

SCS ENGINEERS

April 3, 2013
File No. 25212159.01

Mr. Lou Dodulik, Attorney
945 Elm Grove Road
PO Box 5246
Elm Grove, WI 53122

Subject: Revised Site Investigation Work Plan
Queens Way Cleaners (former), aka Speedy Lube
117 East Capitol Drive, Milwaukee, Wisconsin
BRRTS #02-41-182420

Dear Mr. Dodulik:

The following revised work plan was prepared in response to the letter from the Wisconsin Department of Natural Resources (WDNR) dated March 20, 2013, approving your selection of SCS Engineers (SCS) as your environmental consultant, and requesting additional tasks be included in the work scope and cost estimate for the site investigation of the above-referenced site. In addition, revisions were made to the scope of work to account for the work completed by the previous consultant, Shaw Environmental & Infrastructure, Inc. (Shaw), in 2003.

We have prepared a scope and estimated costs for:

- Obtaining historical information related to the former dry cleaning business activities.
- Inspecting and rehabilitating the five existing monitoring wells.
- Coordinating access to the former dry cleaning building, and the adjacent residential property, and the right-of-way along Capitol Drive.
- Installing and sampling seven Geoprobe™ (geoprobe) soil borings and three hand auger borings.
- Installing water table monitoring wells in three of the six geoprobe borings.
- Installing a piezometer at one of the water table well locations.
- Conducting four rounds of groundwater sampling at the new and existing monitoring wells (9 wells total).
- Analyzing two soil samples per boring (20 samples total) and 36 groundwater samples and appropriate quality assurance/quality control samples for volatile organic compounds (VOCs).



- Managing investigation-derived waste.
- Collecting and analyzing four sub-slab soil vapor samples, and three indoor air quality samples and analyzing the samples for chlorinated VOCs.
- Preparing a site investigation report.
- Discussions and correspondence with client and the WDNR.

The remainder of this letter provides information on our project understanding, project scope and work plan, and a summary of estimated project costs and schedule. We assume that the WDNR will approve this work plan without revision. SCS qualifications and certifications are included in **Attachment A**.

PROJECT UNDERSTANDING

The property operated as a dry cleaning facility (Queens Way Cleaners) from 1962 through 1986, and as automobile service facility (Speedy Lube) from 1994 to 2002. In 1997, an investigation related to the underground storage tank (UST) at the site discovered chlorobenzene and tetrachloroethylene (PCE) in the soil. The WDNR was notified of a PCE release discovered in soil at the property on November 3, 1997. The WDNR responded in a letter dated February 24, 1998. A soil investigation was conducted in August 1998. In 1999, a 300-gallon-capacity UST was removed from the site. PCE was detected in a soil sample (S-100) collected from near the base of the tank.

Soils at the site consist of silts, clayey silts, and clays; depth to groundwater is estimated to be about 7 feet (Environmental Associates, Inc., work plan dated April 20, 2000).

The WDNR files did not contain a report of monitoring well installation at the site. However, SCS visited the site on May 17, 2012, and observed four monitoring wells at the site. A later review of your project files revealed a letter dated October 23, 2003, from Shaw that included a site map showing well locations and groundwater monitoring results for five monitoring wells installed at the site. The letter report did not include well installation documentation, boring logs, or the laboratory analytical reports. A copy of the Shaw report is included as **Attachment B**. Two of the wells did not contain sufficient water column to obtain a groundwater sample. The groundwater sample from MW1, installed near the former UST basin, indicated a PCE concentration of 99,000 micrograms per liter ($\mu\text{g/L}$), and a vinyl chloride concentration of 580 $\mu\text{g/L}$.

The data from the previous soil and groundwater sampling conducted at the site are summarized in **Tables 1** and **2**. The approximate sampling locations from the previous soil and groundwater sampling conducted at the site are shown on **Figure 1**.

1 PROJECT SCOPE AND WORK PLAN

Following is the work plan for the site investigation. A site-specific health and safety plan to be used by SCS staff will also be developed to meet OSHA requirements.

2 HISTORIC INFORMATION

In order to obtain historical information related to the former dry cleaning activities at the site, SCS interviewed the last operator of the dry cleaning business, Mr. Gerald Hunn. According to Mr. Hunn, the drycleaning was conducted in the front one-third of the northern building at 117 E. Capitol Drive. The rest of the building and the building to the south were used for storage. There was one "dry to dry" cleaning machine with the storage tank located under the machine as one unit. Wastes were stored in the dry cleaning building in drums supplied by Safety Clean, who picked up the waste. Mr. Hunn operated the business from 1981 to 1986. When he took over the business there were three coin-operated dry cleaning machines in the building which he had removed. There is no basement under the building, but when Speedy Lube took over the building they excavated a trench to provide for access to service cars from below, and installed the garage doors on the north side of the building in order to provide drive-through access.

