consultant

Enclosure

HSB/tc



214 Janes Avenue  
Saginaw, Michigan  
T 989-754-9896  
www.aktpeerless.com

January 11, 2021

Tim Furtaw  
**Saginaw Public Schools**  
550 Millard Street  
Saginaw, Michigan

Subject: **Proposal to Conduct a Pre-Demolition Asbestos and Hazardous Materials Survey**  
1741 North Niagara Street, Saginaw, Michigan  
Proposal Number: PS-26811

Mr. Tim Furtaw:

AKT Peerless Environmental Services (AKT Peerless) is pleased to provide its proposal to provide environmental services for the above referenced property located at 1741 North Niagara Street, Saginaw, Michigan.

AKT Peerless will implement work within two to four weeks upon your authorization to proceed. AKT Peerless' maximum estimated cost to complete the proposed scope of work for the Pre-Demolition Asbestos and Hazardous Materials Survey is \$8,500.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.

We look forward to working with you on this project. If you have any questions or require additional information, please contact me at 989-630-7701 or via email at bobickh@aktpeerless.com, respectively.

Sincerely,  
AKT Peerless

Heath S. Bobick  
Environmental Consultant

Enclosure

HSB/tc



February 12, 2021

Tim Furtaw  
**Saginaw Public Schools**  
550 Millard Street  
Saginaw, Michigan

**Subject:** Proposal to provide Phase I and II Environmental Site Assessment (ESA) Activities  
AKT Peerless Proposal No. PS-26806.2

Mr. Furtaw:

AKT Peerless Environmental Services (AKT Peerless) is pleased to submit its proposal to provide environmental consulting services to conduct one cumulative Phase I Environmental Site Assessment (ESA) of the following:

- 1440, 1501, 1516, 1601, 1740, 1741, 1840, 1901, 1902, 1903 (campus and soccer field), and 1920 North Niagara Street, Saginaw, Michigan
- 317, 319, 321, 329, and 331 West Genesee, Saginaw Michigan
- 211 and 237 Congress Road, Saginaw, Michigan
- Former rail spur with no parcel number of address (resides between 1903 North Niagara soccer field and campus).

AKT Peerless proposes to conduct Phase II ESA activities to further evaluate the environmental conditions associated the following properties:

- 1601, 1741, 1903 (campus and soccer field), and North Niagara Street, Saginaw, Michigan
- 211 Congress Road, Saginaw, Michigan

AKT Peerless will implement the proposed work immediately, pending your authorization to proceed. AKT Peerless' estimated costs to complete the proposed scope of work is \$24,940.

Any necessary changes that become apparent during the completion of these proposed environmental services, which may require a revision in the scope of work and cost or could delay the project, AKT Peerless will notify the client immediately.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the signature page and return a copy to me.



We look forward to this opportunity of working with you on this project. If you have any questions or require additional information, please contact Sean Robinson or myself at 989.754.9896 or via email at [robinsons@aktpeerless.com](mailto:robinsons@aktpeerless.com) or [bobickh@aktpeerless.com](mailto:bobickh@aktpeerless.com), respectively.

Sincerely,

**AKT PEERLESS**

A handwritten signature in blue ink, appearing to read "Heath S. Bobick".

Heath S. Bobick  
Environmental Consultant

HSB/tc



# PROPOSAL FOR ENVIRONMENTAL CONSULTING SERVICES

AKT Peerless Proposal No. PS-26806.2

## Introduction

AKT Peerless Environmental Services (AKT Peerless) is pleased to submit its proposal to provide environmental consulting services for Riverfront Campus Redevelopment Project to conduct a Phase I Environmental Site Assessments of the following:

- 1440, 1501, 1516, 1601, 1740, 1741, 1840, 1901, 1902, 1903 (campus and soccer field), and 1920 North Niagara Street, Saginaw, Michigan
- 317, 319, 321, 329, and 331 West Genesee, Saginaw Michigan
- 211 and 237 Congress Road, Saginaw, Michigan
- Former rail spur with no parcel number of address (resides between 1903 North Niagara soccer field and campus).

