

# 2016 STATEMENT OF QUALIFICATIONS



## Lougheed Engineering

CIVIL & ENVIRONMENTAL CONSULTANTS

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Engineering  
*better* Environments

since 1977 

[www.LougheedEngineering.com](http://www.LougheedEngineering.com)

LOUGHEED & ASSOCIATES  
1017 South Hadley Road  
Fort Wayne, Indiana 46804  
260-432-3665, fax 260-436-0224

LOUGHEED ENGINEERING  
600 East Carmel Drive Suite 168  
Carmel, Indiana 46032  
317-590-0521, fax 317-229-6362

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## SECTION 1.0 – GENERAL INFORMATION

### SECTION 1.1 – COMPANY DESCRIPTION

For the last 39 years, Lougheed & Associates, Inc. has been a family owned and operated business finding a niche in professional engineering and consulting services by specializing in civil design and environmental facilitation. Founded in 1977 in Fort Wayne, Indiana, we are the first and longest tenured Environmental Engineering Company based in Northeastern Indiana.

Our lead engineers, Scott Lougheed and Jason Lougheed spent their entire careers in Indiana. Both have individually achieved a Master of Science Degree in Engineering from Purdue University. Our complete team of professionals tackle a wide variety of multi-disciplinary issues for a diverse range of projects. We provide conscientious and competent engineering and inspection services at a competitive price. With our quality-driven commitment to excellence, our entrepreneurial business acumen and our insistence on innovation, we ensure our clients achieve or exceed their goals.

Our Environmental Department has extensive experience developing Phase I Environmental Site Assessments (ESAs) prior to the acquisition, sale or divestiture of industrial and commercial real estate. We have expertly completed thousands of Phase I ESAs throughout the entire State of Indiana for a variety of commercial, industrial and residential properties. If Recognized Environmental Conditions (RECs) are ever identified during the Phase I ESA, our specialized services extend to soil and groundwater sampling for Phase II Site Characterization and skilled remediation strategy selection and design for Phase III Correction Action.

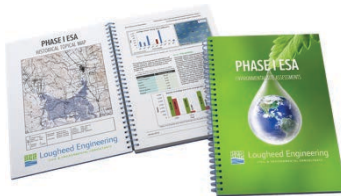
Our services are delivered to municipalities, private industry, real estate agents, developers and investors, banks and loan financiers, property insurance adjustors, environmental lawyers, and public sector clients.



## SECTION 1.2 – SUMMARY OF SERVICES

### Phase I ESA Site Assessments

We have broad experience developing Phase I Environmental Site Assessments (ESAs) necessary for the acquisition, sale or divestiture of industrial and commercial property.



All our Phase I reporting meet EPA standards and practices from All Appropriate Inquiries (AAI) (40 CFR Part 312) and ASTM E 1527-in accordance with CERCLA regulations.

### Phase II Site Characterization

Our Phase II Site Characterization services include air, soil and groundwater sampling to test for possible contamination if any Recognized Environmental Conditions (RECs) are found in Phase I. We provide interpretation of geological, chemical and site data to give you a clear explanation of any potential business risk.

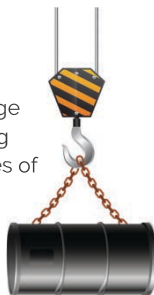


### Phase III Environmental Remediation

We provide expert remediation strategy design and consulting for Phase III Remediation Correction Action, including completion of "No Further Action" status. We have experience with many remediation techniques including ozone injection, air sparging, soil vapor extraction and groundwater recovery pump and treat system.

### Underground Tank Closures

We offer comprehensive underground storage tank (UST) removal and remediation including closure reporting activities. We have decades of experience removing leaking underground tanks and returning sites to commercial viability after years of abandonment.



### Brownfields Redevelopment

We provide Brownfields Redevelopment grant writing and implementation to help city municipalities revitalize urban areas. Our experience in both environmental consulting and land development / redevelopment gives us a unique perspective on the challenges of remediating and redeveloping brownfield sites.

### Hazardous Waste Management

Our on-staff Certified Hazardous Materials Manager (CHMM) ensures excellent initial and on-going Hazardous Waste Management programs. Our field-proven expertise gives you access to the best waste identification, storage, transportation and disposal solutions available.