In order to obtain additional information about the dry cleaning activities and other relevant site history and features, SCS will review City of Milwaukee assessment and building records, historic air photos, and Sanborn maps, if available for the area. SCS will inspect the former dry cleaning building for floor drains, and for indications of former drains, product lines, utilities, dry cleaning machine locations, etc.

3 ACCESS AGREEMENTS

The site and adjacent properties are shown on **Figure 1**. The site is leased to Lindem's Auto Repair. Coordination with Lindem's will be necessary to assure that drilling locations on the site are accessible and not blocked by automobiles. Access will also need to be arranged with Lindem's to conduct vapor sub-slab sampling requested by the WDNR.

The property at 3935 N. Palmer Street is a residential property. Access to this off-site property will be necessary in order to investigate the degree and extent of contamination identified at the site. There is a potential for subsurface vapor migration to the residence at 3935 N. Palmer Street. We will prepare an access agreement in order to install three soil borings and a monitoring well, and possibly a piezometer at this property, and to collect indoor air quality samples and sub-slab soil vapor samples. The approximate locations of proposed soil borings and monitoring wells are shown on **Figure 1**.

An access agreement with the City of Milwaukee will be needed to install proposed monitoring well MW13 in the street right-of-way.

4 WELL AND BORING INSTALLATION

SOIL INVESTIGATION

We plan to install and sample seven geoprobe borings on the site and the adjacent property (**Figure 1**). The borings (B15 through B18) will generally be placed to define the lateral and vertical extent of soil contamination in the vicinity of the residence at 3935 N. Palmer Street. B16 will also provide geologic information for MW4, for which no documentation is available. Final boring locations will be determined in the field based on field observations, utility locations, and general accessibility. We assume that all boring locations will be accessible with a geoprobe rig. Off-site utilities will be located and marked by Digger's Hotline. On-site utilities will be located and marked by a private utility locator.

We propose to install the borings to depths up to approximately 12 feet below ground surface (bgs) to provide vertical definition of soil contamination. Soil samples will be collected continuously from all soil borings and described according to the Unified Soil Classification System (USCS), noting stratigraphy and moisture. Soil will be screened at 2-foot intervals using a photoionization detector (PID).

Two soil samples from each boring will be submitted to a laboratory for analysis for VOCs. Soil sample collection depths will be determined based on field observations, including PID results, but will generally be selected to provide vertical definition of the soil contamination.

All borings will be documented and abandoned in accordance with Wisconsin Administrative Code NR 141.

GROUNDWATER INVESTIGATION

The five existing monitoring wells (labeled as MW1 through MW5 on **Figure 1**) will be inspected, and minor repairs will be made as necessary. The wells will be redeveloped and water levels measured to determine the direction of groundwater flow. The wells will be sampled for VOCs.

We also propose to install three additional water table monitoring wells and one piezometer. Proposed water table well locations are shown on **Figure 1**. The well locations shown are based on the assumption that groundwater flow is to the north/northeast as indicated by groundwater flow direction at nearby leaking underground storage tank (LUST) sites. Based on the results of monitoring the existing wells, the locations of the proposed wells may be modified somewhat. The wells MW12 and MW13 are intended to be downgradient of the reported former tank area, and MW14 is intended to be the upgradient well for the site. MW14 is also downgradient of the Turner Box Company (former Hart Engraving Company and potential user of chlorinated VOCs.)

The water table wells will be installed in unconsolidated sediment to depths of approximately 16 feet bgs. A piezometer will be installed to an approximate depth of 35 feet at one of the water table well locations. The piezometer is shown on **Figure 1** as nested with MW12; however, the location of the piezometer may be modified based on the groundwater flow direction at the water table as indicated by the water levels in the existing water table wells (MW1 through MW5). The wells and piezometer will be developed in accordance with NR 141, and the top-of-casing elevations will be surveyed relative to mean sea level. Single well aquifer response tests (slug tests) will be conducted on selected existing and proposed wells. We assume that proposed locations are accessible for drilling, and that the soils are suitable for drilling with a geoprobe rig.

INVESTIGATIVE WASTE MANAGEMENT

All soil cuttings from geoprobe boring and well installation activities will be placed in 55-gallon steel drums and left on site pending receipt of analytical results. We propose to use analytical results from the geoprobe soil sampling to arrange for disposal of the soil cuttings at a licensed solid waste facility (landfill). If analytical results from geoprobe soil samples indicate that contaminant concentrations could potentially be characteristically hazardous under NR 600 rules, additional sampling of drummed soil will be necessary to determine if the waste is hazardous. Our proposal includes the cost to analyze one soil sample for VOCs via the Toxicity Characteristic Leaching Procedure (TCLP) to determine if drummed waste is characteristically hazardous. Costs to manage hazardous wastes are not included in this proposal.

