

City of Whitehall
104 North Thompson Demolition

The City of Whitehall is seeking proposals from qualified contractors for the demolition, removal, and disposal of a building located at 104 North Thompson Street. Work will include the demolition of all structures, buildings, foundations, footers, concrete slabs, adjacent parking lot and driveway, water and sewer lines, along with the identification and proper removal of any hazardous materials which may include underground storage tanks. Please refer to the 2024 Baseline Environmental Assessment for more details. Bids shall include the transportation and off-site disposal of demolition debris. The site shall be restored in as level a condition as possible with top soil and grass seed. Demolition shall be completed no later than December 20, 2024.

Bid documents may be obtained at City Hall or online at www.cityofwhitehall.org. Questions may be referred to City Manager Scott Huebler at 231-894-4048 or Public Works Director Brian Armstrong at 231-894-4157. Bidders are strongly encouraged to visit the site prior to bid submittal.

Sealed bids clearly marked "2024 Demolition" will be accepted until 2:00 p.m. local time, November 21, 2024 at which time all bids will be publicly opened and read aloud. The City reserves the right to accept or reject any or all bids, to waive irregularities, and make the award in any manner deemed in the best interest of the City.

Brenda Bourdon
City Clerk

**City of Whitehall
405 E. Colby Street
Whitehall, MI 49461**

Project Name - 104 North Thompson Demolition

Project Scope - Demolition, removal, and disposal of a building located at 104 North Thompson Street. Work will include the demolition of all structures, buildings, foundations, footers, concrete slabs, adjacent parking lot and driveway, water and sewer lines. The identification and proper removal of any hazardous materials which may include underground storage tanks. Please refer to the 2024 Baseline Environmental Assessment for more details. The site shall be restored in as level a condition as possible with top soil and grass seed. Demolition shall be completed no later than December 20, 2024.

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Company: _____

Contact Person: _____

Address: _____

Phone: _____

Email: _____

Base cost per project scope, excluding UST \$ _____

Cost for UST removal and disposal \$ _____

TOTAL \$ _____

I have read and understand the request for bids and am authorized to submit this bid on behalf of the company noted above.

Signature: _____

Name (print): _____

Title: _____

Date: _____

2.2 2024 Investigation and Sampling by Prein&Newhof

2.2.1 Purpose

As discussed above, Prein&Newhof conducted a Phase I ESA on the Site dated January 17, 2024. To investigate the REC and the significant data gap identified in the Phase I ESA, a geophysical GPR survey was conducted to scan the Property to evaluate the site for UST anomalies as previously discussed. After the GPR work Prein&Newhof advanced soil borings for soil and groundwater samples at the Property to investigate the GPR results and to further characterize the 2008 soil contamination for the expected redevelopment of the Site.

2.2.2 GPR Methods and Results

A geophysical survey was conducted using ground penetrating radar (GPS) over the Property to review potential UST locations. The survey was conducted on March 7, 2024 by Worksmart, Inc. The full GPR Report from Worksmart, Inc. is attached in Appendix B. The survey used an antenna that operated at 1 GHz, 500 MHz and 250 MHz simultaneously across the site at approximately three-foot grid lines set up roughly parallel to the site building walls. The report indicates that the antenna scans down to an approximate depth of 2.6 meters or approximately 8.5 feet. The GPR survey identified one potential UST anomaly located near the front door of the Big John's Pizza restaurant. After the GPR work, a soil boring was planned near this anomaly.

As an additional verification, the field technician used a metal detector which had a positive reading at the potential UST anomaly.

2.2.3 Geoprobe Borings

On March 19, 2024, six soil borings, designated as GP-1 through GP-6 were advanced using continuous coring methods at the Property using a track mounted 6011 DT Geoprobe® rig operated by LaPointe Environmental. The purpose of soil borings was to collect soil and groundwater samples from the subsurface to investigate the UST anomaly from the GPR results and to further characterize the soil contamination reported in the 2008 BEA. The locations of the soil borings are shown on Figure 2. The subsurface conditions observed in

each soil boring were recorded in the field on soil boring logs, which are included in Appendix C.

Following the GPR survey, a soil boring was drilled at GP-1A near the UST anomaly and encountered an obstruction at approximately 3 feet below ground level (bgl). The reason for the obstruction may be related to an abandoned UST given that it occurred around the likely depth of the top of a UST. The geoprobe rig was relocated a few feet away from GP-1A to drill GP-1 to 20 feet bgl for collecting soil and groundwater samples.

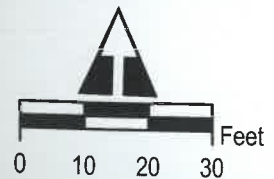
Each soil boring was drilled to the water table, which ranged in depth at the Property from approximately 16.5 feet bgl at GP-1 and GP-2 to 4.5 feet bgl in GP-3 due to the topography of the site. The ground surface drops approximately 12 feet from approximately 606 feet above mean sea level (AMSL) at the south end to approximately 594 feet AMSL at the north end of the site. The depth to groundwater was approximately 16.5 feet below the asphalt surface at GP-1 and GP-2 where groundwater samples were collected.

Upon review of the 2008 soil boring logs, it is evident that fill materials were placed on the Property. Fill materials were also observed in the 2024 soil borings, except at GP-3. The fill was generally described as brown to dark brown sand with trace amounts of gravel, brick, and/or slag. Brown fine-medium grained sand that appeared to be the native soil was observed beneath the fill. The fill depth in the soil borings varied due to the topography – the fill at the south end of the Property at GP-1 extended to a depth of approximately the 13 feet bgl and the fill at the north end of the Property at GP-4 extended to a depth of approximately 5 feet bgl. After the drilling and sampling was complete at each location, the excavated soil from each soil boring was placed back into the soil boring from where it came.

2.2.4 Soil Sampling

Soil samples were collected from each geoprobe boring by a Prein&Newhof representative for laboratory analytical testing. The purpose of the sampling was to further characterize the soil impacted due to the “*significant data gap*” identified at the Property. The sample from GP-1 was collected from a discrete depth ranging from 8 feet to 9 feet below the ground surface intended to be from soil depths near the bottom of a potential UST. Two soil samples were collected at different depths from each soil boring and then one sample from each boring was selected and submitted to the laboratory for testing after review of the soil

Sample Location	2008 Sample	2024 Samples	
	SB-2	GP-1	GP-2
Screen Depth, ft. bgl	(15-19')	(13.5-18.5')	(13-18')
Collection Date	06-04-2008	03-19-2024	03-19-2024
VOCs, µg/L	<MDL	<MDL	<MDL
PNAs, µg/L	NT	<MDL	<MDL
MI 10 Metals, Aqueous µg/L			
Arsenic	NT	1.09	1.88
Barium	NT	116	274
Cadmium	NT	<0.200	<0.200
Chromium	NT	1.05	2.18
Copper	NT	5.42	20.1
Lead	<3.0	<1.0	13.8
Mercury	NT	<0.200	<0.200
selenium	NT	<2.00	<2.00
silver	NT	<0.200	<0.200
Zinc	NT	4.02	20.8



NOTE:
 Bold indicates detected.
 NT: Not Tested.
 MDL: Method Detection Limit
 Highlighted cells identify concentration that exceeds Part 201 GRCC

- LEGEND**
- Soil Boring by Prein&Newhof (2024)
 - Soil Boring by Rose & Westra (2008)
 - GPR Anomaly of Potential UST