



June 14, 2017

Mr. George Wallace
Project Administrator
Town of Canton
4 Market Street
P.O. Box 168
Collinsville, CT 06022

Re: Soil Assessment and Remediation
Canton Public Works Facility
50 Old River Road
Canton, CT

Dear Mr. Wallace:

We are pleased to provide the Town of Canton with this proposal for environmental consulting services related to the management of impacted soil during an upcoming construction project at the site of the proposed DPW Garage in Canton.

PROJECT UNDERSTANDING

We understand that the Town is proposing to build a new public works garage in the area between Old River Road and State Route 179 in Canton. The new building will be constructed either adjacent to an existing public works structure or further to the south at an area currently occupied by a baseball field. The existing public works structure includes a western section comprised of a brick "barn" structure that reportedly dates back to the early 1900s and an eastern section that has had multiple iterations of additions since approximately the 1950s.

Research conducted by Milone & MacBroom and presented in a draft report entitled "Preliminary Environmental Site Investigation", dated May 23, 2017, indicates that there is evidence that at least six underground storage tanks (USTs) and two above-ground storage tank (AST) have existed at the site. The USTs appear to have been removed with the exception of a UST that was apparently installed at approximately the same time as the construction of the barn portion of the DPW building in the early 1900s. The presence of this UST was confirmed by Milone and MacBroom with a ground-penetrating radar (GPR) survey conducted on May 9, 2017. The GPR survey showed that the tank is located partially under the foundation of the barn structure. We understand from the Town that this tank was abandoned in place in the 1950s. Soil samples taken in the vicinity of this UST suggest that it was used to store gasoline for at least part of its period of active use.

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Connecticut
Massachusetts
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Geotechnical borings drilled immediately south of the barn portion of the DPW building encountered soil with a petroleum odor, generally at a depth of 5 to 10 feet. Subsequent to the geotechnical investigation Milone & MacBroom advanced another 21 borings to delineate the areas where hydrocarbons had been detected in two specific areas of concern (AOCs):

- AOC-1: at the southwest corner of the existing building in the vicinity of what is believed to be an underground storage tank (UST) used for the storage of gasoline
- AOC-2: at the east/southeast corner of the existing building where oil was apparently stored in an above-ground storage tank (AST) that is visible in a 1934 aerial photograph. The tank is no longer present. This tank is believed to have stored diesel fuel and was approximately 25 feet in diameter.

Milone & MacBroom screened soils from the soil borings and analyzed one sample per boring to determine the extent of petroleum impact and whether certain soils might exceed clean-up criteria in the Remediation Standard Regulations (RSRs). The investigations confirmed that there were soils that exceeded RSR criteria for petroleum constituents at both tank locations cited above.

Because the petroleum in the soil to the southwest of the building appears to be related to a release from a UST, the Town is obligated to address this release under Connecticut's underground storage tank regulations. The degree of clean-up required is specified in the RSRs. While this is not a new release and there's not a specific timeframe required to address the soil, the State has an expectation that owners of such historic UST systems will ultimately address the condition to the degree required by the RSRs.

The requirement to address what appears to be a surficial historic release associated with a former above-ground storage tank at the east/southeast corner of the building is less clear since it is not associated with an underground storage tank and the UST regulations do not apply. As a potential ongoing source of pollution the State could compel an owner to address a condition such as this although there is no indication that the State would take any specific action in this case.

Extractable Total Petroleum Hydrocarbons (ETPH) were detected at both AOCs. Because the site is in a GA groundwater area, the applicable clean-up criteria for ETPH is 500 milligrams per kilogram (mg/kg). Soil exceeding this criteria at an underground storage tank release site must generally be remediated to the 500 mg/kg standard down to the seasonal low water table. At AOC-1 the samples also contained certain gasoline-related volatile organic compounds (VOCs) that need to be considered. Depth to groundwater was noted to be approximately 6.5 to 7.0 feet below grade at AOC-1 and 3.5 to 4.0 feet at AOC-2. These depths largely define the depth to which soil removal would need to extend.



