



May 30, 2017 – revised June 7, 2017

Tom Versteegen
Department of Natural Resources
625 East County Road Y, Suite 700
Oshkosh, WI 54901

Re: Change Order Request
Winner's Circle Auto (Fmr. Tim's Auto), 115 W. Ormsby Street, Oxford, WI
BRRTS # 03-39-168015, PECFA # 53952-0150-15

Dear Tom:

In response to our phone conversation on May 22, 2017 and recent emails, a change order request is submitted for your approval for the following scope of work for the site listed above:

- Conduct confirmation soil borings in the vicinity of former soil borings to evaluate SVE system effectiveness and determine current soil concentrations. I reviewed the previous data for the site, and unfortunately many of the samples were collected in the 19 to 21 foot depth zone, equivalent to the depth to the water table, and likely represent smear zone contamination. A review of the tank closure sampling indicated that the highest concentrations were detected in the vicinity of tank #2 (northeast of boring B-3) and tank #3 (MW-2 is installed through the center of the former location for tank #3). No contamination exceeding RCL's was detected near the smaller tanks north of the building during the tank closure. I updated the soil data table (attached) with the current direct contact and groundwater residual contaminant limits, and found there were no direct contact exceedances based on the existing data. Unsaturated zone contamination exceeding standards was detected in borings B1, B2, B3, and at MW-2. The highest concentrations in soil samples from the unsaturated zone were noted at MW-2 and B3. Therefore, MSA proposes to advance borings adjacent to these two former sample locations to collect data for comparison with the previous data. The proposed depth of the borings is 20 feet. The borings will be advanced with a Geoprobe, with continuous soil sampling. Samples will be screened with a PID at a 2-2.5 foot interval. I have budgeted for two soil laboratory samples from each boring for analysis of PVOCs. The samples with the highest PID readings will be chosen for analysis. One of the samples will be in the 0-4 foot interval if PID readings exceeding 50 ppm are present. (one mobilization, 2 borings to 20 feet, 4 PVOC lab analyses)
- You also requested an evaluation of whether additional borings were required to fully define the extent of the soil contamination, as this is required prior to site closure. As part of reconstruction of STH 82 (Main Street) adjacent to this property, three borings were advanced to a depth of four feet in the right of way of the street immediately to the north of the property. Low level petroleum contamination was detected in these borings, but at concentrations less than residual contaminant levels. However, no borings have been advanced north of MW-2 to determine if the contamination has impacted the right of way at depths greater than four feet. MSA proposes to advance one soil boring to the north of MW-2 as close as possible to the edge of the right of way

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(just off the back of the sidewalk). This boring will also be advanced to 20 feet, and two lab samples will be collected for PVOCs. (one additional boring to 20 feet, 2 lab soil PVOC analyses).