### Geotechnical Engineering

Our geotechnical engineering services include soil analysis, data evaluation and development of geotechnical criteria for site development. We have experience with electrical resistivity, Ground Penetrating Radar (GPR), seismic refraction/reflection, and boring hole logging geophysical techniques.

### SPCC/SWPPP Certifications

We assist development of your Spill Prevention, Control, and Countermeasure (SPCC) and Stormwater Pollution Prevention Plans (SWPPP) plans to comply with laws governing stormwater discharge.



### Civil Engineering

We offer a comprehensive set of civil engineering services including commercial site plan development, road design, utility extensions, soil erosion control plans, storm water inflow analysis, detention pond design, wastewater treatment design, septic systems, construction specifications and residential subdivision layout design.



## SECTION 1.3 – CONTACT AND FIRM LOCATIONS

**Lougheed & Associates, Inc.** is a full service Civil and Environmental Engineering Firm headquartered in Fort Wayne, Indiana, with a satellite office in Indianapolis/Carmel, Indiana.

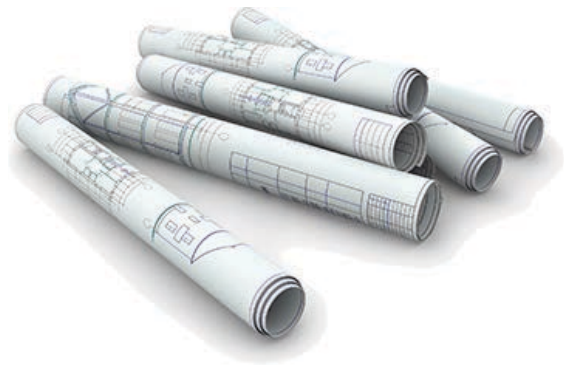
For 39 years the office in Fort Wayne has served as the company's headquarters

**Lougheed & Associates, Inc.**

1017 South Hadley Road  
Fort Wayne, Indiana 46804  
Phone: (260) 432-3665  
Fax: (260) 436-0224

**Point of Contact:**

Scott Lougheed, PE, CHMM  
President of Lougheed & Associates, Inc.  
Email: [solougheed@LougheedEngineering.com](mailto:solougheed@LougheedEngineering.com)  
Company Website: [www.LougheedEngineering.com](http://www.LougheedEngineering.com)



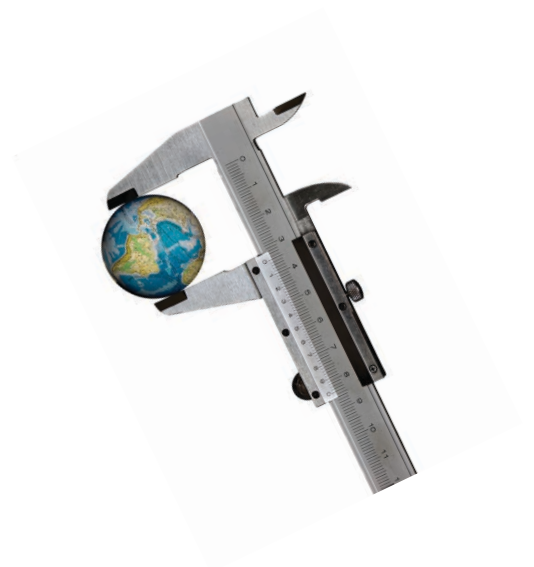
The office located in the Indianapolis/Carmel area has served as the company satellite office for 10 years.

**Lougheed Engineering, Inc.**

600 East Carmel Drive, Suite 168  
Carmel, Indiana 46032  
Phone: (317) 590-0521  
Fax: (317) 229-6362

**Point of Contact:**

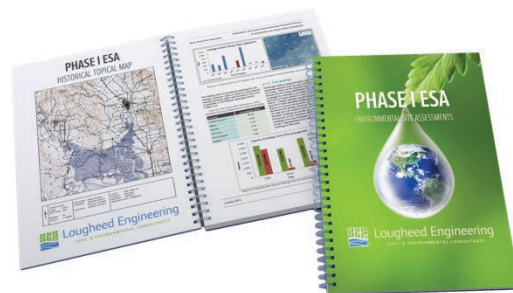
Jason Lougheed, PE  
President of Lougheed Engineering, Inc.  
Email: [jlougheed@LougheedEngineering.com](mailto:jlougheed@LougheedEngineering.com)  
Company Website: [www.LougheedEngineering.com](http://www.LougheedEngineering.com)



## SECTION 2.2 – PHASE I ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

The goal of the Phase I Environmental Site Assessment (ESA) is to note any obvious indications of actual or potential environmental liability which may be present at the Site and which may affect a Buyer or Lender's financial exposure. The report will provide documentation that will show if the value of the property is maintained and if any Recognized Environmental Conditions (RECs) are present.