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PROJECT ASSUMPTIONS

Our project approach is based on the following assumptions:

- 1) The Town will remediate the release of hydrocarbons from the existing UST that is located under the bath portion of the DPW building as required by the UST regulations (AOC-1).
- 2) The existing UST will be closed in accordance with DEEP's guidance on UST closures, including a consideration of whether there has been a release to groundwater.
- 3) The Town is considering whether to remediate the release of hydrocarbons from the former above-ground storage tank (AST) and that the decision will depend upon the cost of the remediation and the ultimate location of the new DPW garage.
- 4) The objective of the assessment to be conducted by Fuss & O'Neill is to complete the three dimensional characterization of the release of hydrocarbons to soil at the two AOCs that have been identified and that no other areas will be assessed.
- 5) The Town is still considering where to place the DPW garage and will use the information that is generated by Fuss & O'Neill to help it assess the most appropriate location for the new building.
- 6) The Town needs a contingency plan to address contaminated soil encountered during the construction of the building, whether this soil has been documented prior to construction or whether it is identified during the course of construction (unexpected hot spots outside of the delineated contaminant zone).
- 7) The Town has not yet decided whether it will conduct soil remediation under separate contract prior to the construction of the new building or whether it will remove contaminated soils as part of the same effort as construction of the foundation for the new building (assuming construction in the area adjacent to the existing structure).

SCOPE OF SERVICES

In order to provide the Town with a reasonably accurate estimate of remedial cost for AOCs 1 and 2, we recommend an additional day of soil borings and the installation of a total of four monitoring wells. Our specific scope of services is provided below.

- 1) **Soil Boring Markout and Utility Survey:** We will visit the site to mark out proposed boring locations and will then subcontract to a utility locating company to locate any



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utilities in the vicinity of the proposed borings. If not already marked, we will have the utility locating service confirm the location of the UST at AOC-1. As part of this task we will also notify Call-Before-You-Dig as required by law.

- 2) **Soil Borings:** We recommend that approximately 10 additional borings be advanced to the water table surface at AOCs 1 and 2 to complete the three-dimensional characterization of the extent of impacted soil. In general, two samples will be collected per boring, one representative of conditions in the upper five feet of soil and one representative of soil conditions between five feet and the water table. At AOC-2, where the water table may only be four feet below the surface, samples will be shallower. Each sample will be analyzed for ETPH. At AOC-1, samples will also be analyzed for aromatic VOCs by EPA method 8260.
- 3) **Groundwater Monitoring Wells:** Because there has been a significant release of petroleum hydrocarbons to soil, proper closure of the gasoline UST (AOC-1) also requires that we characterize groundwater. Our scope includes the installation of four monitoring wells (three at AOC-1 and one at AOC-2) to characterize groundwater quality. The wells will be installed outside of the proposed excavation area using standard well drilling techniques and will be either 1.5 inches or 2.0 inches in diameter, extending approximately 8 feet below the water table. After installation we will survey the wells to establish elevations, which will allow us to determine the prevailing direction of groundwater flow at the site.
- 4) **Groundwater Sampling:** We will collect a single round of groundwater samples from the four new wells using low flow techniques. Each sample will be analyzed for VOCs by Method 8260, ETPH, and polycyclic aromatic hydrocarbons (PAHs).
- 5) **Test Pit and UST Abandonment:** We understand that the Town will independently contract with a tank removal contractor to uncover the top of the existing abandoned UST. Fuss & O'Neill will be on-site during that activity to document the condition of the tank and determine what additional steps need to be taken. The cost for a tank removal contractor is not included in this quote and will be paid directly to that contractor by the Town. It should be the ultimate goal of this project to either confirm that there are no petroleum residues left in the tank or to remove petroleum residues and properly backfill the tank with inert material.



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- 6) **Meetings:** We have budgeted for two project meetings with Town staff. One of these meetings will be conducted following receipt of analytical results and the test pit program. The results of this meeting will provide us guidance on how best to frame our recommendations with respect to remedial efforts prior or during construction. A second meeting will be held with Town staff following completion of the Remedial Action Plan, which is described in the following step.
- 7) **Remedial Action Plan and Remedial Cost Estimate:** We will prepare a report that summarizes our findings and makes specific recommendations on how best to proceed with remediation of this area, whether it is prior to foundation construction or as part of the construction. The report will include an estimate the quantity of soil that will need to be removed from the site and will provide you with an opinion of cost for soil remediation.