5 GROUNDWATER SAMPLING

Following the installation of the wells, we will collect four rounds of groundwater samples on a quarterly schedule. Groundwater samples will be submitted for laboratory analysis for VOCs each sampling event. We will also sample the wells for natural attenuation parameters during one of the sampling events.

Monitoring well development and purge water will be contained in 55-gallon steel drums. We plan to use analytical data to arrange for disposal of the water at a publicly owned treatment works (POTW). Our costs assume that monitoring well water will not be hazardous. Costs to manage hazardous wastes are not included in this proposal.

6 SUB-SLAB VAPOR & INDOOR AIR SAMPLING

This task includes installation and sampling of sub-slab vapor using probes. Sampling will be performed consistent with WDNR vapor assessment guidelines¹. A helium shroud leak detection system will be used to test each probe for leaks prior to sampling. The following work will be performed:

¹ Wisconsin Department of Natural Resources, December 2010, Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin, Publication PUB-RR-800.

- Install and sample vapors using two probes in the western half of the basement of the residence at 3935 N. Palmer Street.
- Install and sample vapors using two probes in the northern half of the former dry cleaners (117 E. Capitol Drive).
- Collect 24-hour indoor air samples from the basement, first floor, and second floors of the residence at 3935 N. Palmer Street.
- Collect a 24-hour outdoor air sample near the residence at 3935 N. Palmer Street.
- Submit sub-slab samples and the indoor air quality samples to the Wisconsin State Laboratory of Hygiene for analysis of cis-1,2-dichloroethylene (cis-1,2-DCE), PCE, trichloroethylene (TCE), and vinyl chloride, using method TO-15.

We will prepare a letter report summarizing investigation findings for submittal to the WDNR and the property owner. The report will include the following items:

- Site map showing vapor sample locations.
- Vapor sampling analytical summary table.
- Laboratory analytical reports.
- Recommendations for additional vapor sampling and/or mitigation, if appropriate.

7 SITE INVESTIGATION REPORT

A report that documents the field investigation activities and presents the investigation results will be prepared following an evaluation of the field and laboratory data. The report will include the following:

- Findings of the historical information search.
- Description of sampling activities and laboratory analysis.
- WDNR soil boring logs, boring abandonment forms, well construction forms, and well development forms.
- Tabulated results of laboratory chemical analysis performed on soil, groundwater, and soil vapor, and air samples.
- Tabulated groundwater elevations and vertical hydraulic gradients.
- Groundwater flow maps (2).
- Geologic cross-sections (2).
- Maps showing the extent of soil and groundwater contamination.
- Site location map.
- Site figure with sampling locations.
- Laboratory analytical reports.
- Recommendations for additional investigation or remediation, if necessary.

8 PROJECT MANAGEMENT

In addition to management of technical aspects of the project, project management will include the following activities:

- Contracting with the client and subcontractors.
- Correspondence with the client, WDNR, subcontractors, and property owners and the site lessee.
- Invoicing and budget tracking.

ESTIMATED COST

A cost estimate for each phase of work is attached as required (**Attachment C**). The costs are also summarized on the WDNR form 4400-214D (R 05/12). The task numbers listed on the spreadsheet correspond to the tasks as described in the work plan.

We estimate a project cost of \$48,993. These costs do not include costs associated with travel (travel time, mileage, and per diem costs) and claim preparation, which are not eligible for reimbursement from the DERF program. We estimate approximately \$5,660 in non-eligible travel and claim costs for a total project cost of \$54,653. To authorize SCS to proceed with the revised work plan, please sign the change order (**Attachment D**) and return a copy to our office.

SCHEDULE

The following schedule provides an estimated schedule for the project, assuming receipt of a approval to proceed by April 15, 2013:

Task	Approximate Schedule
	2013
Complete Access Agreements	May
Inspect, Redevelop, Sample Existing Wells	May
Install Geoprobe Borings, Hand Auger Borings, and Wells	June
Sub-Floor Vapor and Air Sampling	June
1 st Round of Groundwater Monitoring – new wells only	June
Review and Summarize Analytical Data for Status Report	July
2 nd Round of Groundwater Monitoring – all wells	September
	2014
3 rd Round of Groundwater Monitoring – all wells	January
4 th Round of Groundwater Monitoring – all wells	April
Prepare & Submit Site Investigation Report	June

INSURANCE

SCS meets the insurance requirements of NR 169.23(9). A current certificate of insurance is included as **Attachment E**.

