



VET ENVIRONMENTAL ENGINEERING, LLC

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May 14, 2026

Ms. Anna Killion-Hanson – Executive Director
City of Bloomington Redevelopment Commission
401 North Morton Street, Suite 130
Bloomington, Indiana 47404

Dear Ms. Killion-Hanson:

**RE: Proposal for Exploratory Investigation and Remediation
226 South College Avenue, Bloomington, Indiana 47403**

VET Environmental Engineering, LLC (VET) appreciates the opportunity to submit this proposal to the City of Bloomington Redevelopment Commission (RDC). We look forward to continuing to work with you and hope that our proposal will meet your needs and budget. This proposal includes the anticipated scope of work for exploratory investigation and remediation to be performed at 226 South College Avenue, Bloomington, Indiana (Site), commonly referred to as College Square.

VET submitted historic investigations conducted at the Site by RDC's previous consultant to the Indiana Finance Authority (IFA) Brownfields Program for review. The goal of the submittal was to solicit guidance on next steps with the ultimate goal of obtaining Site closure through the IFA Brownfields Program. Based on feedback from IFA, VET mobilized to the Site on February 23, 2026 to perform a Further Site Investigation (FSI) to further delineate impacts to environmental media from the historic use of the Site as a filling station. During VET's February 23, 2026 FSI, evidence of underground storage tanks (USTs) present in the subsurface was identified. This proposal includes costs for an exploratory investigation to identify whether USTs are present at this Site, and removal and remediation of associated impacted media, if warranted.

Tasks to be performed for RDC:

- 1) **Exploratory Investigation:** VET will perform an exploratory investigation at the Site to determine whether USTs are present in the subsurface. VET's previous work related to the Site identified historical documents indicating the likely locations of the USTs. VET will

"Consulting that makes sense."

subcontract a Indiana Department of Homeland Security (IDHS) certified UST operator to perform exploratory digging and/or excavation at the Site in the suspected locations of the USTs. Findings and recommendations will be communicated to RDC based on conditions identified during the exploratory investigation.

- 2) **Remediation:** Previous investigations at the Site identified petroleum related contaminants of concern (COCs) above applicable Indiana Department of Environmental Management (IDEM) screening criteria in soil and groundwater at the Site. VET collected additional groundwater and soil samples on February 23, 2026 based on IFA recommendations and observations suggesting the USTs—the presumed petroleum COC source—are still present at the Site. Analytical data from VET’s February 23, 2026 Site Investigation will be reported to the RDC under separate cover.

VET will oversee removal of impacted environmental media and any USTs identified during the exploratory investigation described above. VET will oversee all excavation activities to ensure the USTs and impacted media are extracted, properly segregated, staged, loaded, and shipped with correct disposal documentation. Uncertainties exist with respect to the nature and quantity of materials in the suspect USTs. VET will coordinate appropriate disposal of any liquid or sludge identified in the USTs in addition to the UST carcasses and impacted media.

VET will conduct field screening utilizing a photoionization detector (PID) to inform excavation operations throughout the duration of the project on the Site. VET will coordinate and facilitate off-Site transportation and disposal in support of excavation and waste disposal activities of impacted media with transportation subcontractors to Rumpke’s Medora Landfill. Excavation of all impacted soil will be completed by VET’s subcontractor. For purposes of this proposal, up to 910.5 cubic yards of impacted media are projected. VET will oversee transport of impacted soil to the landfill for disposal utilizing tri-axle dump trucks. The excavation area will be surrounded with snow fence and caution tape to prevent unauthorized access.

VET will provide a team at the VET office to collect, organize, and digitize manifests and corresponding weight tickets. As trucks enter the Site, each driver will be provided a blank manifest corresponding to the profiled waste stream. Load number, truck number, driver name, trucking company name, date, time in and time out will be recorded on VET’s On-Site tracker for each truck entering and exiting the Site. VET will acquire completed manifests from each driver when possible, if they return to the Site. If the driver is unable to return to the Site, VET will contact the trucking company dispatch and/or landfill to acquire manifests and weight tickets. Upon receipt of completed manifests, VET will record that the manifest was received, thus concluding on-Site tracking activities for the

load. On-Site waste tracking maintains clear and concise real time tracking and avoids confusion.