SUPPLEMENTAL SERVICES

Depending on the results of our investigation and how the Town decides to proceed with the project, we anticipate that you may require some or all of the following scope items from Fuss & O'Neill. Because these tasks are not yet defined, we have not specifically included them in our project costs at the end of this proposal:

Excavation: If the Town elects to move forward with excavation of some or all of the contaminated soils or the abandoned tank prior to construction, Fuss & O'Neill could provide a turn-key quotation for removal of the contaminated soil. The total cost of the excavation effort will be highly dependent upon the volume of soil that needs to be removed and is also dependent upon the pricing that we can get from disposal facilities at the time of the excavation. For preliminary planning purposes, the Town should budget \$50,000 to \$150,000 for excavation and disposal costs for AOC-1, the UST release area, and \$30,000 to \$75,000 for remediation of AOC-2, the former above-ground storage tank area. We will be able to significantly tighten these ranges once the supplemental borings have been advanced.

Oversight: Whether or not Fuss & O'Neill performs the soil excavation, it would greatly benefit the Town to have the remedial effort overseen by an environmental scientist. To the extent reasonable, this individual will help guide the excavation by screening soils as excavation proceeds to insure that the appropriate soils are removed and that the soils that meet the RSRs remain in place. In our experience, oversight such as this can greatly reduce project costs by limiting the amount of soil that is removed for off-site disposal. At the completion of the remedial effort the environmental scientist will collect samples from the base and sidewalls of the excavation to assure that clean limits have been reached. This information will then be incorporated into the tank closure report.



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Tank Closure Report: At the completion of the remedial effort we would write a tank closure report that would summarize the tank closure activities, including a tabulation of results for samples collected at the limits of the excavation. On behalf of the Town, Fuss & O'Neill would also file the appropriate tank closure paperwork with the DEEP.

Soil Management Plan: If the building is constructed in the vicinity of AOC-1 and/or AOC-2, we would recommend that a soil management plan be developed that describes where contaminated soil is known or anticipated to occur and what the contractor should do if they encounter unanticipated "hot spots". The soil management plan can be a component of the bid documents that go to the contractor, whether or not soil remediation takes place prior to the site work for the building foundation.

Ongoing Support During Construction: Depending upon where the building is ultimately situated, the Town may need environmental support during the construction effort. For instance, if contaminated soil is encountered during excavation Fuss & O'Neill can conduct a waste characterization of the soil and obtain approvals from disposal facilities for the disposal of the material.

BUDGET

Fuss & O'Neill will provide the items listed in this proposal under "Scope of Services" on a time and materials basis in accordance with the attached rate schedule and attached General Terms and Conditions. We recommend that you establish the following budget:

Professional Fees:	\$18,000
Laboratory Services:	\$4,200
Drilling Subcontractor:	<u>\$6,500</u>
TOTAL:	\$29,500

Approximately \$8,000 of this total relates to the installation and sampling of the four proposed monitoring wells. If the Town elects to postpone the well installation until after the remediation is completed then the budget could be reduced to \$21,500. *only R#*

This budget does not include the items listed under "Supplemental Services" in this proposal or the cost for a tank removal contractor should one be necessary. A separate budget will be established for those items once the quantity of contaminated soil is better understood and the Town has made some decisions with regard to the extent of the remedial effort, the location of the proposed building, and the degree of Fuss & O'Neill involvement that it seeks during construction.



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We thank you for the opportunity to submit this proposal and look forward to working with you on the project. To authorize us to proceed please sign one copy of this proposal and return it to us (an e-mailed copy is fine).