All Phase I ESAs will be performed in conformance with the scope and limitations of recommendations and requirements of the EPA standards and practices All Appropriate Inquiries (AAI) (40 CFR Part 312) and ASTM E 1527-13 during the development of the report to satisfy the "due diligence" requirement of the innocent landowner to qualify for liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).



with  
from

Phase I ESA activities consists of the following:

- Visual inspection of the grounds and facility
- Interview with owner and persons with general knowledge of the subject property
- Review of local, state and federal agency files for the subject property and surrounding properties
- Determining site history and land use
- Review of aerial photographs, city directories and Sanborn Maps
- Hazardous material storage
- Maps and photographs of the subject property and surrounding properties
- Vapor intrusion screening and general groundwater flow direction
- User provided information of "specialized knowledge"

## SECTION 3.0 – KEY PERSONNEL

Our professional team primarily consists of five (5) full time employees included three (3) professional engineers (P.E) registered within the state of Indiana.

### Primary Contact

Mr. **Jason Lougheed, P.E.**, is the head of the Environmental Engineering Department and president of the firm's satellite office based in Carmel, Indiana. He will also be a point of contact for environmental projects and will be involved in all phases. He is a Licensed Professional Engineer (P.E.) in the State of Indiana and has a B.S. in Civil Engineering from Valparaiso University and a M.S. in Environmental Engineering from Purdue University. He has 15 years of experience in soil and groundwater assessment and remediation within the regulatory programs including Superfund, Voluntary Remediation Program, RCRA, RISC, LUST, State Cleanup, ELTF, and Brownfields.



He has experience in Phase I Environmental Site Assessments (ESA) for commercial and industrial properties, Phase II site characterization studies involving soil borings, soil and groundwater monitoring well installation and sampling, and Phase III operations consisting of various remediation strategies including impacted soil excavation, Underground Storage Tank (UST) removal, land farming, activated carbon drinking water purification systems, application of oxygen reduction compounds (ORC), application of hydrogen releasing compounds (HRC), and injection of permanganate. He has used his engineering background in the design, construction and maintenance of remediation trailers that performed ozone injection, air sparging, soil vapor extraction and groundwater recovery pump and treat systems.



Mr. Lougheed also has worked within the geophysical field investigation utilizing techniques including electrical resistivity, Ground Penetrating Radar (GPR), seismic refraction/reflection, and boring hole logging.



He has experience in performing and submitting the following reports to the Indiana Department of Environmental Management (IDEM): Initial Site Characterization, Further Site Investigation (FSI), Remediation Work Plan, Corrective Action Plan (CAP), UST Closure Plan, Corrective Action Progress Reporting (CAPR), Natural Monitored Attenuation and No Further Action Letter.

## Alternate Contact

Mr. **Scott Lougheed, P.E., CHMM**, the firm's principal, will be the secondary point of contact for all projects. Mr. Lougheed started Lougheed & Associates, Inc. in 1977 while working with the United States EPA Environmental Wastewater Treatment Plant and Infrastructure Grants program in the community of Warsaw, Indiana. He has over 40 years of experience working as an engineer within the City of Fort Wayne and graduated from Purdue University with a B.S. and M.S. in Environmental Engineering. Mr. Lougheed is a licensed Professional Engineer in the States of Indiana and Ohio. Additionally, he is a member of the Environmental Assessment Association (EAA), as well as a Certified Hazardous Materials Manager (CHMM).



## Project Associate Engineer

Mr. **Kevin McDermit, P.E.**, the firm's senior associate engineer, is a Licensed Professional Engineer in the State of Indiana. He started with the company in 1980 after graduating from Purdue University with a B.S. in Engineering Technology. Mr. McDermit boasts over 27 years' experience working with the City of Fort Wayne in private and commercial development.