All excavation activities will be followed by confirmation soil sampling in accordance with IDEM requirements. Excavated material will be sampled in accordance with IDEM UST Closure guidance at a rate of one sample per 50 cubic yards of removed material. VET will collect samples from the bottom of the excavated area at a rate of two samples per UST encountered. VET will collect one sidewall sample every 20 linear feet along the perimeter of the excavation pit. No pipe runs are expected to be present in the excavation area. If no USTs are encountered, VET will utilize field screening to determine the number of bottom and sidewall samples to collect.

VET personnel will conduct field screening of media collected to document readings associated with each sample utilizing a PID. Elevated PID readings may indicate presence of impacted soils and will guide selection of the depth interval to be sampled for analytical testing. Soil samples will be submitted for laboratory analysis of volatile organic compounds (VOCs) including lead scavengers, polynuclear aromatic hydrocarbons (PAHs), and lead, in accordance with IDEM requirements for unknown petroleum substances. No characterization sampling will be required for this project as a waste profile for the petroleum impacted media present on the Site is in place with Rumpke's Medora Landfill.

Groundwater sampling will be conducted if groundwater is encountered during excavation activities to determine presence or absence of contamination within the excavation area. Groundwater samples will similarly be submitted for laboratory analysis of VOCs to include lead scavengers, PAHs, and lead. The sample for lead will be field filtered to reduce the possibility of false positive results attributable to suspended sediment. Appropriate Quality Assurance/Quality Control (QA/QC) methodologies to include trip blank, duplicate, and MS/MSD samples will be analyzed.

All analytical testing will be reported utilizing Level IV QA/QC to ensure fully defensible analytical methodology. All samples will be transported to the Eurofins Laboratory in Tinley Park, Illinois for analysis.

Following completion of excavation activities and receipt of confirmatory analytical results, the Site will be restored to grade with topsoil staged on-Site and clean clay backfill. The backfill material will be overlain by an approximate six-inch layer of #53 crushed stone. Backfill material will be tracked in with excavation equipment for compaction. Additional compaction may be required for paving and/or construction. It is RDC's responsibility to return the Site to suitable conditions for paving and/or construction.

- 3) **Reporting and Agency Coordination:** VET will document all sampling and excavation methodologies, conclusions, and recommendations pertaining to work performed at the Site following each phase of work. VET will prepare and deliver a report detailing all pertinent information as it relates to waste disposal and requesting Site closure from IDEM. The spreadsheets that accompany VET's report expand on the On-Site Tracker to include contractor information, driver return time, overall haul time, waste description, landfill, weight ticket number, tons hauled per load, loads per day, and corresponding VET invoice number. Completed manifests and corresponding weight tickets will be scanned and saved in chronological order to the project file and will be provided both in hard copy and electronically with the report.

Analytical data tables will be prepared and screened against the most recent applicable IDEM Remediation Closure Guide (R2) Screening Levels (SLs). Data will be displayed on large scale graphics that will accompany all reporting. VET will coordinate field activities with IDEM as required.

Tasks to be performed for RDC:

Item	Cost
Exploratory Investigation and Remediation	\$149,255.25
Agency Coordination	\$7,500.00
<i>Other consulting services and applicable travel costs, including mileage, will be billed on a case-by-case basis in accordance with 2026 hourly rates (attached)</i>	

Environmental consulting work will be billed on a time and materials not to exceed **\$156,755.25**. Please note that any work completed by VET at the request of the RDC that does not fall within the referenced scope will be billed according to VET's 2026 hourly rates, attached, in addition to the proposed services as "Out of Scope Work."

VET will provide the RDC with electronic copies of all completed work material. We will produce the best product we are capable of while striving to be as cost-effective as possible. Thank you for this opportunity. If you have questions or comments regarding anything contained in this proposal, please do not hesitate to call the office at (812) 822-0400. If you are comfortable with the proposal as it stands, please sign the Consulting Agreement and return it to: rene@vet-env.com.