Sincerely,

Marilee Gonzalez, LEP
Project Manager

John B. Hankins, LEP, CPG
Senior Vice President

Agreed:

Signature

6-29-17

Date

Robert H. Skinner

Authorized Representative (print)



2017 BILLING RATES

<u>BILLING CATEGORY</u>	<u>HOURLY RATE</u>
Researcher, Clerical	\$ 67
Project Administrator	\$ 78
CADD, Survey, Technician I	\$ 78
CADD, Survey, Technician II	\$ 84
CADD, Survey, Technician III	\$ 94
Engineer, Scientist, Analyst I	\$ 97
Engineer, Scientist, Analyst II	\$ 105
Engineer, Scientist, Analyst III	\$ 124
Senior Engineer, Scientist, Analyst I	\$ 141
Senior Engineer, Scientist, Analyst II	\$ 158
Senior Engineer, Scientist, Analyst III	\$ 180
Associate	\$ 196
Officer	\$ 205
Senior Officer	\$ 215

DIRECT CHARGE SCHEDULE

Subcontractors/Subconsultants	Cost plus 15%
F&O Staff Mileage	At Prevailing IRS Rate
F&O Field Vehicles	\$100/day plus \$.35/mile
Geoprobe Box Truck	\$.85/mile
F&O Hybrid Vehicles	At Prevailing IRS Rate
Printing/Reprographics	
Black & White Copy/Print	\$0.065/page
Color Copy/Print	\$0.40/page
Electrostatic Copy/Print	\$0.25/Sq. ft.
Inkjet Plotter monochrome	\$0.25/Sq. ft.
Color Plotting	\$1.00/Sq. ft.
Inkjet Mylar	\$2.50/Sq. ft.
Binding Materials	At Cost
Payment processing fees (e.g. debit or credit cards)	At Cost (minimum 3%)



2017 BILLING RATES

FIELD EQUIPMENT SCHEDULE	PER DAY (unless noted)
Air Sampling Pumps	\$15
All Terrain Vehicle	\$100
Bladder Pumps	\$25
Boat	\$50
Combustible Gas Indicator (CGI)	\$20
Concrete Coring Machine	\$250
Cone Penetrometer	\$25
Dissolved Oxygen/Temp/pH Meter (YSI-30)	\$15
Generators	\$50
Geoprobe Sampling Rig	\$600 ^{(a)(b)}
Ground-Penetrating Radar	\$250 ^(a)
Hammer Drill	\$50
Hand Auger	\$25
Interface Probe	\$25
Infiltrometer	\$25
Low Flow Controller	\$50
Metal Detector	\$25
Multimeters (YSI-600)	\$85
Confined Space Meter (Multi-Gas Meter)	\$30
Peristaltic Pumps	\$20
Petro Flag Sample	\$25
Photoionization Detector (OVM/PID)	\$75
Soil Gas Sampling Equipment	\$100
Soil/Sediment VOC Supplies (Terra Core)	\$2 per sample
Soil/Sediment SPLP/TCLP Supplies (Encore)	\$ 10 per sample
Soil Vapor Extraction (SVE) Pilot Test Equipment	\$260
Survey Levels	\$30
Survey GPS Submeter Receiver	\$50
Survey GPS VRS Subcentimeter	\$100
Survey Robotic Total Station	\$100
Total Organic Vapor Analyzer	\$65
Transit Time Flowmeter	\$130 per day, \$520 per week, \$1,706 per month
Turbidity Meters	\$15
Water Level Indicator	\$15

(a) Plus expendables and standard hourly rate for operator.
 (b) CT State sales tax may apply

GENERAL TERMS AND CONDITIONS

Attached to and incorporated into the Proposal that, as executed, shall serve as an agreement between Town of Canton, (Client) and Fuss & O'Neill, Inc. (Consultant) dated June 14, 2017 in respect of the Project described therein.

1.0 GENERAL

The Consultant shall perform for the Client professional consulting services in all phases of the Project to which this Agreement applies as hereinafter provided. These services will include serving as the Client's professional consulting representative for the Project.

Any provisions of this Agreement held in violation of any law or ordinance shall be deemed stricken and all remaining provisions shall continue valid and binding upon the parties. Client and Consultant shall attempt in good faith to replace any invalid or unenforceable provisions of this Agreement with provisions which are valid and enforceable and which come as close as possible to expressing the intention of the original provisions.