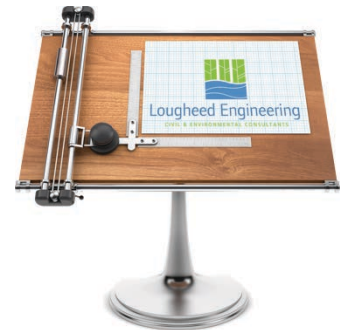
## Chief Financial Officer

Ms. **Robin Lougheed**, the firm's Chief Financial Officer (CFO), started with the company in 1977 and graduated from Purdue University with a B.S. in Aeronautical Engineering in 1972. She is responsible for managing the company's accounts and treasury functions and is accountable for the administrative and record keeping operations including developing financial and tax statements.



## Staff Scientist

Mr. **Dustin Mobley**, the firm's environmental scientist, started with the company in 2014 after graduating from Purdue University with a B.S. in Occupational and Environmental Health. During his time with the firm he has gained experience in Phase I ESAs, Phase II site characterization studies involving: soil boring investigation, groundwater and methane monitoring well installation, ambient air sampling utilizing summa canisters, sub-slab soil-vapor sampling, low-flow groundwater sampling, Underground Storage Tank (UST) removal and application of oxygen reduction compounds (ORC).



## SECTION 3.0 – PROJECT EXPERIENCE

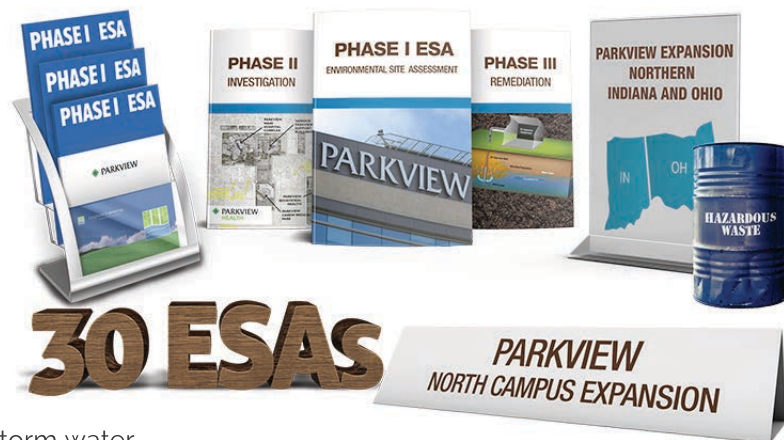
**Lougheed & Associates, Inc.** has been performing civil and environmental consulting services throughout Indiana for 39 years. We have been involved in thousands of civil and environmental projects throughout Indiana. These projects range from small corner gas stations and family owned dry cleaners to large manufacturing facilities and landfills. A few examples of these projects are given below:

### Parkview Hospital Expansion

Project Names: Parkview Health System Expansion  
Project Locations: Throughout Northern Indiana and Ohio  
**Client:** Parkview Hospital  
**Contact:** Mark Hisey, Vice President  
Parkview Health System  
2200 Randallia Drive  
Fort Wayne, Indiana 46805  
(260)-373-7032  
Dates: 2006 to Present

Status: Performed over 30 Phase I ESAs for Parkview Health System prior to land acquisitions throughout Northern Indiana on Northwest Ohio. Removal of hazardous materials at various Parkview Hospitals prior to demolition. Primary Engineer for Parkview North Campus Expansion. Project involved Phase I ESAs, Phase IIs, Phase IIIs, USTs removal, storm water design, site layout design, coordinating with City, County and State Agencies, managing various subcontractors, architects, and attending public meetings.

Personnel: Scott Lougheed, Jason Lougheed, Kevin McDermit



## Historic Whitlock - Culver Union Hospital

**Project Name:** Historic Whitlock  
**Client:** Flaherty & Collins and City of Crawfordsville  
**Contact:** Julie Collier, Developer  
Flaherty & Collins  
8900 Keystone Crossing, Suite 1200  
Indianapolis, Indiana 46240  
(317) 816-9300  
**Date:** 2012 to 2016  
**Personnel:** Jason Lougheed

Activities: Phase I ESA, UST Removal, Lead Paint and Asbestos Survey for the purchase and reconditioning of a 100-year-old hospital into a 56 apartments for the historic Culver Union Hospital in downtown Crawfordsville.