Respectfully,



Sara R. Hamidovic, MS, PE, CHMM, CPESC
Founder, Principal Engineer

Exploratory Investigation and Petroleum Impacted Soil Remediation
226 South College Avenue
Bloomington, Indiana

Waste Disposal Oversight						
Activity	Note	Units	Type		Unit Cost	Total Cost
Project Oversight/Task Project Management	Principal Engineer	44	hours	@	\$163.67	\$7,201.48
	Staff Project	44	hours	@	\$101.68	\$4,473.92
	Environmental Technician	30	hours	@	\$79.37	\$2,381.10
Landfill Disposal - Rumpke Medora Landfill	Soil Disposal (Profile #26-0413-149 (Expiration 10/2026); Landfill fees; Up to 910.5 Cubic Yards (1,366 tons))	1,366	tons	@	\$32.20	\$43,985.20
Excavation and Backfill Subcontractor	Excavate and Stage Unimpacted Soil, Excavate Contaminated Soil/Backfill, Excavate up to Five 5,000 Gallon USTs, Backfill Excavation Area	1	each	@	\$14,375.00	\$14,375.00
Contaminated Soil Transportation	Soil Hauling: Tri-Axle Dump Trucks to Rumpke Medora Landfill	215	hours	@	\$161.00	\$34,615.00
Backfill Material	Backfill with clean fill (~23 tons per triaxle load)	1,366	tons	@	\$12.50	\$17,075.00
	Backfill with excavated soil staged on-Site (~787 cubic yards (1,180 tons))	1,180	tons	@	--	--
	Surface with crushed limestone (~79 cubic yards (119 tons))	118	tons	@	\$16.68	\$1,967.65
Field Equipment	Photoionization Detector - Minirae 3000	5.5	days	@	\$120.75	\$664.13
	GIS Mapping Software	5.5	days	@	\$100.00	\$550.00
	Field Filter	2	each	@	\$21.00	\$42.00
	Geotech Peristaltic Pump	2	days	@	\$150.00	\$300.00
	Decontamination Kit	5.5	days	@	\$5.25	\$28.88
	Ice for Sample Preservation	30	each	@	\$6.30	\$189.00
	Tee Posts and Snow Fence (Excavation Security)	1	each	@	\$345.00	\$345.00
	Daily Field Expense	5.5	days	@	\$100.00	\$550.00
Laboratory Analytical (Soil Samples - UST Pit Bottom)	Drum Disposal	2	drums	@	\$580.75	\$1,161.50
	VOCs (including lead scavengers) (Soil - 10 Samples, 1 DUP, 1 MS/MSD)	11	each	@	\$91.43	\$1,005.68
	PAHs (Soil - 10 Samples, 1 DUP, 1 MS/MSD)	11	each	@	\$94.88	\$1,043.63
Laboratory Analytical (Soil Samples - UST Pit Sidewalls)	Lead (Soil - 10 Samples, 1 DUP, 1 MS/MSD)	11	each	@	\$25.88	\$284.63
	VOCs (Soil - 16 Samples, 2 DUP, 1 MS/MSD)	18	each	@	\$91.43	\$1,645.74
	PAHs (Soil - 16 Samples, 2 DUP, 1 MS/MSD)	18	each	@	\$94.88	\$1,707.75
Laboratory Analytical (Soil Samples - Excavated Material)	Lead (Soil - 16 Samples, 2 DUP, 1 MS/MSD)	18	each	@	\$25.88	\$465.75
	VOCs (Soil - 19 Samples, 2 DUP, 1 MS/MSD)	21	each	@	\$91.43	\$1,920.03
	PAHs (Soil - 19 Samples, 2 DUP, 1 MS/MSD)	21	each	@	\$94.88	\$1,992.38
Laboratory Analytical (Groundwater Sample)	Lead (Soil - 19 Samples, 2 DUP, 1 MS/MSD)	21	each	@	\$25.88	\$543.38
	VOCs (Groundwater - 1 Sample, 1 DUP, 1 MS/MSD)	2	each	@	\$91.43	\$182.86
	PAHs (Groundwater - 1 Sample, 1 DUP, 1 MS/MSD)	2	each	@	\$94.88	\$189.75
Laboratory Analytical - QA/QC	Lead (Groundwater - 1 Sample, 1 DUP, 1 MS/MSD)	2	each	@	\$25.88	\$51.75
	VOC Trip Blank	4	each	@	\$91.43	\$365.70
	Level IV QA/QC Package	3	each	@	86.25	258.75
Reporting	Principal Engineer	18	hours	@	\$163.67	\$2,946.06
	Senior Environmental Scientist	22	hours	@	\$110.35	\$2,427.70
	GIS Technician	12	hours	@	\$79.37	\$952.44
	Environmental Technician	16	hours	@	\$79.37	\$1,269.92
Agency Coordination	Correspondence/Request for Site Closure	1	each	@	\$7,500.00	\$7,500.00
Mileage	Travel to and from Site - one trip per day (two vehicles)	44	each	@	\$0.83	\$36.52
Office Expense	Copies & Postage	6	each	@	\$10.00	\$60.00
Grand Total						\$156,755.22