Client shall reimburse Consultant for all costs of modifications and any additional services required to comply with laws, rules or regulations first coming into effect after the signing of this agreement, charges for which will be based on the Consultant's fee schedule at the time the additional services are performed. It is understood that various codes and regulations are subject to varying and sometimes contradictory interpretation. Consultant will exercise its professional skill and care consistent with the generally accepted standard of care to provide a work product that complies with such regulations and codes. Consultant cannot warrant that all documents issued by it shall comply with said regulations and codes.

2.0 MEANING OF TERMS

As used herein the term "Agreement" refers to the Proposal Letter or Agreement to which these General Terms and Conditions are attached as if they were part of one and the same document.

3.0 CLIENT'S RESPONSIBILITIES

Client shall:

- Provide all criteria and full information as to Client's requirements for the Project,
- Designate a person to act with authority on the Client's behalf in respect to all aspects of the Project,

- Examine and respond promptly to the Consultant's submissions,
- Give prompt written notice to the Consultant whenever the Client observes or otherwise becomes aware of any perceived defect in the work,
- Guarantee access to and make all provisions for the Consultant to enter upon public and private property,
- As appropriate and required by law be responsible for reporting certain significant environmental hazards of contaminated property.

Unless otherwise specifically indicated in writing, Consultant shall be entitled to rely, without liability, on the accuracy and completeness of information provided by Client, Client's consultants and contractors, and information from public records, without the need for independent verification.

Client acknowledges that if Consultant's professional services involve the use of vehicles or other equipment as part of Project, some damage to the project site could occur. Client understands that unless specifically stated in the Agreement, and provided Consultant uses reasonable care, correction of such damage is not the responsibility of Consultant.

4.0 REUSE OF DOCUMENTS

All documents, including reports, electronic media, drawings and specifications, prepared or furnished by Consultant and its subsidiaries, independent professional associates, subconsultants and subcontractors pursuant to this Agreement are instruments of service in respect of a particular Project and the Consultant shall retain an ownership and property interest therein whether or not the Project is completed. Client may make and retain copies of such documents for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for reuse by Client, including extensions of the Project or on any other project, nor are they to be relied upon by anyone other than Client.

Copies of documents that may be relied upon by Client are limited to printed copies that are signed or sealed by Consultant, or PDF files prepared, issued, and digitally signed and encrypted by the Consultant. Other files in electronic media, including but not limited to CAD or other similar electronic drawings, other electronic media, text, data and graphics files will be made available solely as a convenience and any conclusion or information obtained or derived from such other electronic files will be at the user's sole risk. When

transferring documents in electronic media format, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this Project.

Any reuse, modification or disbursement of documents to third parties without written consent and project-specific adaptation, including but not limited to any corruption or alteration arising out of the transmission of electronic files or occurring to such electronic files once leaving the custody of the Consultant will be at the Client's sole risk and without liability or legal exposure to Consultant or its subsidiaries, independent professional associates, subconsultants, and subcontractors. Accordingly, Client shall, to the fullest extent by law, defend, indemnify and hold harmless the Consultant from and against any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions and damages whatsoever arising out of or resulting from such unauthorized reuse, modification or disbursement.

Any or Project-specific adaptation by Consultant will entitle the Consultant to further compensation at rates to be agreed upon by Client and the Consultant.

Consultant shall retain all records in its custody and control that are pertinent to performance under this Agreement in accordance with its record retention policy, as amended from time to time. Consultant shall make such records available to Client for inspection and reproduction upon Client's reasonable request and at Client's expense.

5.0 OPINIONS OF COST

Unless expressly stipulated in the Proposal, Consultant's services do not include any express or implied endorsement or evaluation of, or comment upon, the relationship of the Project's development, construction, operational, and maintenance costs to the financial value or viability of the Project.

Since the Consultant has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Consultant's opinions of probable total project costs and construction cost are to be made on the basis of the Consultant's experience and qualifications and represent the Consultant's best judgment as an experienced and qualified professional familiar with the construction industry; but the Consultant cannot and does not guarantee that proposals, bids or actual total project or construction

costs will not vary from opinions of probable cost prepared by the Consultant. If prior to the bidding or negotiating phase the Client wishes greater assurance as to total project or construction costs, the Client shall employ an independent cost estimator.