The subject property has been developed since the late 1800s for commercial and industrial operations. Historical operations have included, but not limited to lumber production, automotive sales and repair, rail road transport, and grainry. Previous environmental assessments conducted on portions of the subject property have identified the presence of contamination above one or more Part 201 Environment, Great lakes and Energy (EGLE) Generic Criteria. The proposed environmental assessment activities were established to further evaluate the current environmental condition of the subject property. Based on the proposed redevelopment and future use, the results of the proposed environmental assessment will be used to establish the response activities necessary to ensure exposure risks are mitigated and any existing contamination is not exacerbated. The results of the proposed investigation would be used to support a funding request from EGLE to support the redevelopment specific assessment and response activities. Typical response activities commonly implemented on similar projects may include: (1) soil excavation and landfill disposal, (2) groundwater management during dewater, (3) placement and maintenance of caps to reliably segregate contamination from future users, and (4) vapor intrusion mitigation within future buildings. The Phase II ESA activities are proposed to be conducted on the following accessible properties:

- 1601, 1741, 1903 (campus and soccer field), and North Niagara Street, Saginaw, Michigan
- 211 Congress Road, Saginaw, Michigan

The results of the Phase I ESAs will be used to modify, if necessary, the scope of work for conducting the Phase II Site Investigation presented within this proposal. The proposed sample locations will be established to evaluate the most likely impacted portions of the subject property, in light of the proposed redevelopment features.

Refer to **Appendix A** for a list of the parcel numbers and associated addresses.

## Scope of Work

In accordance with accepted industry practice, AKT Peerless' proposed scope of work includes completing:

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment

### Phase I ESA

AKT Peerless' Phase I ESA will be based on: (1) the scope and limitations of the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Practice E 1527) which outlines good commercial and customary practice for conducting a Phase I ESA, and (2) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

Certain users of the proposed Phase I ESA may be able to satisfy one of the environmental due diligence requirements to qualify for the bona fide prospective purchaser, contiguous landowner, or innocent landowner liability protections available under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the Superfund Amendments and Reauthorization Act (SARA) of 1986, and the Small Business Liability and Brownfield Revitalization Act (Brownfield Amendments) of 2002.

For the purpose of the proposed Phase I ESA, the Client will be the party that retains AKT Peerless to complete this Phase I ESA. AKT Peerless will not make an independent determination whether its Client is a *User* and intends to use this Phase I ESA to qualify for Landowner Liability Protection (LLP) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

In accordance with ASTM Practice E 1527, a *User* is the party seeking to use ASTM Practice E 1527 to complete an environmental site assessment of the subject property. A *User* may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. Furthermore, a *User* seeking to qualify for an LLP under CERCLA has specific obligations for completing a successful application of this practice, including the Client and User Requirements described below. AKT Peerless' scope of work does not include an evaluation or completion of these specific user obligations under the ASTM Practice E 1527, unless otherwise noted in this proposal.

The purpose of AKT Peerless' proposed ESA will be to provide an independent, professional opinion of the *recognized environmental conditions* (RECs)<sup>1</sup>, *historical recognized environmental conditions*

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<sup>1</sup> ASTM Standard Practice E 1527-13 defines the term REC as the presence or likely presence of any hazardous substance or petroleum product in, on, or at a property: (1) due to any 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.

(HRECs)<sup>2</sup>, and *controlled recognized environmental conditions (CRECs)*<sup>3</sup>, in connection with the subject property, if any. AKT Peerless' Phase I ESA is designed to identify adverse environmental conditions and the possible need for a more definitive study addressing specific areas of concern, if any. The proposed Phase I ESA will be intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, HRECs, and CRECs in connection with the subject property.

## Client Requirements

AKT Peerless requests that the Client provide the following information to facilitate developing a history of the previous uses of the subject property and surrounding area, and to aid the identification of conditions of potential environmental concern in connection with the subject property:

- Environmental records or reports regarding potential or known environmental liabilities associated with the subject property.
- The precise geographic location of the subject property, either by address, legal description, land survey, site map, or assessor's parcel number (APN, a.k.a. parcel identification number, ward/item number, etc.) and its relation to neighboring sites and/or cross streets in close proximity to the subject property.
- Completed and signed "Client Environmental Questionnaire"
- Completed Document Request Form
- Best time to schedule interview
- User Obligations for LLP, if any, in accordance with E 1527 and AAI

