



STEFFEN ENGINEERING, INC.

1844 Hwy 20
Lawton, Iowa 51030
PH: (712)-944-5511

July 31, 2020

WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY

c/o Ron Wieck
620 Douglas Street
Sioux City, IA 51101

Re: Proposal for Conducting a Phase I Environmental Site Assessment for
3701 28th Street, Sioux City, Iowa.

Dear Shane:

The following is a proposal for conducting an environmental assessment (ASTM 1527 - 13) at the above referenced site. An environmental site assessment will be conducted to assess present and historical activities which may impact the soil or groundwater at this Property. I have attach a property boundary map to establish the area to be investigated. Also attached is a statement of qualifications.

LETTER FORM PROPOSAL

For the purposes of this proposal:

Engineer -

STEFFEN ENGINEERING, INC.

Owner –

WOODBURY COUNTY LAW
ENFORCEMENT CENTER AUTHORITY

SECTION I - SCOPE OF SERVICES:

1. Perform a Phase I Site Assessment. (ASTM 1527 – 13)
2. Complete Report within 4 - 5 weeks from the Notice to Proceed.
3. Execute a "RIGHT OF ENTRY AND RELEASE" document to the City of Sioux City
4. Conduct a site inspection and review historical information for the site.
5. Order and review a government database for this site.

SECTION II - COST ESTIMATE

The cost estimate for the above referenced services is:

DESCRIPTION	UNITS	UNIT PRICE	TOTAL
<u>Phase I Assessment:</u> ASTM E1527-13			\$ 2,450.00
TOTAL COST ESTIMATE			\$ 2,450.00

SECTION III - OWNER RESPONSIBILITY:

1. Indicate the person who is to be the contact person on the project.
2. Provide access to the site.
3. Identify who the report is to be prepared for.
4. Respond to a User Questionnaire.
5. Provide legal description and verification of the Property location.

SECTION IV - GENERAL:

1. Termination:

The "Owner" has the option to terminate this agreement upon completion of any portion of the basic services. This termination requires a thirty (30) day written notice. Progress payments due the "Engineer" for services rendered through such portions shall constitute total payment for such services. In the event of any termination, the "Engineer" will be paid for all unpaid additional services, resident inspection services and unpaid reimbursable expenses.

2. Invoices:

All invoices for engineering services shall be paid within thirty (30) days after the date of invoice. Consultant will submit invoices at intervals during different phases of the investigation, which it determines appropriate for the work performed.

3. Change in Scope:

The parties hereto agree that should there occur a change of scope in the work, this could result in an increase in the estimated cost to the "Engineer" over the original agreement. This contract shall be subject to adjustment to cover the increase in the Engineer's costs. The parties hereto also agree that this contract shall be subject to adjustment on one (1) year after the date of this contract, to cover the increase in "Engineer" costs for those elements of work not completed, through no fault of the "Engineer". These shall be negotiated adjustments, and if additional work is required to complete the investigation, it will be proposed in writing to Client.

4. Non Scope Items:

The following is a list of several non-scope considerations that are not customary assessments in connection with ASTM E1527-13. No implication is intended as the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive:

- Asbestos-containing building materials
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Biological agents
- Mold

In the event one of these items is desired to be included in the Phase I, a new proposal will be drafted to be included in the scope of the Phase I.

4. Successors and Assigns

The "Owner" and the "Engineer" each binds himself and his successors, executors, administrators and assigns to the party of this agreement and to the successors, executors, administrators and assigns of such other parties in respect to all covenant of this agreement; accept as above, neither the "Owner" nor the "Engineer" will assign, sublet or transfer his interest in the agreement without the written consent of the other.

5. Insurance Coverage

The "Engineer" has and shall maintain normal insurance required by the project.

6. Responsibilities Not Applicable

The "Engineer" shall not be held responsible for damages or delays that are beyond his control. The "Engineer" shall not be held responsible for omissions or acts of any contractor or anyone except his own employees and agents.

If this proposal is acceptable, please sign and return one (1) copy to this office.

Thank you for requesting this Proposal.

Steffen Engineering, Inc.

By


JERRY E. STEFFEN, PE

Woodbury County Law Enforcement Authority

By:



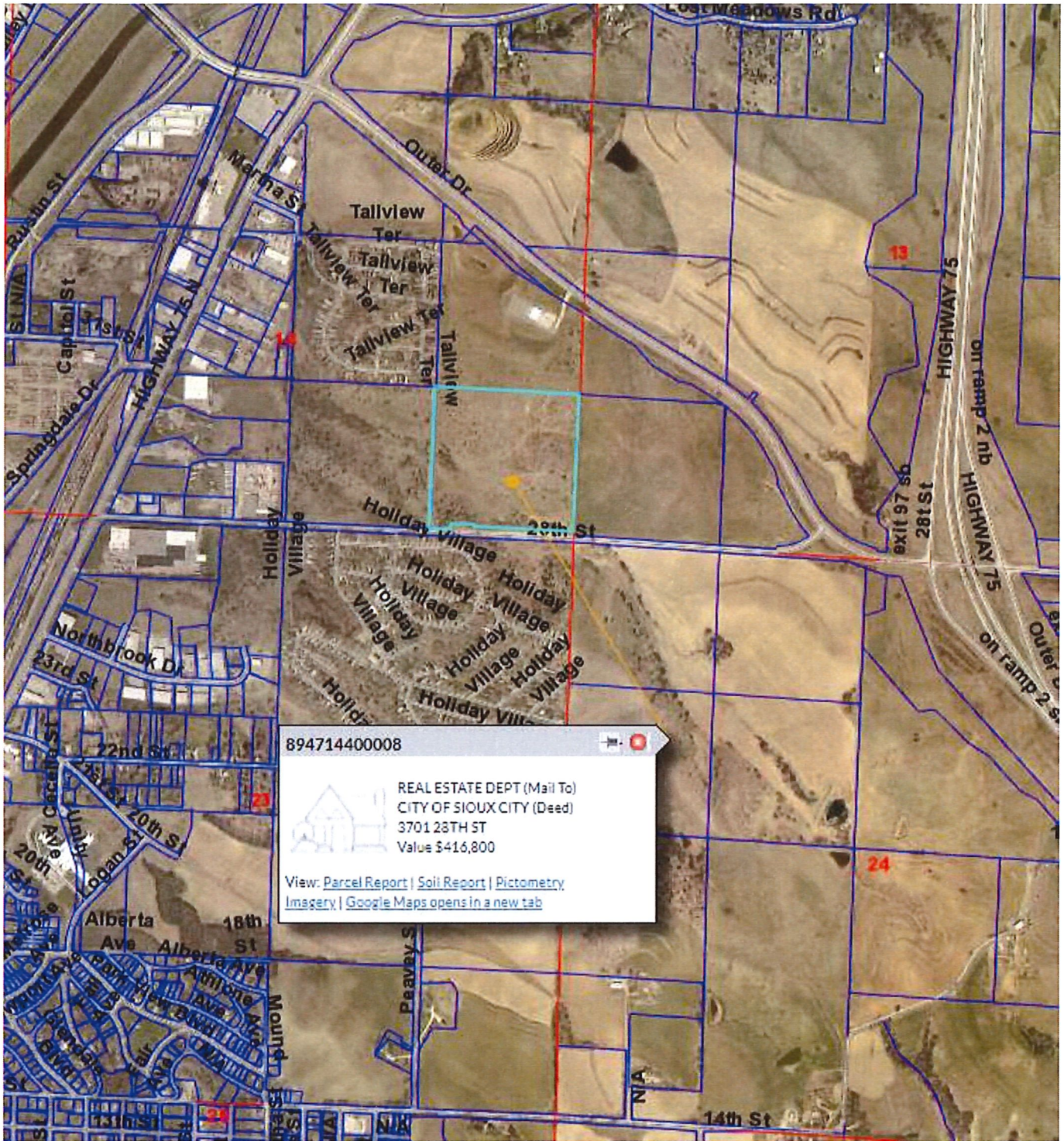
Date:

08/12/2020

E-Mail:

albrechts@TheBakerGroup.com

3701 28th Street
Sioux City, Iowa
SE ¼, SE¼ Sec. 14, T89N, R47W



Statement of Qualifications

2020

Name: Jerry E. Steffen, P.E.
Title: Design/Project Engineer
President: STEFFEN ENGINEERING, INC. 1994 - PRESENT

Education: Merville, IA. Public School 1972
South Dakota State University, Brookings, SD
Bachelor of Science Degree, Agricultural Engineering,
Division of Structures and Environment. 1978

Registrations: Iowa, Professional Engineer # 11225
Iowa, Groundwater Professional # 1035
Iowa, UST Remover # 1220
Nebraska, Professional Engineer # E-6546
Nebraska, Well Drilling Contractor # 89006
Water Well Monitoring Tech.

Experience:

Since 1979, I have been employed by:

- State of South Dakota, Dept. of Natural Resources, Pierre, SD, 5 years;
- Siouxland Engineering, South Sioux City, NE for 8 years,
- Steffen Engineering, Inc. for 26 years.

Since 1988 I have been involved in over 520 hydro geological assessments for petroleum contaminants from **Leaking Underground Fuel Storage Tanks (USTs)** and since 1990 have conducted over 1,294 Phase I & II **Environmental Site Assessments (ESAs)**.

I have also been involved in the design and construction inspection of extensive storm water drainage systems, sanitary sewers, lift stations, waste water treatment facilities, street improvements, municipal solid waste landfills, above and underground petroleum storage facilities, fertilizer and pesticide storage facilities, and commercial site development projects and recently a Landfill Gas to Energy Project in Jackson, Nebraska.