6.0 SUCCESSORS AND ASSIGNS

6.1 Neither the Client nor the Consultant shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the Consultant from employing such independent professional associates and consultants, as the Consultant may deem appropriate to assist in the performance of services hereunder.

6.2 Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the Client and the Consultant and not for the benefit of any other party.

7.0 MEDIATION

Prior to the initiation of any legal proceedings, the parties to this Agreement agree to submit all claims, disputes or controversies arising out of or in relation to the interpretation, application or enforcement of this Agreement to non-binding mediation. Such mediation shall be conducted under the auspices of the American Arbitration Association or such other mediation service or mediator upon which the parties agree. The party seeking to initiate mediation shall do so by submitting a formal, written request to the other party to this Agreement. This section shall survive completion or termination of this Agreement, but under no circumstances shall either party call for mediation of any claim or dispute arising out of this Agreement after such period of time as would normally bar the initiation of legal proceedings to litigate such claim or dispute under the laws of the State of Connecticut.

8.0 PURCHASE ORDERS

In the event the Client issues a purchase order or other instrument related to the Consultant's services, it is understood and agreed that such document is for the Client's internal accounting purposes only and shall in



no way modify, add to, or delete any of the terms and conditions of this Agreement. If the Client does issue a purchase order or other similar instrument, it is understood and agreed that the Consultant shall indicate the purchase order number on the invoices sent to the Client.

9.0 SUBCONSULTANTS

Except as expressly agreed, the Client will directly retain other consultants whose services are required in connection with the Project. As a service, the Consultant will advise the Client with respect to selecting other consultants and will assist the Client in coordinating and monitoring the performance of other consultants. In no event will the Consultant assume any liability or responsibility for the work performed by other consultants, or for their failure to perform any work, regardless of whether the Consultant hires them directly or as subconsultants, or only coordinates and monitors their work. When the Consultant does engage a subconsultant on behalf of the Client, the expenses incurred, including rental of special equipment necessary for the work will be billed as they are incurred, subject to an administrative markup of 15 percent or as specified in the rate table or billing terms in effect at the time the services are provided. By engaging the Consultant to perform services, the Client agrees to hold the Consultant, its directors, officers, employees, and other agents harmless against any claims, demands, costs, or judgments relating in any way to the performance or non-performance of work by another consultant or subconsultant, except claims for personal injury, death, or personal property damage caused by the negligence of the Consultant's employees.

10.0 INDEMNIFICATION

10.1 Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of the Client and Consultant, they shall be borne by each party in proportion to its negligence.

10.2 The Consultant shall under no circumstances be considered the generator of any hazardous substances, pollutants or contaminants encountered or handled in the performance of the Consultant's services. In the event that the Consultant or any other party encounters asbestos or toxic materials at the job site which was previously unknown or had not been

disclosed to Consultant, or should it become known that certain materials may be present at the job site or any adjacent areas that may affect the performance of the consultant's services, the Consultant may, at its option and without liability for consequential or any other damages, suspend performance of service on the Project until the Client retains appropriate specialist consultants to identify, abate and/or remove the asbestos or hazardous or toxic material, and warrant that the job site is in full compliance with applicable laws and regulations with regard to said substances.

10.3 Neither party shall have liability for loss of product, loss of profit, loss of use, or any other indirect, incidental, special, or consequential damages incurred by the other party, whether brought as an action for breach of contract, breach of warranty, tort, or strict liability, and irrespective of whether caused or allegedly caused by either party's negligence and the Client agrees to defend, indemnify and hold the Consultant harmless with respect to any such claim. The Client and Consultant agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this Project to carry out the intent of this provision.

10.4 The Consultant and the Client agree that should the Consultant's services not include construction phase services, the Client shall be solely responsible for interpreting any contract documents and observing the work of the Contractor to discover, correct or mitigate errors, inconsistencies or omissions. If the Client authorizes deviations, recorded or unrecorded, from the documents prepared by the Consultant, the Client shall not bring any claim against the Consultant and shall indemnify and hold the Consultant, its agents and employees harmless from and against claims, losses, damages and expenses, including but not limited to defense costs and the time of the Consultant, to the extent such claim, loss, damage or expense arises out of or results in whole or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.