CONSULTING AGREEMENT AND AUTHORIZATION TO PROCEED

This Agreement is between VET Environmental Engineering, LLC an Indiana corporation, with office at 2335 West Fountain Drive, Bloomington, Indiana 47404 and Ms. Anna Killion-Hanson, City of Bloomington Redevelopment Commission with office at 401 North Morton Street, Suite 130, Bloomington, Indiana 47404 ("CLIENT").

1. VET Environmental Engineering, LLC agrees to perform the services described in the PROPOSAL dated May 14, 2026 including attachments and amendments ("SERVICES").
2. CLIENT authorizes VET Environmental Engineering, LLC to perform these SERVICES for the following project and location: Exploratory Investigation and Remediation - 226 South College Avenue, Bloomington, Indiana.
3. VET Environmental Engineering, LLC is willing to perform the SERVICES in exchange for the following fee (check and complete):

___ CLIENT will pay on a **time and material** basis. VET Environmental Engineering, LLC will invoice according to the attached Fee Schedule.

___ CLIENT will pay a **lump sum** of **\$0.00** for SERVICES. VET Environmental Engineering, LLC will invoice CLIENT upon completion of the SERVICES for the parcel of property described in the PROPOSAL.

X CLIENT will pay on a **time and material basis not to exceed** the sum of **\$156,755.25**. VET Environmental Engineering, LLC will invoice according to the Fee Schedule* attached to the PROPOSAL up to the stated limit. Upon reaching the limit, VET Environmental Engineering, LLC will stop performing unless CLIENT authorizes further work in writing.

* VET Environmental Engineering, LLC reserves the right to adjust its Fee Schedule annually.

4. **Billing:** VET Environmental Engineering, LLC will submit invoices to CLIENT by mail on an as needed basis. CLIENT recognizes that timely payment is a material part of this Agreement. Each invoice is due and payable within thirty (30) calendar days of the date of the invoice. CLIENT will pay an additional charge of one and one-half percent (1 1/2%) per month not to exceed the maximum rate allowed by law for any payment received by VET Environmental Engineering, LLC more than thirty (30) calendar days from the date of the invoice. CLIENT will pay when due that portion of invoice, if any, not in dispute. If CLIENT fails to pay any undisputed invoiced amounts within thirty (30) calendar days of the date of the invoice, VET Environmental Engineering, LLC may suspend its performance or terminate this Agreement without incurring any liability to CLIENT and without waiving any other claim against CLIENT.

5. Special Provisions : ___ NONE X ATTACHMENT

6. **CLIENT RECOGNIZES THAT THE PRESENCE OF HAZARDOUS MATERIALS OR POLLUTION ON OR BENEATH THE SURFACE OF A SITE MAY CREATE RISKS AND LIABILITIES. CONSULTANT HAS NEITHER CREATED NOR CONTRIBUTED TO THIS POLLUTION. CONSEQUENTLY, CLIENT RECOGNIZES THIS AGREEMENT WILL ACCORDINGLY LIMIT CONSULTANT'S LIABILITY.**

CLIENT confirms reading this document in full (including the terms 7 through 16 on the following page). This Agreement when executed by VET Environmental Engineering, LLC is an offer to perform the services, open for acceptance within 30 days. This Agreement becomes effective on the date CLIENT signs below.

CLIENT

- VET Environmental Engineering, LLC

By: _____

By:  _____

Name: _____

Name: Sara Rae Hamidovic, MS, PE, CHMM, CPESC

Title: _____

Title: Founder, Principal Engineer

Date: _____

Date: May 14, 2026

7. **Standard of Care:** VET Environmental Engineering, LLC will perform the Services in accordance with the standards of care and diligence normally practiced by consulting firms performing services of a similar nature in the same locale.