- MSA does not recommend any additional soil borings to define the extent of the soil contamination at the site. The extent of contamination is defined to the east by the lack of contamination detected under the diesel/fuel oil tanks located southwest of MW-1, and by the soil and groundwater results at MW-1 itself. Contamination is defined to the south by soil sampling at MW-3 and boring C1, in which concentrations were below current soil standards. The adjacent land owner to the west has not granted permission in the past to sample on his property. The boring that will be advanced adjacent to B3 will be advanced as close as possible to the property line, and may help to define the current extent of contamination to the west if concentrations are now below soil standards. If soil contamination exceeding State standards is present in this boring, the DNR will likely assume the soil contamination is present at the adjacent property, and at the time of closure will require a notification to the adjacent property owner of the presence of soil and groundwater contamination at his property.
- MSA will construct a cross section parallel to the flow direction showing the relationship between the geologic units and position of screens in monitoring wells. If possible, the depth and length of private well screens will also be shown on the cross section if information is available. This task includes reviewing available soil boring and monitoring well logs, as well as private well logs for the area. As this is not a task included on the U&C Schedule, MSA is requesting a variance for this task as outlined below:
 - Senior Professional, 8 hours at \$109.67/hour, total \$877.36
 - Drafting, 4 hours at \$67.02/hour, total \$268.08
 - **Total variance request for this task is \$1,145.44**
- If you would also like the location and surface water elevation of Neenah Creek included on the cross section, we will need to survey the surface water elevation at the creek beneath the bridge. I have included 3 hours at \$91.39, to perform this task, for a total amount of \$274.17.
- Re-sample private wells located side or down gradient of the source area that were previously sampled as part of this project. This will include a reminder letter to the owners with a scheduled date for the sampling (this will provide them with a contact in case of questions). MSA will double check all addresses to confirm ownership and identify any changes. If there has been a change in ownership since the last sample collection, MSA will submit an access request to the new owner. Twenty-two private wells have been sampled in the past. For the purposes of this change order request, I have assumed that up to three of the properties may have new owners, and have therefore included three new access agreement U&C charges. These access agreements will only be charged if new property ownership is identified. In addition, the time spent checking addresses and issuing a notification of sampling letter to each property will require a second variance request. **MSA proposes this effort will require a senior professional 6 hours at \$109.67/hour for a total variance request of \$658.02.**

- I have included the cost to collect 22 private well samples based on the current U&C rate schedule. It is estimated that this will be a two day job, so I have included two mobilizations. I have also included 23 PVOC analyses, one for each well plus a trip blank. This effort will also include sending the results to the owners via a cover letter with attached lab report (no extra charge). (two mobilizations – 22 sample collections – 23 PVOC analyses)
- You have also requested that we contact Great Glacier (Neenah Springs Bottling Co.) located downgradient of the site on the west side of Neenah Creek to obtain a sample of the water from their well for analysis. I have therefore included one access agreement for contacting them and getting their authorization to do this work, plus scheduling and mailing them results, and one PVOC analysis for this work, with the sampling to be conducted at the same time as the private well sampling outlined above. (no separate mobilization – one access agreement – one PVOC analysis).
- Upon receipt of these results, MSA will prepare a letter status report, including updated data tables, figures, etc. (U&C LRA05).

The attached PECFA U&C spreadsheet has been used to estimate costs for this change order. The estimated total cost to conduct this work is \$10,703.02, including preparation of this change order request.

Please call if you have questions or require further information.

Sincerely,

MSA Professional Services, Inc.



Jayne A. Englebert, P.G.
Senior Hydrogeologist

cc: Terry Berndt
Steve Mullens, DPW, Village of Oxford
Richard Lyster, MSA

Usual and Customary Standardized Invoice #21

January 2017 - June 2017



RR-068A

PECFA #: 53952-0150-15
 BRRT's #: 03-39-168015
 Site Name: Fmr. Tim's auto
 Site Address: 115 W. Ormsby St., Oxford

Vendor Name: MSA Professional Services, Inc.
 Invoice #: Change Order Request - revised
 Invoice Date: 7-Jun-17
 Check #: _____

U&C Total \$ 8,625.39
 Variance to U&C Total \$ 2,077.63
 Grand Total \$ 10,703.02