## Turnstone Center.

Project Name: Meyers Mobile Home Park & Turnstone  
**Client:** Turnstone Center for Children and Adults  
**Contact:** Barry Sturges, President of CB Richard Ellis/Sturges  
202 West Berry Street, Suite 800  
Fort Wayne, Indiana 46802  
(260) 424-8448  
Date: 2011 to Present

Activities: Involved in preparing a Phase I ESAs, Request for Proposals (RFP) for a Grant issued through the City of Fort Wayne Department of Redevelopment for the non for profit organization Turnstone Center for Children and Adults with Disabilities. Property was impacted with petroleum and activities included further site characterization, well installation and sampling, excavation, and no further action designation. Project included reviewing bids to determine the highest value proposal.



Personnel: Jason Lougheed, Scott Lougheed

## Town of Speedway Redevelopment

**Project Name:** Speedway Redevelopment  
**Client:** Town of Speedway Redevelopment Commission  
**Contact:** Keith Veal, President  
Sustainable Solutions, Inc.  
1426 W. 29th Street  
Indianapolis, Indiana 46802  
(317) 536-8594

**Dates:** 2008 to 2014  
**Personnel:** Jason Lougheed

Activities: Working under a Brownfield Grant to perform multiple Phase I ESAs on industrial properties to be acquired by the City of Speedway for redevelopment. Properties investigated include Praxair Inc., Dotlich Crane, Speedway Industrial Park and American Art Clay. Phase II subsurface investigations are likely to occur at the end of 2009 under the Brownfield Grant.



## City of New Albany Brownfield Grant

**Project Name:** New Albany Brownfield Grant  
**Client:** City of New Albany & SES  
**Contact:** Jason Swearingen, President  
Specialty Earth Science, Inc.  
4350 Security Parkway  
New Albany, IN 47150  
812-945-0733  
**Dates:** 2010 – 2015  
**Personnel:** Jason Lougheed

Status: Assisted in writing a petroleum and hazardous substance grant for the City of New Albany. Followed up by Phase I ESA and Phase II subsurface sampling along the Ohio River so that a greenway bike and walking path could be constructed, and throughout New Albany Project involved coordinating with the City, Army Core of Engineers, and community.



## City of Fort Wayne Brownfields Grant

**Project Name:** City of Fort Wayne Brownfields Grant  
**Client:** City of Fort Wayne  
**Contact:** Greg Leatherman, Development Director  
City of Fort Wayne  
1 E Main Street, Room 800  
Fort Wayne, Indiana 46802  
(260) 427-1125  
**Date:** 2011 to 2014  
**Personnel:** Jason Lougheed, Scott Lougheed

**Activities:** Managed part of a \$200,000.00 EPA Brownfield Grant which involved preparing a Phase I ESAs, Phase IIs, Work Plans, Community Outreach, Inventory List, Priority Site Development, Quality Assurance Project Plan and quarterly reports for the City of Fort Wayne.



## Bedel's Marathon Remediation

Project Name: Bedel's Marathon Gas Station Remediation  
**Client:** **Bedel's Marathon**  
**Contact:** **Doug Bedel, President**  
102 North Smith Street  
Batesville, IN 47006  
(812) 934-3901  
Dates: 2010 to Present  
Personnel: Scott Lougheed, Jason Lougheed

Status: Petroleum impacted soil and groundwater, remediation under IDEM LUST ELTF Section, UST removal, Injection, CAPR monitoring and reporting.



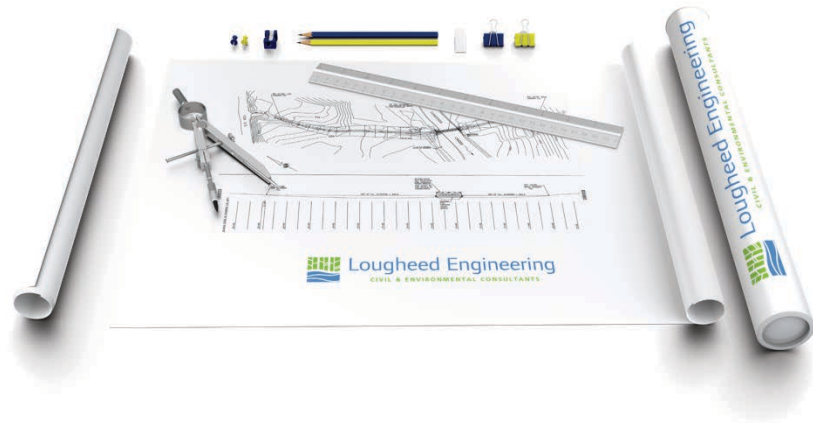


## SECTION 4.0 – INSURANCE

We are fully insured with errors and omissions (E&O) professional liability coverage provided by Rockhill Insurance Company.