In addition, if underground storage tanks (USTs) are known to be present at the subject property, AKT Peerless requests that the client provides (or obtain from the current UST operator) copies of documentation (e.g., permits, registration records, insurance certificates, etc.) regarding the compliance status of on-site USTs relative to currently applicable engineering upgrade requirements for leak detection, corrosion protection, and overspill protection.<sup>4</sup>

## User Requirements

In order to qualify for one of the LLPs offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendments"), a *User* must conduct certain inquiries as described in 40 CFR 312. If the Client intends to use ASTM Practice E 1527 to qualify for a LLP to CERCLA liability, then AAI requires that certain tasks be performed by - or on behalf of - that party. As appropriate, these inquiries must also be conducted by EPA Brownfield Assessment and Characterization

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<sup>2</sup> ASTM Standard Practice E 1527-13 defines the term HREC as a past release of any hazardous substance or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls.

<sup>3</sup> ASTM Standard Practice E 1527-13 defines the term CREC as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

<sup>4</sup> If a UST system is present, the client should also be prepared to disclose to AKT Peerless the mechanism by which the current or new tank owner/operator will meet financial assurance obligations.

grantees. While such information is not required to be provided to the Environmental Professional, AKT Peerless requests that the Client provide such information via a Questionnaire, Document Request Form, and Interviews as such information can assist the AKT Peerless in identifying environmental conditions.

### **Phase I ESA Scope of Work**

In accordance with ASTM Standard Practice E 1527-13, AKT Peerless' ESA will include the following tasks:

- A reconnaissance of the subject property, as well as observation of the adjoining properties as feasible from the subject property and public right-of-ways, to identify uses or activities that may pose an environmental concern to the subject property, including a review of: (1) general activities occurring at the subject property, (2) existing subject property conditions, and (3) the uses of adjoining properties.
- A review of current environmental database information compiled by a variety of regulatory agencies to evaluate potential environmental risks associated with the subject property, adjoining properties, and other sites that are: (1) identified on target lists, and (2) within varying distances of up to one mile from the subject property<sup>5</sup>.
- A review of reasonably ascertainable agency file information associated with known or suspected sites of environmental concern maintained by federal, state and local regulatory agencies, including records of compliance, as appropriate. Files will be reviewed for the subject property. Files for adjoining properties, and nearby sites that may present a concern to the subject property, will be reviewed, but additional fees may apply. If such records are not reviewed, AKT Peerless will provide written justification as to why a review was not completed.
- A review of reasonably ascertainable standard historical sources to develop a history of the previous uses of the subject property and surrounding area back to their obvious first developed uses, or 1940, whichever is earlier; such sources may include aerial photographs, maps (e.g., topographic, fire insurance, plat, etc.), city directories/address indexes, previous environmental assessments, and municipal records, as appropriate.
- A review of reasonably ascertainable records pertaining to regulated waste generation, registered USTs, leaking UST (LUST) incidents, or other environmental events occurring on the subject property or nearby sites that AKT Peerless judges to have a potential to pose an environmental concern to the subject property.
- The consideration of adjoining property use and activity.
- A review of readily available environmental information and reports maintained for the subject property.
- Interviews with persons, including regulatory agency representatives, who are familiar with past and present uses, activities, and/or environmental concerns at the subject property and adjoining properties.
- Discussion regarding compliance with Activity and Use Limitations (AULs), if any.
- An evaluation of information obtained from the aforementioned sources to determine if RECs, CRECs, or HRECs exist in connection with the subject property.

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<sup>5</sup> AKT Peerless will use search radii that meet or exceed ASTM's recommended minimum search distances.

During the assessment, AKT Peerless will evaluate or consider: (1) the potential for contamination of soil, soil vapor, and groundwater at the subject property, (2) the possible presence of underground or aboveground storage tank systems at the subject property, (3) the possible presence of hazardous substances or petroleum products at the subject property, (4) the proximity of the subject property to known and/or suspected sites of environmental concern, and (5) the historical use of the subject property.

AKT Peerless will prepare a written report documenting the data and information gathered during the Phase I ESA. AKT Peerless' report will summarize the known environmental conditions associated with the subject property, if any. Unless advised otherwise by the Client, AKT Peerless will include recommendations for further investigation of the noted environmental concerns.