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
1	GW Sampling		GS05	Sample Collection	Well	\$ 72.45	23	\$ 1,666.35
1	GW Sampling		GS10	Incremental Sample Collection (natural attenuation)	Well	\$ 47.67		\$ -
1	GW Sampling		GS15	Incremental Sample Collection (cadmium & lead)	Well	\$ 26.25		\$ -
1	GW Sampling		GS20	Measure Water Levels (for wells not being sampled)	Well	\$ 14.70		\$ -
1	GW Sampling		GS25	Primary Mob/Demob	Site	\$ 628.11	2	\$ 1,256.22
1	GW Sampling		GS30	Temporary Well Abandonment	Well	\$ 26.99		\$ -
2	O & M Reporting		OMR05	Annual GW Monitoring (Form 4400-194)	Report	\$ 823.73		\$ -
2	O & M Reporting		OMR10	Annual GW Monitoring (Form 4400-194) with LNAPL Removal per RR-628	Report	\$ 1,040.45		\$ -
3	LNAPL Assessment & Removal		LAR05	Removal Activity (Limited to 12 per site)	Well	\$ 47.67		\$ -
3	LNAPL Assessment & Removal		LAR06	LNAPL Sample Collection (1 per site)	Site	\$ 20.58		\$ -
3	LNAPL Assessment & Removal		LAR10	Primary Mob/Demob	Site	\$ 518.07		\$ -
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	\$ 137.13		\$ -
4	Waste Disposal	Commodity	WD10	GW Sample and/or Purge	Drum	\$ 42.11		\$ -
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	\$ 108.15		\$ -
4	Waste Disposal	Commodity	WD17	Landfill Environmental Fee (provide documentation)	ACTUAL COST			
4	Waste Disposal	Commodity	WD20	Free Product	Drum	\$ 118.76		\$ -
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 287.70		\$ -
5	Closure Request		CR05	Primary Closure Request	Submittal	\$ 2,700.00		\$ -
5	Closure Request		CR10	Closure Request with LNAPL Reporting (incremental to CR05)	Submittal	\$ 1,151.75		\$ -
5	Closure Request		CR15	GIS Packet Submittal (For Source Property only)	Packet	\$ 507.36		\$ -
5	Closure Request		CR20	GIS Packet Submittal (For off-site Properties only)	Per Additional Property	\$ 222.71		\$ -
6	Letter Report/Addendum		LRA05	Letter Report/Addendum	Letter	\$ 1,039.29	1	\$ 1,039.29
7	Regulatory Correspondence		RC05	Regulatory Correspondence	Letter/Status Update	\$ 128.94		\$ -
8	Well Abandonment	Consultant	WAB05	Coordination	Site	\$ 162.86		\$ -

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
8	Well Abandonment	Consultant	WAB10	Water column < 30 ft	Ft	\$ 2.52	\$ -	
8	Well Abandonment	Consultant	WAB15	Water column > 30 ft (requires pumping [s. NR 141.25 (2) (d)])	Ft	\$ 8.82	\$ -	
8	Well Abandonment	Consultant	WAB20	Bentonite Pellets (50lb bag - 1/4" pellet)	Bag	\$ 10.82	\$ -	
8	Well Abandonment	Consultant	WAB25	Portland Cement (94lb bag)	Bag	\$ 8.19	\$ -	
8	Well Abandonment	Consultant	WAB30	Primary Mob/Demob	Site	\$ 362.25	\$ -	
8	Well Abandonment	Commodity	WAB35	Well Abandonment Mob/Demob	Site	\$ 412.55	\$ -	
8	Well Abandonment	Commodity	WAB40	Well Abandonment (2 inch)	Ft	\$ 5.57	\$ -	
8	Well Abandonment	Commodity	WAB45	Well Abandonment (4 inch)	Ft	\$ 6.51	\$ -	
8	Well Abandonment	Commodity	WAB50	Well Abandonment (6 inch)	Ft	\$ 7.98	\$ -	
9	Investigation Workplan Preparation		IWP05	Investigation Workplan Preparation	Report	\$ 1,451.63	\$ -	
10	Initial Site Survey	Consultant	IS05	Coordination of Initial Site Survey (features + well elevations)	Survey	\$ 117.18	\$ -	
10	Initial Site Survey	Consultant	IS10	Subsequent Surveys	Well	\$ 110.15	\$ -	
10	Initial Site Survey	Commodity	IS15	Initial Survey	Survey	\$ 1,171.70	\$ -	
11	Potable Well Field Reconnaissance		PWFR05	Potable Well Field Reconnaissance	Site	\$ 583.50	\$ -	
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.36	60 \$	321.60
12	Direct Push	Consultant	DP10	> 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.99	\$ -	
12	Direct Push	Consultant	DP15	GW Profiling (No Soil Sampling)	Ft	\$ 2.31	\$ -	
12	Direct Push	Consultant	DP20	GW Sample Collection	Each	\$ 36.10	\$ -	
12	Direct Push	Consultant	DP25	Temporary Well Installation	Each	\$ 49.90	\$ -	
12	Direct Push	Consultant	DP30	Primary Mob/Demob	Site	\$ 512.10	1 \$	512.10
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 6.93	60 \$	415.80
12	Direct Push	Commodity	DP40	> 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 9.03	\$ -	
12	Direct Push	Commodity	DP45	GW Profiling (no soil sampling)	Ft	\$ 6.51	\$ -	
12	Direct Push	Commodity	DP50	GW Sample Collection (cost for tubing)	Ft	\$ 0.42	\$ -	
12	Direct Push	Commodity	DP55	Expendable Drive Point	Each	\$ 14.49	\$ -	
12	Direct Push	Commodity	DP60	Borehole Abandonment	Ft	\$ 1.26	60 \$	75.60
12	Direct Push	Commodity	DP65	Concrete Penetration	Each	\$ 20.10	1 \$	20.10
12	Direct Push	Commodity	DP70	GW Sample Collection	Each	\$ 39.27	\$ -	
12	Direct Push	Commodity	DP75	Temporary Well Installation	Ft	\$ 5.25	\$ -	
12	Direct Push	Commodity	DP80	Mob/Demob (Includes decon)	Site	\$ 526.05	1 \$	526.05
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.40	\$ -	
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR10	26 - 50 ft bgs	Ft	\$ 5.67	\$ -	
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR15	51 - 75 ft bgs	Ft	\$ 7.30	\$ -	