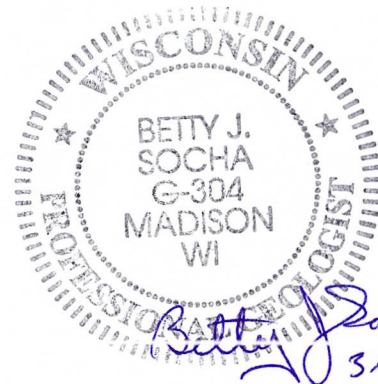
CERTIFICATION

I, Betty J. Socha, hereby certify that I am a hydrogeologist as the term is defined in s. NR 712.03(1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.

Sincerely,



Betty J. Socha, PhD, PG
Senior Project Manager
SCS ENGINEERS



BJS/REL/lmh

cc: Ms. Nancy Ryan, WDNR
Mr. Don Gagas, DFG Environmental, Inc.

Enclosures: Table 1 – Groundwater Analytical Results Summary – VOCs
Table 2 – Soil Analytical Results Summary – VOCs
Figure 1 – Proposed Boring and Monitoring Well Locations
Attachment A – SCS Qualifications and Certifications
Attachment B – Previous Investigation Select Documents (Shaw letter dated October 23, 2003)
Attachment C – DERF Site Investigation Bid Summary and DERF Site Reimbursement Cost Detail
Attachment D – Change Order
Attachment E – Certificate of Insurance

TABLES

- 1 Groundwater Analytical Results Summary – VOCs
- 2 Soil Analytical Results Summary – VOCs

Table 1. Groundwater Analytical Results Summary - VOCs
Hunn Family Trust Site, 117 E. Capitol Drive, Milwaukee, WI / SCS Engineers Project #25212159.00
 (Results are in µg/L)

Sample	Date	Benzene	Ethylbenzene	Toluene	Xylenes	TMBs	MTBE	PCE	TCE	VC	Other VOCs
MW-1	2/12/2003	<250	<530	<840	<915	<665	<870	<u>99,000</u>	<390	<u>580</u>	ND
MW-2A	2/12/2003	<0.25	<0.53	<0.84	<0.92	<0.67	<0.87	<i><u>1.0</u></i>	<i><u>0.98</u></i>	<0.11	ND
MW-3A	2/12/2003	<0.25	<0.53	<0.84	<0.92	<0.67	<0.87	<0.63	<0.39	<0.11	ND
NR 140 Enforcement Standards (ESs)		5	700	800	2,000	480	60	5	5	0.2	
NR 140 Preventive Action Limits (PALs)		0.5	140	160	400	96	12	0.5	0.5	0.02	

Abbreviations:

µg/L = micrograms per liter or parts per billion (ppb)

TCE = Trichloroethene

VOCs = Volatile Organic Compounds

MTBE = Methyl-tert-butyl ether

TMBs = 1,2,4- and 1,3,5-trimethylbenzenes

ND = Not Detected

PCE = Tetrachloroethene

VC = Vinyl Chloride

Notes:

NR 140 ESs - Wisconsin Administrative Code (WAC), Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

NR 140 PALs - WAC, Chapter NR 140.10 Table 1 - Public Health Groundwater Quality Standards.

Bold+underlined values meet or exceed NR 140 ESs.

Italic+underlined values meet or exceed NR 140 PALs.

2003 groundwater samples collected by Shaw Environmental & Infrastructure, Inc. Results reported in a letter dated October 23, 2003, addressed to Hunn Family Trust.