The conclusions and recommendations will reflect AKT Peerless' best professional judgment and will be based upon the conditions observed and information made available at the time of the assessment.

### **Phase II ESA**

AKT Peerless proposes to conduct Phase II ESA (subsurface investigation) activities, based on the historical uses at portions of the following properties:

- 1601, 1741, 1903 (campus and soccer field), and North Niagara Street, Saginaw, Michigan
- 211 Congress Road, Saginaw, Michigan

The purpose of AKT Peerless' Phase II ESA is to evaluate the environmental conditions identified at the subject property. The scope of work presented below does not include recognized environmental conditions that may be identified upon completion of AKT Peerless' proposed Phase I ESA.

### **Phase II ESA Scope of Work**

AKT Peerless has established the following scope of work to evaluate the environmental conditions identified at the property.

- Advance up to 28 borings to a maximum depth of 16.0 feet below ground surface (BGS) and install up to 10 temporary monitoring wells, as appropriate.
- Collect soil and/or water samples.
- Submit the samples to a fixed-base, independent laboratory for chemical analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs) polychlorinated biphenyls (PCBs), and Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc).
- Prepare Phase II ESA report. It is anticipated the report will be used to further support the funding application for a EGLE Brownfield Grant.

### **Boring Placement and Laboratory Analysis**

Borings locations will be selected to evaluate the most likely impacted areas of the subject property. Additionally, sample locations will be selected to evaluate the portions of the subject property that will be subject to subsurface construction, as well as the location of future buildings and infrastructure. Soil and groundwater samples collected for chemical analysis will be submitted under chain-of-custody to a fixed-base, independent laboratory. Samples will be analyzed for various contaminants including VOCs,

PNAs, PCBs, and Michigan 10 Metals. Parameters will be assigned to each sample based on the historic operation and the results of the previous environmental assessments conducted on the respective portion of the subject property.

The laboratory will conduct laboratory analyses using Michigan Department of Environment, Great Lakes, & Energy (EGLE) and/or U.S. Environmental Protection Agency (EPA) approved analytical methods.

### **Methodologies and Quality Control**

AKT Peerless will the soil borings using either a hand auger or a hydraulic push probe. Hydraulic push probe methodologies will be the primary method soil borings are advanced. Hand augers will be used only in the event equipment access is limited or an underground utility obstructs access to the proposed sample location.

All Phase II Environmental Site Assessments will be conducted in general conformance with ASTM E1903-11: *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

It is anticipated that borings will be advanced with a hydraulic push probe or Geoprobe®. When possible, a macro core soil sampler will be used to collect continuous soil samples. If time is limited or subsurface soils restrict the penetration of the macro core sampler, a 2-foot-long discrete sampler will be used in place of the macro sampler.

Soil samples collected in the field will be visually examined in accordance with the Unified Soil Classification System, ASTM D2488-09a: *Standard Practice for Description and Identification of Soils (Visual-manual) Procedure*. As appropriate, soil samples collected in the field will be screened for volatile organic compounds (VOCs) using a portable organic vapor meter/photoionization detector (OVM/PID). To ensure accurate VOC screening, the quantity of the soil, temperature, and headspace volume will be kept as constant as possible. The OVM/PID will be calibrated prior to mobilization to the site.

Strict decontamination procedures will be followed during the completion of investigation activities by AKT Peerless personnel to reduce the potential for cross-contamination. All drilling and down-hole sampling equipment will be decontaminated prior to first use onsite, and thereafter between uses, using a high-temperature, high-pressure spray washer, and/or a vigorous wash in an Alconox solution, followed by a tap water rinse, and a distilled water rinse.

All samples will be collected in precleaned glass jars and stored following U.S. EPA Publication SW-846 Method 5035, final version of March 26, 1998, Testing Methods for Evaluating Solid Waste and ASTM D4547-09: *Standard Guide for Sampling Waste and Soils for Volatile Organic Compounds*. This publication includes guidelines for the Soil Sample Collection and Methanol Preservation for Volatile Analysis.