10.5 In no event shall the indemnification obligation extend beyond the date when the institution of legal or equitable proceedings for professional negligence would be barred by an applicable statute of repose or statute of limitations.

11.0 LIMITATION OF LIABILITY

Notwithstanding any other provision of these General Terms and Conditions, and unless otherwise subject to a greater limitation, the Consultant's liability to the Client for any loss or damage, including, but not limited

to, special and consequential damages, arising out of or in connection with the accompanying Proposal or any related Agreement from any cause, including the Consultant's professional negligent errors or omissions shall not exceed the greater of \$50,000 or the total compensation received by the Consultant hereunder, and the Client hereby releases the Consultant from any liability above such amount.

12.0 STANDARD OF CARE

All services of the Consultant and its independent professional associates, consultants and subcontractors will be performed in a manner consistent with that degree of skill and care ordinarily exercised by practicing professionals performing similar services in the same locality, at the same site and under the same or similar circumstances and conditions. The Consultant makes no other warranties, express or implied, with respect to the services rendered hereunder.

If Consultants services include Connecticut Licensed Environmental Professional (LEP) verification or Massachusetts Licensed Site Professional (LSP) opinion, Client acknowledges that such services are subject to regulatory audit. In rendering an LEP verification or LSP opinion the Consultant is providing a professional opinion consistent with the standard of care for LEPs/LSPs in the industry; however, regulatory agencies may require response actions beyond those that were the basis for the LEP verification or LSP opinion. Services associated with such audits or response actions can be provided by consultant at an additional cost not included in the Agreement to be mutually agreed upon between Client and Consultant.

If LSP services are provided they will be rendered consistent with 309 CMR, the "Regulations of the Board of Registration of Hazardous Waste Site Cleanup Professionals." LSP Opinions will be provided with consideration of the assumptions, limitations and qualifications of the MCP (310 CMR 40.0000) and relevant final guidance and interpretation published by the Commonwealth of Massachusetts.

13.0 CHANGES OR DELAYS

Unless the accompanying Agreement/Proposal provides otherwise, the proposed fees constitute the Consultant's estimate to perform the services required to complete the Project, as the Consultant understands it to be defined. For those projects involving conceptual or process development work, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. The Consultant

will inform the Client of such situations so that negotiation of change in scope and adjustment to the time of performance can be accomplished as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any order, an equitable adjustment shall be made and the Agreement modified accordingly.

Costs and schedule commitments shall be subject to renegotiation for unreasonable delays caused by the Client's failure to provide specified facilities or information, Client's failure to make payment in accordance with it's obligations under this contract, or for delays caused by unpredictable occurrences or force majeure, including but not limited to fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdown, acts of God or of the public enemy, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above will result in additional cost (reflecting a change in scope) beyond that outlined the Agreement.

14.0 PAYMENT

Consultant shall typically invoice Client for services performed under this agreement on a monthly basis, and Client shall pay Consultant's invoices within thirty (30) days of receipt. Payment to be delivered to: Fuss & O'Neill, Inc. at 146 Hartford Road, Manchester, CT 06040 or by EFT/ACH transfer to Bank of America, Account # 385016029253, ABA #011900254. Client agrees to bring to Consultant's attention in writing any questions regarding Consultant's invoice within ten (10) days of receipt. In the event that Client does not provide Consultant with written questions within ten (10) days, the invoice shall be deemed accurate and acceptable to Client. If Client fails to make any payment due the Consultant for services, expenses or other charges within thirty (30) days after receipt of the Consultant's invoice therefore, the amounts due the Consultant will be increased at the rate of one and one half (1.5) percent per month from said thirtieth day, and in addition, the Consultant may, after giving a minimum of seven (7) days written notice to the Client, suspend services under this Agreement until the Consultant has been paid in full all amounts due for services, expenses and charges. Consultant may at its sole discretion suspend services on any or all other projects being performed by Consultant for Client under any other agreements until Consultant has been paid in full for all amounts due for services, expenses and any other charges. The Client shall be responsible for the reasonable cost of collection including reasonable attorney's fees.