Created by: TLC Date: 12/31/2012

Last revision by: TLC Date: 12/31/2012

Checked by: BJS Date: 1/3/2013

I:\25212159\Tables-General\[GW_VOCs.xls]GW VOCs

Table 2. Soil Analytical Results Summary - VOCs
Hunn Family Trust Site, 117 E. Capitol Drive, Milwaukee, WI / SCS Engineers Project #25212159.00
 (Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	PCE	TCE	Lead	Other VOCs
MW-1	1/9/2003	2-4	--	<130	<130	<130	<260	<130	<130	<130	34,000	<130	NA	ND
		8-10	--	<2,500	<2,500	<2,500	<5,000	<2,500	<2,500	<2,500	740,000	<2,500	NA	ND
MW-4	1/9/2003	2-4	--	<62	<62	<62	<134	<62	<62	<62	19,000	760	NA	ND
		12-14	--	<1,000	<1,000	<1,000	<2,000	<1,000	<1,000	<1,000	290,000	2,100	NA	ND
MW-5	1/9/2003	2-4	--	<25	<25	<25	<50	<25	<25	<25	3,800	<25	NA	ND
		8-10	--	<50	<50	<50	<100	<50	<50	<50	12,000	<50	NA	ND
MW-2A	1/9/2003	10-12	--	<25	<25	<25	<50	<25	<25	<25	530	57	NA	cis-1,2-Dichloroethene 86
MW-3A	1/9/2003	10-12	--	<25	<25	<25	<50	<25	<25	<25	<25	<25	NA	ND
B-1	8/7/1998	4-6	73	ND	ND	ND	ND	ND	ND	ND	120,000	2,300	<50	Chlorobenzene 26 cis-1,2-Dichlorobenzene 190
		8-10	568	ND	ND	ND	ND	ND	ND	ND	150,000	<250	<50	ND
		16-18	0	ND	ND	ND	ND	ND	ND	ND	2,600	<25	<50	ND
B-2	8/7/1998	6-8	154	ND	ND	ND	ND	ND	ND	ND	140,000	100	<50	Chlorobenzene 33 1,2-Dichlorobenzene 46
		12-14	4,528	ND	ND	ND	ND	ND	ND	ND	2,100,000	<500	<50	1,2-Dichlorobenzene 810
		18-20	7	ND	ND	ND	ND	ND	ND	ND	110	<25	<50	ND
B-3	8/7/1998	4-6	20	ND	ND	ND	ND	ND	ND	ND	700	130	<50	cis-1,2-Dichlorobenzene 36
		10-12	0	ND	ND	ND	ND	ND	ND	ND	240	<25	<50	ND
		18-20	0	ND	ND	ND	ND	ND	ND	ND	250	<25	<50	ND
B-4	8/7/1998	2-4	0	ND	ND	ND	ND	ND	ND	ND	180	<25	<50	ND
		10-12	0	ND	ND	ND	ND	ND	ND	ND	<25	<25	<50	ND
		14-16	0	ND	ND	ND	ND	ND	ND	ND	<25	<25	<50	ND
B-5	8/7/1998	10-12	0	<25	<25	<25	<50	<25	<25	<25	<25	<25	12 J	ND
B-6	8/7/1998	6-8	0	<25	<25	<25	<50	<25	<25	<25	240	<25	16 J	ND
B-7	8/7/1998	6-8	22	<25	<25	<25	<50	<25	<25	ND	50,000	440	20 J	cis-1,2-Dichlorobenzene 84
B-200	1/9/2003	2-4	--	<25	<25	<25	<50	<25	<25	<25	600	68	NA	ND
		8-10	--	<25	<25	<25	<50	<25	<25	<25	3,000	<25	NA	ND
B-300	1/9/2003	2-4	--	<25	<25	<25	<50	<25	<25	<25	1,200	<25	NA	ND
		6-8	--	<25	<25	<25	<50	<25	<25	<25	1,800	<25	NA	ND

Table 2. Soil Analytical Results Summary - VOCs
Hunn Family Trust Site, 117 E. Capitol Drive, Milwaukee, WI / SCS Engineers Project #25212159.00
 (Results are in µg/kg, except where noted otherwise)

Sample	Date	Depth (feet)	PID (ppm)	Benzene	Ethylbenzene	Toluene	Xylenes	1,2,4-TMB	1,3,5-TMB	MTBE	PCE	TCE	Lead	Other VOCs
S-100	11/29/1999	8	1,566	<250,000	<250,000	<250,000	<750,000	<250,000	<250,000	<250,000	1,700,000	<250,000	NA	ND
NR 720 Residual Contaminant Level (RCL)				5.5	2,900	1,500	4,100	NE	NE	NE	NE	NE	50	1,2-Dichloroethane 4.9
NR 746 Table 1				8,500	4,600	38,000	42,000	83,000	11,000	NE	NE	NE	NE	1,2-Dichloroethane 600
NR 746 Table 2				1,100	NE	NE	NE	NE	NE	NE	NE	NE	NE	1,2-Dichloroethane 540

Abbreviations:

µg/kg = micrograms per kilogram or parts per billion (ppb)
 PCE = Tetrachloroethene
 TMB = Trimethylbenzene
 ND = Not Detected

ppm = PID measured in ppm as isobutylene
 PID = Photo-Ionization Detector
 VOCs = Volatile Organic Compounds
 NE = Not Established

MTBE = Methyl-tert-butyl ether
 TCE = Trichloroethene
 NA = Not Analyzed
 -- = Not Applicable

Notes:

Bold+underlined values exceed NR 720 RCLs.

NR 720 RCL - Wisconsin Administrative Code (WAC), Chapter NR 720 Residual Contaminant Level.

NR 746 Table 1 - WAC, Chapter NR 746.06(2)(b) Table 1 - Indicators of Residual Petroleum Product in Soil Pores.

NR 746 Table 2 - WAC, Chapter NR 746.06(2)(b) Table 2 - Protection of Human Health from Direct Contact with Contaminated Soil.