If groundwater is encountered, AKT Peerless will install temporary groundwater monitoring wells in select soil boring locations drilled at the subject property. The monitoring wells will be installed to a maximum depth of 16.0 feet bgs. Each temporary monitoring well will consist of a riser and screened section of PVC piping. The monitoring wells will be screened to bisect the static groundwater table, above a confining clay layer or at the maximum available depth due to drilling methods.



To the extent that soil vapor samples are collected, all samples will be collected in general conformance with ASTM Standard Practice D7663-12, *Active Soil Gas Sampling in the Vadose Zone for Vapor Intrusion Evaluations*.

AKT Peerless will collect one groundwater sample from each monitoring well after: (1) evacuating at least three times the initial volume of groundwater in the well casing; (2) purging the well until measured parameters (temperature, turbidity, oxidation reduction potential, pH, and conductivity) have stabilized; or (3) purging the well dry and allowing sufficient time for recharge.

All soil and groundwater samples will be transported to a laboratory under chain-of-custody documentation in an ice-cooled container.

### **Phase II ESA Report**

After completing the investigation, AKT Peerless will prepare a report that will include a summary of field activities, analytical results, discussion of procedures/methodologies, site map with sampling locations, discussion of results and recommendations, if appropriate.

### **Schedule**

AKT Peerless will implement all work immediately and will provide its written reports within three to four weeks, pending your authorization to proceed.

### **Fees**

AKT Peerless estimates the fees and expenses for this project will be \$24,940. All subcontracted services and outside project costs will be billed at a cost plus 10 percent. The estimated costs to provide the services described in this proposal are shown in the tables below.

### Phase I ESA Estimated Costs

ACTIVITY	COST
Phase I ESA	\$3,100
<b>TOTAL (1 Report)</b>	<b>\$3,100</b>

### Phase II ESA Estimated Costs

ACTIVITY	COST
<b>PROFESSIONAL SERVICES</b>	
Project Management	\$2,000
Field Activities	\$3,280
Report Preparation	\$2,500
<b>PROJECT COSTS</b>	
Laboratory Analyses	\$9,500
Drilling	\$3,540
Field Supplies and Expenses	\$1,020
<b>TOTAL</b>	<b>\$ 24,940</b>

\*The referenced fees include only those activities described herein. Additional fees will be incurred and invoiced if additional sample analysis is requested by the client, deemed necessary to completely evaluate the site conditions or if other regulatory reporting activities (i.e., a Baseline Environmental Assessment, Section 7(a) Compliance Analysis or Response Activity Plan) are necessary. AKT Peerless will notify the client immediately with knowledge of any proposed scope of service modifications but no additional activities will be conducted without prior written client authorization.

In January 2020, the Michigan EGLE changed their Freedom of Information Act (FOIA) request policy. The revised policy includes an internal review of requested documents to evaluate the need for redactions (among other changes). This policy change has resulted in delays to the access of file information and increased FOIA fees. In some cases, these time and cost increases have made this information not *reasonably ascertainable* as defined in ASTM International Standard E1527. AKT Peerless will provide updates if such delays occur and additional fees are required.

Additional fees may be charged to adequately and appropriately evaluate potential environmental concerns that may be presented by uses of (or events at) adjoining or nearby properties<sup>6</sup>. AKT Peerless' proposal includes reviewing regulatory agency records for the subject property. However, AKT Peerless may charge an additional fee to review regulatory agency records for any adjoining or nearby sites we judge to be a potential environmental concern to the subject property. Furthermore, the additional costs for municipal fees related to Freedom of Information Act (FOIA) responses may be passed on to the Client, if necessary. AKT Peerless will promptly apprise the client of the relative cause for such additional fees and will not complete the extra activity unless Client authorizes AKT Peerless to do so.

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<sup>6</sup> If AKT Peerless deems it necessary to review such records that are maintained by federal, state, or local regulatory agencies, the overall time to complete the project may be delayed due to agency response times. As necessary, AKT Peerless may require a change order to review government files for adjoining and nearby sites.



AKT Peerless' cost estimate for its proposed scope of work includes one (1) hour of consulting time after the project is complete. Follow-up services provided by AKT Peerless, such as additional research, post-publication modifications to the report, project meetings, etc., shall be billed based on AKT Peerless' standard professional service fee schedule for Phase I ESA modifications and/or project support outside of the scope of work.