15.0 TERMINATION

The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event either party fails to substantially perform in accordance with the terms to this Agreement through no fault of the terminating party. In the event of any termination, the Consultant will be paid for all services rendered to the date of termination, all reimbursable expenses and termination expenses. Failure to make payments in accordance herewith shall constitute substantial nonperformance. This Agreement shall automatically terminate if payments are not brought current within seven (7) days of notice of termination.

16.0 CONTROLLING LAW

This Agreement is to be governed by the law of the State of Connecticut.

17.0 SUBSURFACE INVESTIGATIONS

Client recognizes that special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program, implemented with appropriate equipment and experienced personnel under the direction of a trained professional who functions in accordance with a professional standard of practice may fail to detect certain hidden conditions. The passage of time also must be considered, and the Client recognizes that due to natural occurrences or direct or indirect human intervention at the Site or distance from it, actual conditions may quickly change. Provided the Consultant uses reasonable care, the Consultant shall not be liable for such alteration or damage or for damage to, or interference with any subterranean structure, pipe, tank, cable, or other element or condition whose nature and location are not called to the Consultant's attention in writing before exploration commences.

18.0 LITIGATION AND ADDITIONAL WORK

In the event the Consultant is to prepare for or appear in any litigation on behalf of the Client or is to make investigations of reports on matters not covered by this Agreement, or is to perform other services not included herein, additional compensation shall be paid the Consultant, charges for which will be based upon Consultant's fee schedule at the time the additional services are performed.

19.0 INSURANCE

The Consultant will secure and maintain such insurance as will protect him from claims under the Workmen's Compensation Act and from claims for bodily injury, death or property damage that may arise from the

performance of Consultant's services under this Agreement.

The Consultant will secure and maintain professional liability insurance for protection against claims arising out of the performance of professional services under this Agreement caused by negligent errors or omissions for which the Consultant is legally liable.

20.0 SALES TAX EXEMPTION CERTIFICATE

Client must provide the Consultant an exemption certificate within fifteen (15) days after the effective date of this Agreement for any exemptions claimed by the Client from the sales tax for any services performed or for any tangible personal property purchased under this Agreement. In the event that the Client fails to timely provide the Consultant with such an exemption certificate within such time, the Client shall be solely responsible for obtaining a refund for any and all sales tax collected or paid by the Consultant in connection with the performance of this Agreement before the Client provides the Consultant with such exemption certificate, including any sales tax paid by the Consultant to subcontractors, engineers, suppliers or any other individual entity.

21.0 PERIOD OF SERVICE

The Consultant shall proceed with the services under this Agreement promptly and will diligently prosecute the work to completion.

22.0 NOTICE REQUIREMENTS

If Client alleges that it has discovered a negligent defect, fault, error, non-compliance or omission in Consultant's services, it shall give written notice to the Consultant within thirty (30) days. Notice shall include a detailed description of the nature of the alleged negligent defect, fault, error, non-compliance or omission. Client agrees that failure to give such notice shall result in Client's waiver of the claim. Additionally, Client agrees that failure to give such notice from the time it reasonably should have discovered any alleged defect, fault, error, non-compliance or omission in Consultant's services, and failed to give proper notice, shall result in Client's waiver of the claim.

23.0 PROPRIETARY RIGHTS OF CONSULTANT

Client acknowledges that Consultant has developed systems, processes, apparatus, analytical tools and methods which are proprietary to Consultant and which are used in its business. Such systems, processes, apparatus, analytical tools and methods (including software, patents, copyrights and other intellectual property), and all derivations, enhancements or modifications thereof made by Consultant including



those as a result of work performed by Consultant hereunder, shall be and remain the property of Consultant.

24.0 PHOTOGRAPHIC/ARTISTIC REPRESENTATIONS

Consultant shall have the right to use photographic and artistic representations of the Project for promotional or professional purposes. Consultant shall make its best effort to exclude proprietary or confidential information. The Client agrees to notify Consultant in writing of specific proprietary or confidential information to be excluded.