2003 soil samples collected by Shaw Environmental & Infrastructure, Inc. Results reported in a letter dated October 23, 2003, addressed to Hunn Family Trust.

1998 soil samples collected by Envirogen. Results reported to the WDNR in a workplan dated October 22, 2002.

1999 soil sample S-100 collected by Environmental Associates, Inc. Laboratory report included in a letter dated March 2, 2000, addressed to the Hunn Family Trust.

Laboratory Notes/Qualifiers:

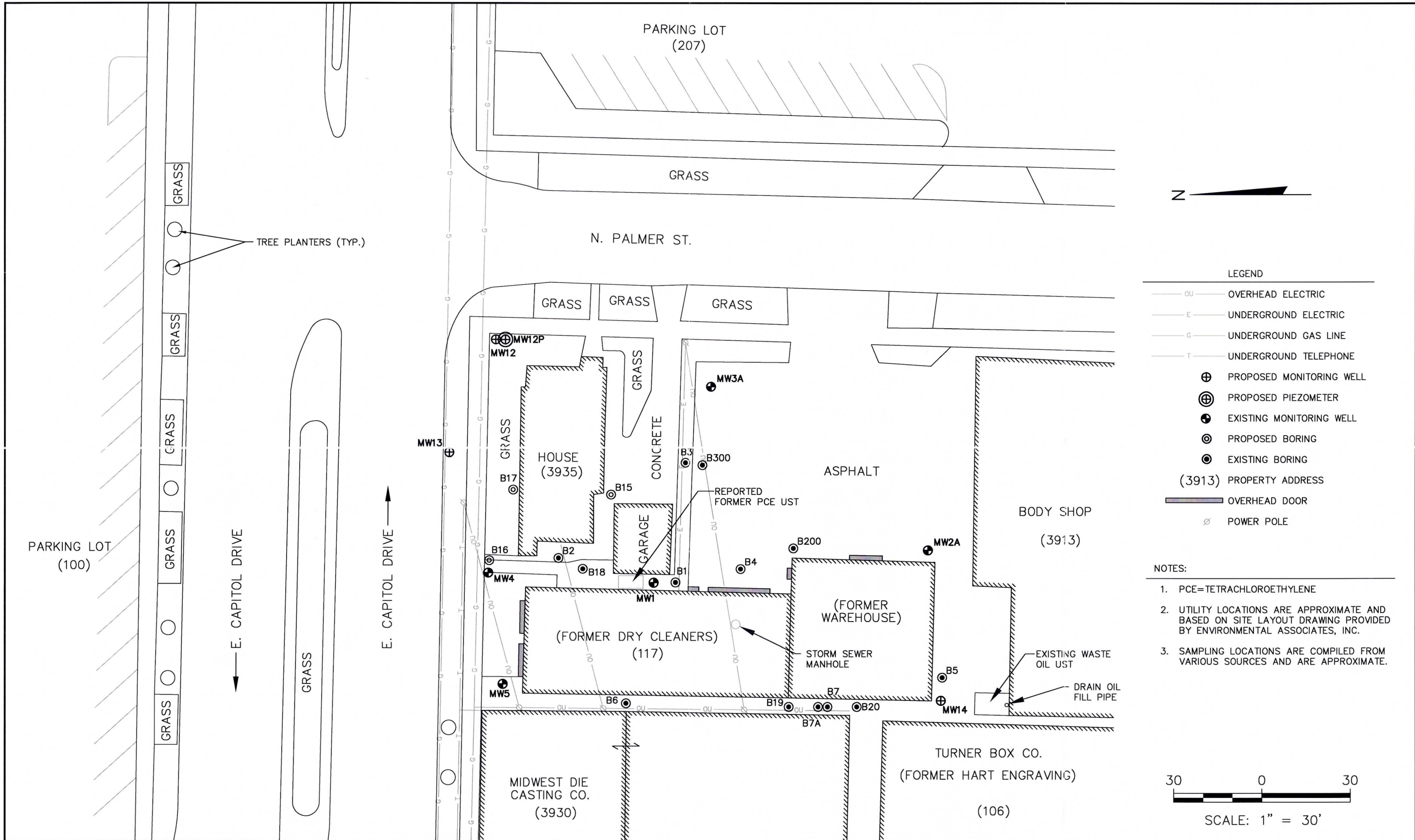
J = Analyte detected between the limit of detection and limit of quantitation.