Unless requested otherwise, AKT Peerless will provide an electronic copy of the final report. Paper copy reports, if requested, will be provided at a rate of \$75 per copy.

## Limitations

In January 2020, the Michigan EGLE changed their FOIA request policy. The revised policy includes an internal review of requested documents to evaluate the need for redactions (among other changes). This policy change has resulted in delays to the access of file information and increased FOIA fees. In some cases, these time and cost increases have made this information not *reasonably ascertainable* as defined in ASTM International Standard E1527. AKT Peerless will provide updates if such delays occur and additional fees are required.

Due to the current coronavirus (COVID-19) pandemic, interior subject property reconnaissance may not be conducted during the proposed Phase I ESA. AKT Peerless will consider the health and safety of our staff and the general public when determining the appropriateness of completing the reconnaissance. Furthermore, accessibility to information critical to completion of our deliverables (i.e., municipal offices, regulatory agency files, historical information/vendors, libraries, etc.) may be limited during this time. AKT Peerless will provide updates if such limitations are encountered or delays occur.

AKT Peerless will make reasonable efforts to determine if USTs or related equipment (collectively referred to as UST systems) are or have been present at the subject property. AKT Peerless defines reasonable efforts as obtaining and evaluating information from visual observations of unobstructed areas and from the historical sources described above in this proposal. AKT Peerless recognizes, and urges users of the proposed assessment to acknowledge, that the accuracy of our conclusions relative to the on-site presence or use UST systems directly corresponds to the presence of obstructions (e.g. snow, densely growing vegetation, standing water, pavement, equipment, structures, storage, debris, etc.) at the time of the reconnaissance, or to our receipt and evaluation of incorrect or incomplete information.

Unless specifically noted in the proposed scope of work, AKT Peerless will not evaluate any potential environmental conditions (i.e., further areas of possible business/environmental concern and/or liability) that are outside the scope of ASTM Practice E 1527. Examples of such non-ASTM potential environmental conditions that are beyond the scope of this Phase I ESA include cultural and historic resources, ecological resources, endangered species, health and safety, high-voltage power lines, indoor air quality, industrial hygiene, lead-based paint, lead in drinking water, moisture intrusion, mold, noise pollution, radon, asbestos, and/or regulatory compliance. If the Client requires any of these services, please contact AKT Peerless to provide a proposal to conduct these services under a separate scope of work.

AKT Peerless' scope of work is limited to investigating the past uses of the subject property, though some historical information is also reviewed for adjoining properties but does not include investigating past uses of surrounding or nearby properties.



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989 752 3125 : f

WTAARCH.COM

School District of the City of Saginaw  
550 Millard Street  
Saginaw, MI 48607  
Tim Furtaw

Invoice number 16751  
Date 02/11/2021

Project **2020022.3 SCHOOL DISTRICT OF THE  
CITY OF SAGINAW - SAGINAW  
CENTRAL HIGH SCHOOL**

Description	Contract Amount	Total Billed	Prior Billed	Remaining	Percent Complete	Current Billed
<b>SCHEMATIC DESIGN</b>	561,119.00	86,609.25	0.00	474,509.75	15.44	86,609.25
<b>DESIGN DEVELOPMENT</b>	627,133.00	0.00	0.00	627,133.00	0.00	0.00
<b>CONSTRUCTION DOCUMENTS</b>	1,287,272.00	0.00	0.00	1,287,272.00	0.00	0.00
<b>BIDDING</b>	132,028.00	0.00	0.00	132,028.00	0.00	0.00
<b>CONSTRUCTION ADMINISTRATION</b>	660,140.00	0.00	0.00	660,140.00	0.00	0.00
<b>CLOSE OUT</b>	33,006.00	0.00	0.00	33,006.00	0.00	0.00
<b>Total</b>	<b>3,300,698.00</b>	<b>86,609.25</b>	<b>0.00</b>	<b>3,214,088.75</b>	<b>2.62</b>	<b>86,609.25</b>

Invoice total **86,609.25**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
16751	02/11/2021	86,609.25	86,609.25				
	<b>Total</b>	<b>86,609.25</b>	<b>86,609.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Approved by:

Paul A. Haselhuhn



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School District of the City of Saginaw  
550 Millard Street  
Saginaw, MI 48607  
Tim Furtaw

Invoice number 16746  
Date 02/05/2021

Project **2020022.2 SCHOOL DISTRICT OF THE  
CITY OF SAGINAW - SAGINAW MIDDLE  
SCHOOL**

Description	Contract Amount	Total Billed	Prior Billed	Remaining	Percent Complete	Current Billed
<b>SCHEMATIC DESIGN</b>	81,670.00	6,301.25	0.00	75,368.75	7.72	6,301.25
<b>DESIGN DEVELOPMENT</b>	91,278.00	0.00	0.00	91,278.00	0.00	0.00
<b>CONSTRUCTION DOCUMENTS</b>	187,360.00	0.00	0.00	187,360.00	0.00	0.00
<b>BIDDING</b>	19,216.00	0.00	0.00	19,216.00	0.00	0.00
<b>CONSTRUCTION ADMINISTRATION</b>	96,082.00	0.00	0.00	96,082.00	0.00	0.00
<b>CLOSE OUT</b>	4,804.00	0.00	0.00	4,804.00	0.00	0.00
<b>Total</b>	480,410.00	6,301.25	0.00	474,108.75	1.31	6,301.25

Invoice total **6,301.25**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
16746	02/05/2021	6,301.25	6,301.25				
	<b>Total</b>	6,301.25	6,301.25	0.00	0.00	0.00	0.00

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Tim Furtaw

Invoice number 16747  
Date 02/05/2021

Project **2020022.4 SCHOOL DISTRICT OF THE CITY OF SAGINAW - SAGINAW ARTS AND SCIENCES ACADEMY**

Description	Contract Amount	Total Billed	Prior Billed	Remaining	Percent Complete	Current Billed
<b>SCHEMATIC DESIGN</b>	127,702.00	10,257.50	0.00	117,444.50	8.03	10,257.50
<b>DESIGN DEVELOPMENT</b>	142,726.00	0.00	0.00	142,726.00	0.00	0.00
<b>CONSTRUCTION DOCUMENTS</b>	292,964.00	0.00	0.00	292,964.00	0.00	0.00
<b>BIDDING</b>	30,048.00	0.00	0.00	30,048.00	0.00	0.00
<b>CONSTRUCTION ADMINISTRATION</b>	150,238.00	0.00	0.00	150,238.00	0.00	0.00
<b>CLOSE OUT</b>	7,511.00	0.00	0.00	7,511.00	0.00	0.00
<b>Total</b>	751,189.00	10,257.50	0.00	740,931.50	1.37	10,257.50

Invoice total **10,257.50**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
16747	02/05/2021	10,257.50	10,257.50				
	<b>Total</b>	10,257.50	10,257.50	0.00	0.00	0.00	0.00

Approved by:

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Tim Furtaw

Invoice number 16745  
Date 02/05/2021

Project **2020022.1 SCHOOL DISTRICT OF THE CITY OF SAGINAW - HANDLEY SCHOOL**

Description	Contract Amount	Total Billed	Prior Billed	Remaining	Percent Complete	Current Billed
<b>SCHEMATIC DESIGN</b>	140,109.00	6,478.75	0.00	133,630.25	4.62	6,478.75
<b>DESIGN DEVELOPMENT</b>	156,593.00	0.00	0.00	156,593.00	0.00	0.00
<b>CONSTRUCTION DOCUMENTS</b>	321,427.00	0.00	0.00	321,427.00	0.00	0.00
<b>BIDDING</b>	32,967.00	0.00	0.00	32,967.00	0.00	0.00
<b>CONSTRUCTION ADMINISTRATION</b>	164,835.00	0.00	0.00	164,835.00	0.00	0.00
<b>CLOSE OUT</b>	8,240.00	0.00	0.00	8,240.00	0.00	0.00
<b>Total</b>	824,171.00	6,478.75	0.00	817,692.25	0.79	6,478.75

Invoice total **6,478.75**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
16745	02/05/2021	6,478.75	6,478.75				
	<b>Total</b>	6,478.75	6,478.75	0.00	0.00	0.00	0.00

Approved by:

Paul A. Haselhuhn