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	\$ 593.04	\$ -	-
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR25	Consultant Oversight	Ft	\$ 1.58	\$ -	-
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR30	Primary Mob/Demob	Site	\$ 505.16	\$ -	-
13.c	Drilling In Bedrock	Consultant	DR35	Consultant Oversight	Ft	\$ 6.20	\$ -	-
13.c	Drilling In Bedrock	Consultant	DR40	Primary Mob/Demob	Site	\$ 593.04	\$ -	-
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs	Ft	\$ 16.70	\$ -	-
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR50	26 - 50 ft bgs	Ft	\$ 18.38	\$ -	-
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR55	51 - 75 ft bgs	Ft	\$ 21.53	\$ -	-
13.e	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Commodity	DR60	Drilling in Unconsolidated Soils	Ft	\$ 11.97	\$ -	-
13.f	Drilling In Bedrock	Commodity	DR65	Drilling in Bedrock	Ft	\$ 33.18	\$ -	-
13.f	Drilling In Bedrock	Commodity	DR70	Bedrock Drilling Setup Charge	Each	\$ 162.02	\$ -	-
13.f	Drilling In Bedrock	Commodity	DR75	Air Compressor	Day	\$ 426.41	\$ -	-
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 3.89	\$ -	-
14	Monitoring Well Installation	Consultant	MWI10	26 - 75 ft bgs	Ft	\$ 2.73	\$ -	-
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing	Ft	\$ 16.70	\$ -	-
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 147.63	\$ -	-
14	Monitoring Well Installation	Commodity	MWI25	Mob/Demob (For development of grout or slurry sealed wells)	Site	\$ 548.63	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT05	Drill Rig Mob/Demob	Mob/Demob	\$ 963.38	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT10	Well Cover/flushmount	Each	\$ 202.65	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT15	Stickup Well Cover	Each	\$ 163.91	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT20	Bumper Guard Posts	Each	\$ 69.30	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel	Each	\$ 55.13	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT25	Commodity Service Provider Per Diem (drilling and direct push)	Person	\$ 203.28	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT30	Well Repair	Well	\$ 84.42	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT35	Borehole Abandonment	Foot	\$ 5.46	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 72.87	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT41	Private Utility Locate	Each	\$ 117.18	\$ -	-
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 7.98	\$ -	-
16	Hand Auger Boring		HA05	Hand Augering	Boring	\$ 89.99	\$ -	-
16	Hand Auger Boring		HA10	Primary Mob/Demob	Site	\$ 555.56	\$ -	-