David D. Logue & Associates, Inc.  
6556 Ferguson Street  
Indianapolis, Indiana 46220-1178  
(317) 253-9277

<b>Pollution</b>	<b>\$1,000,000</b>
<b>Profession E&amp;O</b>	<b>\$1,000,000</b>



We are also fully insured with general liability covered provided by Cincinnati Insurance Company.

Cari Sweetheimer  
USI Midwest Sm C/L Fort Wayne  
Fort Wayne, IN 46804  
(260) 435-4166

<b>General Liability</b>	<b>\$500,000</b>
<b>Automobile Liability</b>	<b>\$500,000</b>
<b>Workers Compensation</b>	<b>\$100,000</b>
<b>Umbrella</b>	<b>\$2,000,000</b>

Insurance documentation and carrier contact information are available upon request.

## SECTION 5.0 – REFERENCES

**Berry Sturges, President**

CB Richard Ellis/Sturges  
202 West Berry Street, Suite 800  
Fort Wayne, IN 46802  
(260) 424-8448

**Keith Veal, President**

Sustainable Solutions, Inc.  
1426 W. 29th Street Suite 1  
Indianapolis, IN 46208  
(317) 536-6741

**Kevan Biggs, President**

Ideal Homes  
P.O. Box 549  
Decatur, IN 46733  
(219) 724-9131

**Tim Rice, Vice President**

1st Source Bank  
200 E Main Street  
Fort Wayne, IN 46802  
(260) 969-4725

**Mark Hisey, Vice President**

Parkview Hospital  
2200 Randallia Drive  
Fort Wayne, IN 46805  
(260) 373-7032

**Tim Reams, President**

MIT, Inc.  
3807 Goshen Road  
Fort Wayne, IN 46818  
(260) 489-1567

**Jason Swearingen, President**

Specialty Earth Science, Inc.  
350 Security Parkway  
New Albany, IN 47150  
(812) 945-0733

**Diana Parent, President**

Sperry Van Ness Parke Group  
409 East Cook Road, Suite 300  
Fort Wayne, IN 46825  
(260) 434-0404

**John Moriarty, Partner**

Plews Shadley Racher & Braun  
146 N Delaware Street  
Indianapolis, IN 46202  
(317) 637-0700

**Richard Bucheri, Partner**

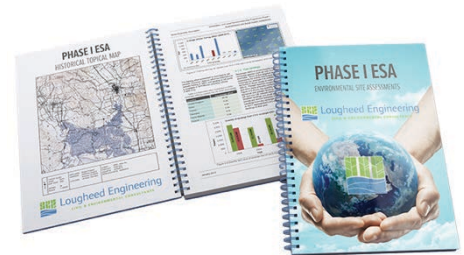
Poynter & Bucheri  
4202 Madison Avenue  
Indianapolis, IN 46227  
(317) 780-8000

## SECTION 6.0 – ENVIRONMENTAL SUBCONTRACTORS

Environmental projects typically have subcontractors for laboratory testing, drilling, excavating, historical research and construction activities.

### Phase I ESA Historical Research

Environmental Data Resources (EDR)  
Matt Mennona, Indiana Account Manager  
440 Wheeler Farm Road  
Milford, Connecticut 06460  
Sanborn Maps, Radius Searches  
1-800-265-2322



### Phase II Subsurface Investigation Geoprobe, Drilling Operators & Excavation

SCS Environmental Contracting, Inc.  
Mark Matson, President  
Fort Wayne, Indiana  
Drilling, Excavating, UST Removal  
(260) 497-9005



### Laboratory Soil, Air and Groundwater Analytical Services

Sherry Laboratories (Former Edglo Labs)  
Cindi Furman, Laboratory Director  
2121 East Washington Boulevard  
Fort Wayne, Indiana 46803  
(260) 424-1622