Created by: TLC Date: 12/31/2012
 Last revision by: TLC Date: 12/31/2012
 Checked by: BJS Date: 1/3/2013

I:\25212159\Tables-General\Soil_VOCs.xls\Soil VOCs

FIGURE 1

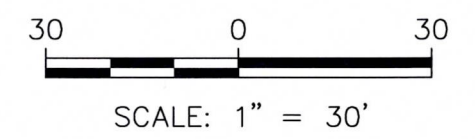
Proposed Boring and Monitoring Well Locations



LEGEND

— OU —	OVERHEAD ELECTRIC
— E —	UNDERGROUND ELECTRIC
— G —	UNDERGROUND GAS LINE
— T —	UNDERGROUND TELEPHONE
⊕	PROPOSED MONITORING WELL
⊕	PROPOSED PIEZOMETER
●	EXISTING MONITORING WELL
⊙	PROPOSED BORING
⊙	EXISTING BORING
(3913)	PROPERTY ADDRESS
—	OVERHEAD DOOR
⊘	POWER POLE

- NOTES:**
- PCE=TETRACHLOROETHYLENE
 - UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON SITE LAYOUT DRAWING PROVIDED BY ENVIRONMENTAL ASSOCIATES, INC.
 - SAMPLING LOCATIONS ARE COMPILED FROM VARIOUS SOURCES AND ARE APPROXIMATE.



PROJECT NO. 25212159.00	DRAWN BY: AHB	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT HUNN FAMILY TRUST 946 ELM GROVE ROAD ELM GROVE, WISCONSIN	SITE FORMER QUEENS WAY CLEANERS 117 E. CAPITOL DRIVE MILWAUKEE, WI	PROPOSED BORING AND MONITORING WELL LOCATIONS	FIGURE 1	
DRAWN: 07/12/12	CHECKED BY: BS						
REVISED: 04/02/13	APPROVED BY:						

ATTACHMENT A

SCS Qualifications and Certifications

SCS Qualifications and Certifications

FIRM OVERVIEW AND HISTORY

SCS Engineers – Upper Midwest region was formed in July 2011 through the merger of BT Squared with SCS Engineers. The former BT Squared offices are now operating as the Upper Midwest region of SCS Engineers.

The Upper Midwest region of SCS has provided civil and environmental engineering services in Wisconsin and the Upper Midwest since BT Squared was founded in 1991. We provide comprehensive services to a wide variety of clients, both public and private. Today, the Upper Midwest region of SCS has more than 60 employees, including engineers, scientists, surveyors, technicians, and emergency response specialists, and operates out of four offices located in Madison, Reedsburg, Milwaukee, and Chicago.

In addition to the strong local staff and experience in the SCS Madison office, the merger with SCS Engineers provides access to additional expertise that can be drawn on as needed for specific project issues. Since 1970, employee-owned SCS Engineers has delivered economically and environmentally sound solutions for environmental investigations and remediations, and other engineering projects throughout the world. SCS has been rated the Number One Solid Waste engineering company by Engineering News-Record (ENR) six times. SCS provides engineering, construction, and long-term operations and maintenance services to private and public sector clients through a network of 51 offices in 24 states and worldwide.

QUALIFICATIONS

In accordance with ch. NR 169.23(3)(b), SCS will:

- Be fully informed about the project's scope and required services, and have the experience and ability to analyze alternatives and design the most suitable response action consistent with technical and economic feasibility, environmental statutes and rules, restoration timeframes, and the latest technical advances.
- Provide necessary staff and facilities for all phases of planning, investigation, design, construction, and operation.
- Retain and confer with specialists on unusual matters; provide qualified technical reviewers, who will keep the owner advised on technical and regulatory matters and work toward planned remediation goals.
- Perform all services in an ethical, professional, and timely manner.

SCS Qualifications and Certifications

CERTIFICATIONS

In accordance with ch. NR 169.23(9)(a), SCS certifies that:

- Consultant and contract services will comply with NR 700 – 728.
- Upon request, SCS will make available to the Department for inspection and copying all documents and records related to the contract services.
- SCS did not prepare the bid in collusion with any other consultant submitting a bid on the site.

PROJECT TEAM

The key project team members and their respective roles in the completion of this project are described below. Our project team has the technical and regulatory expertise to meet your objectives. As needed, we will draw upon the experience of other SCS scientists and engineers to complete the project in a cost-effective manner. The project team will provide you with excellent service, high-quality work products, and effective agency interaction.

Betty Socha, PhD, PG, will serve as the **Project Manager** for this project. Betty will direct the site investigation effort, support the development of cost-effective investigation approaches, and serve as the point of contact for the client and the WDNR. Betty is a hydrogeologist with expertise and extensive experience in soil and groundwater investigations and remediation, environmental site assessments, field investigation methods, geologic mapping, and interpretation of sedimentology and stratigraphy of glacial and non-glacial deposits for environmental and engineering projects. Since 1985, she has designed and implemented geologic and hydrogeologic investigations at sites in Wisconsin, Minnesota, North Dakota, Illinois, Ohio, and Indiana, including several sites with fractured bedrock and multiple aquifer systems. Ms. Socha has an M.S. degree in Environmental Monitoring, a M.S. degree in Geology, and a Ph.D. in Geology, all from the University of Wisconsin - Madison.