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
17	Surface Soil/Sediment/Water Sampling		SSWS05	Sampling	Sample Location	\$ 21.53	\$ -	
17	Surface Soil/Sediment/Water Sampling		SSWS10	Primary Mob/Demob	Site	\$ 452.45	\$ -	
18	Vapor Screening		VS05	Vapor Screening	Site	\$ 212.42	\$ -	
19	Hydraulic Conductivity Testing		HCT05	Hydraulic Conductivity Testing	Well	\$ 58.59	\$ -	
19	Hydraulic Conductivity Testing		HCT10	Primary Mob/Demob	Site	\$ 652.79	\$ -	
20	Soil Boring/Monitoring Well Permits		SBMWP05	Soil Boring/Monitoring Well Permit	Permit	\$ 246.12	\$ -	
20	Soil Boring/Monitoring Well Permits		SBMWP10	Permit Fee (copy of permit & fee receipt required)	Permit Fee			
21	Access Agreements		AA05	Access Agreements	Property	\$ 401.94	4 \$	1,607.76
22	Soil Investigation Report		SIR05	Soil Investigation Report	Report	\$ 3,330.92	\$ -	
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 4,965.35	\$ -	
24	Limited Soil Excavation	Consultant	LSE05	Consultant Oversight for Limited Soil Excavation	Ton	\$ 4.94	\$ -	
24	Limited Soil Excavation	Consultant	LSE10	Primary Mob/Demob	Site	\$ 831.92	\$ -	
24	Limited Soil Excavation	Commodity	LSE13	Laboratory (see task 24 total on Lab Schedule)	Lab Schedule		0 \$	-
24	Limited Soil Excavation	Commodity	LSE15	Limited Soil Excavation	Ton	\$ 60.00	\$ -	
24	Limited Soil Excavation	Commodity	LSE16	Landfill Environmental Fee (provide documentation)	ACTUAL COST			
25	Remediation System Shut Down		SSD05	Permanent	Site	\$ 1,095.47	\$ -	
25	Remediation System Shut Down		SSD10	Temporary	Site	\$ 329.28	\$ -	
25	Remediation System Shut Down		SSD15	Primary Mob/Demob	Site	\$ 473.55	\$ -	
26	Site Specific RCL Calculations For Direct Contact Risk		SSRCL05	SSRCL Calculations	Site	\$ 386.72	\$ -	
27	Claim Submittal		CS05	Claim Submittal	Claim	\$ 585.90	\$ -	
28	Standardized Invoice		BS05	Standardized Invoice	Invoice	\$ 17.64	\$ -	
29	Occurrence Classification		OC05	Occurrence Classification	Letter/Status Update	\$ 125.37	\$ -	
30	Meeting With Regulators		MR05	Meeting with Regulators	Meeting	\$ 349.23	\$ -	
31	Consultant Overnight Per Diem		COPD05	Overnight	Night	\$ 113.72	\$ -	
32	Deed Restriction Preparation		DRP05	Deed Restriction Preparation	Deed	\$ 178.19	\$ -	
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule		30 \$	802.74
34	Consultant Incremental Mob/Demob		IMD05	Incremental Mob/Demob	Site	\$ 287.18	\$ -	
35	Cap Maintenance Plan		CMP05	Cap Maintenance Plan	Plan	\$ 320.04	\$ -	
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 381.78	1 \$	381.78
Variance	Prepare Cross Section						\$	1,145.44
Variance	Check property ownership							\$658.02
Variance	Survey creek elevation				Hour	\$91.39	3 \$	274.17