8. **Indemnity / limitation of Liability:** Subject to any limitations stated in this Agreement, VET Environmental Engineering, LLC will indemnify and hold harmless CLIENT, its officers, directors, employees, and subcontractors, from and against all claims and actions, including reasonable attorneys fees, arising out of damages or injuries to persons or tangible property to the extent they are caused by a professionally negligent act, error, or omission of VET Environmental Engineering, LLC or any of its agents, subcontractors, or employees in the performance of Services under this Agreement. VET Environmental Engineering, LLC will not be responsible for any loss, damage, or liability arising from any contributing negligent acts by CLIENT, its subcontractors, agents, staff, or consultants. Neither party will be responsible to the other for consequential damages including, but not limited to, loss of profit, loss of investment or business interruption. The CLIENT also agrees to seek recourse only against VET Environmental Engineering, LLC and not against its officers, employees, directors, or shareholders. The CLIENT agrees to limit VET Environmental Engineering, LLC's liability due to breach of contract, warranty or negligent acts, errors or omissions of VET Environmental Engineering, LLC to the fee paid to VET Environmental Engineering, LLC under this Agreement.

9. **Hazardous Substances/Hazardous Waste:** CLIENT represents that if CLIENT knows or has reason to suspect that hazardous substances or pollution may exist at the project site, CLIENT has fully informed VET Environmental Engineering, LLC. In the event VET Environmental Engineering, LLC encounters hazardous substances or contamination significantly beyond that originally represented by CLIENT, VET Environmental Engineering, LLC may suspend its Services and enter into good faith renegotiation of this Agreement. CLIENT acknowledges that VET Environmental Engineering, LLC has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site and CLIENT agrees to defend, indemnify, and hold harmless VET Environmental Engineering, LLC, from any claim or liability, arising out of VET Environmental Engineering, LLC's performance of work under this Agreement and made or brought against VET Environmental Engineering, LLC for any actual or threatened environmental pollution or contamination except to the extent that VET Environmental Engineering, LLC has negligently caused or contributed to any such pollution or contamination. This indemnification includes reasonable attorney fees and expenses incurred by VET Environmental Engineering, LLC in defense of such claim.

10. **Sample Ownership:** All samples and cuttings of materials containing hazardous contaminants are the property and responsibility of CLIENT. Removal of cuttings from the project site will remain the obligation of CLIENT. Absent direction from CLIENT, VET Environmental Engineering, LLC may return all contaminated samples and laboratory byproducts to the CLIENT for proper disposal or treatment.

11. **Documents and Records:** CLIENT acknowledges that VET Environmental Engineering, LLC's reports, boring logs, field data, field notes, laboratory test data, calculations, estimates and other similar documents ("Records") are instruments of professional service, not products. All data VET Environmental Engineering, LLC prepares for CLIENT under this Agreement will remain the property of VET Environmental Engineering, LLC. CLIENT will not use any VET Environmental Engineering, LLC data or report for any purpose other than its original purpose as defined in the PROPOSAL. CLIENT has no rights to incomplete or partial data. VET Environmental Engineering, LLC will retain these Records for a period of three (3) years following completion of this project. During this time, VET Environmental Engineering, LLC will reasonably make available the records to the CLIENT. VET Environmental Engineering, LLC may charge a reasonable fee in addition to its professional fees for retrieving or copying such records.

12. **Change Orders:** VET Environmental Engineering, LLC will treat as a change order any written or oral order (including directions, instructions, interpretations or determinations) from CLIENT which request changes in the Services. VET Environmental Engineering, LLC will give CLIENT notice within ten (10) days of the change order of any resulting increase in fee. Unless Client objects in writing within five (5) days, the change order becomes a part of this Agreement.

13. **Third-Party Rights:** Except as specifically stated in this Agreement, this Agreement does not create any rights or benefits to parties other than CLIENT and VET Environmental Engineering, LLC.

14. **Assignment/ Status:** The CLIENT will not delegate, assign, sublet, or transfer any interest in this Agreement without the written consent of VET Environmental Engineering, LLC. VET Environmental Engineering, LLC is an independent consultant and not the agent or employee of CLIENT.

15. **Termination:** Either party may terminate the Services with or without cause upon ten (10) days advance written notice. If Client terminates without cause, CLIENT will pay VET Environmental Engineering, LLC costs incurred, noncancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors.

16. **Complete Agreement:** The Parties acknowledge this Agreement, including the Proposal and any Attachments constitute the entire Agreement between them. Unless stated otherwise in this Agreement, this Agreement may not be modified except in a writing signed by both parties. The parties agree that Indiana law governs this Agreement and any dispute involving the Agreement.