## SECTION 7.0 – FIRM FEE SCHEDULE

	<u>Unit</u>	<u>Unit Price</u>
<b>I. PROFESSIONAL STAFF</b>		
Principal Engineer/Scientist	Hr	120.00
Senior Project Engineer/Scientist	Hr	100.00
Project Engineer/Scientist	Hr	90.00
Staff Scientist	Hr	60.00
<b>II. REPORTS</b>		
Phase I Residential / Undeveloped	10 - 15 hours	\$1,300 - \$1,500
Phase I Commercial / Light Industrial	15 - 20 hours	\$1,500 - \$2,000
Phase I Heavy Industrial	20 - 30 hours	\$2,000 - \$3,000
UST Unregistered (Small Farm/Residential)	15 - 20 hours	\$1,500 - \$2,000
UST Registered Gas Station Closure Report	30 - 50 hours	\$3,000 - \$4,500
Site Investigation (SI)	30 - 50 hours	\$3,000 - \$4,500
Corrective Action Plan (CAP) or Work Plan	40 - 60 hours	\$3,750 - \$5,000
Monitored Natural Attenuation Closure Report	60 - 80 hours	\$5,000 - \$7,000
Corrective Action Progress Report (CAPR)	10 - 15 hours	\$1,300 - \$1,500
<b>III. SUPPORT STAFF</b>		
Clerical Service	Hr	45.00
Drafting/CAD Services	Hr	55.00
<b>IV. GENERAL EXPENSES</b>		
Site Mobilization/Demobilization		project specific quote
Automobile Transportation	Mi	0.50
Heavy Truck Transportation	Mi	0.50
Personal Vehicle Project Use	Day	30.00
Outside Services		Cost + 10%
<b>V. EQUIPMENT &amp; SUPPLIES</b>		

**Soil/Water/Air Monitoring**

Photoionization Detector	Day	50.00
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**Groundwater Measurement**

Water Level Meter	Day	25.00
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Oil/Water Interface Probe	Day	35.00
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**Soil/Groundwater Sampling**

Low Flow Sampling Equipment	Day	200.00
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Disposable Bailers	Ea	10.00
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**Geophysical Equipment**

Total Field Magnetometer (GSM-19)	Day	75.00
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Shallow Terrain Conductivity Meter (EM-38 MK-II)	Day	150.00
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Terrain Conductivity Meter (EM-31)	Day	150.00
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Deep Terrain Conductivity Meter (EM-34)	Day	150.00
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Deep Metal Detector (EM-61 MK-II)	Day	150.00
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Ground Penetrating Radar (Noggin 250 MHz/1 GHz)	Day	250.00
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2-Dimensional Resistivity Meter (AGI Sting/Swift)	Day	350.00
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Single Channel Seismograph (Bison 1570)	Day	75.00
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Radio Detection RD400 Line Tracer	Day	100.00
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Schonstedt GA-72Cd	Day	50.00
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Downhole Logging System (probes not included)	Day	200.00
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Natural Gamma Probe	Day	100.00
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Three-Arm Caliper Probe	Day	75.00
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Electromagnetic Induction Conductivity Probe	Day	125.00
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**Miscellaneous Equipment/Materials**

Generator	Day	50.00
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Compressor	Day	50.00
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Survey Equipment (total station)	Day	120.00
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**Fee Schedule Notes:**

- 1) Scientist staff designations includes geologist, hydrogeologist, environmental scientist, biologist and chemist.
- 2) Charges for Professional and Support Staff will be made for administration of projects, field drilling oversight and sample collection, supervision of technician services, field inspection and evaluation, review and analysis of field and laboratory data, design and modeling activities, report preparation and review, travel time, consultation and meetings related to the project, etc.
- 3) Time spent in portal-to-portal travel in the interest of the project will be charged at the appropriate hourly rate.
- 4) Normal working hours are 6:00 a.m. to 6:00 p.m. Premium rates may be applicable for expedited services, for services performed outside of these hours, over 8 hours per day within this period, and on Saturdays, Sundays and holidays at 1.5 times the standard hourly rate. Special weekend and night time work requests may require a minimum 4 hour charge.
- 5) Personnel services requiring a higher safety protection level (other than Level "D") will be charged at a higher unit rate based on the project level of difficulty.
- 6) Billings for services are payable within 15 days of the invoice date. An interest charge at the rate of 1.5% per month, or the maximum allowed by law, will be added to all invoices not paid within these terms.
- 7) Standard non-disposable protective wear or equipment damaged or contaminated by site conditions are billed at replacement cost plus 15%.
- 8) Other equipment not specifically quoted is available upon request.