Tony Kollasch will serve as the **Project Hydrogeologist**. Tony utilizes his background in geological engineering and geology to link investigation and remediation solutions to meet the needs of clients. Tony has 16 years of experience, and his technical expertise emphasizes site assessment for case closure and redevelopment of properties. His project experience includes ASTM and AAI-compliant Phase 1 Environmental Site Assessments (ESAs); Phase 2 ESAs; UST Closure Assessment, and site remediation. He has worked in Wisconsin, Iowa, Illinois, Michigan, Minnesota, Missouri, Florida, Georgia and Pennsylvania on a wide variety of projects. Tony has a B.S. degree in Geological Engineering from the University of Wisconsin – Madison.

Paul Grover will be the lead **Field Technician** in charge of monitoring well inspection, maintenance, aquifer testing, and groundwater monitoring. Paul has 21 years of experience coordinating and performing a wide variety of fieldwork. His expertise also extends to O&M system troubleshooting, equipment maintenance, and equipment calibration. Mr. Grover has

SCS Qualifications and Certifications

extensive experience in the following areas: landfill gas monitoring; landfill gas system balancing; groundwater monitoring; drilling oversight and well construction/development; surveying; hydraulic conductivity testing; and construction oversight and documentation.

Steven Smith will conduct the sub-slab vapor testing. Steve is an experienced Environmental Specialist with over 10 years of experience in an inorganic chemistry laboratory and as a lead operation and maintenance technician. His areas of expertise include operation and maintenance services on multiple soil and groundwater remediation systems, landfill gas sampling, indoor air quality sampling and analysis, soil and water sampling, and underground storage tank site closure assessments. Steve has conducted sub-slab vapor testing at numerous residential sites suspected to have been impacted by chlorinated solvents.

ATTACHMENT B

Previous Investigation Select Documents
(Shaw letter dated October 23, 2003)



Shaw® Shaw Environmental & Infrastructure, Inc.

October 23, 2003

Hunn Family Trust
c/o Mr. Louis Dodulik
Murdoch, Halaska, Dodulik, & Smith, S.C.
945 Elm Grove Road
P.O. Box 5246
Elm Grove, Wisconsin 53122-5246

**Re: Preliminary Site Investigation Results
117 East Capitol Drive
Milwaukee, Wisconsin
Shaw Project No. 000158**

Dear Mr. Dodulik:

The purpose of this letter is to provide you with a status update for the site investigation activities that were conducted at the Hunn Family Trust site in Milwaukee, Wisconsin. The activities conducted during this site investigation were related to the delineation of potential soil and groundwater contamination from a former underground storage tank (UST) used for former dry cleaning operations.

Soil samples have been collected from borings advanced in the vicinity of the former UST. The soil analytical results collected during these activities are included on Table 1. The locations of the soil borings and monitoring wells are shown on Figure 1. These results indicate that there is affected soil in the vicinity of the former UST.

Following soil boring activities, five monitoring wells were installed to assess the potential groundwater contamination on the site. Prior to sampling the wells were developed to ensure a representative sample was collected from each well. The two wells located in front of the building near Capitol Drive did not contain groundwater and therefore were not sampled. The results indicate that there is groundwater contamination that exceeds the Wisconsin Department of Natural Resources (WDNR) enforcement standards in the vicinity of the former UST.

The two wells that did not contain groundwater have been periodically gauged since installation to determine if groundwater was present. During the recent gauging events there was water in the wells but not a sufficient volume to collect a representative sample. Since the gauging was conducted during a period in which the groundwater elevations are typically low (the summer months), Shaw proposes to continue to gauge these wells for a period of three to six months to determine if the groundwater will rise in elevation allowing for collection of a groundwater sample.

If the groundwater elevation does not rise, these wells may need to be advanced to a greater depth to allow for collection of a groundwater sample at these locations. These wells are likely hydraulically downgradient of the former UST, therefore the full delineation of the groundwater plume cannot be assessed.

If you should have any questions regarding this information, please contact me at (262) 549-6898 ext. 208.

Sincerely,
Shaw Environmental & Infrastructure, Inc.



Kevin M. Hedinger
Senior Project Hydrogeologist

KMH:dmk

TABLE 1
Groundwater Analytical Results Summary
Hunn Family Trust Site
Milwaukee, Wisconsin

MW-1															
Length of Well Screen:															
Sample Date	Benzene	Bromo-benzene	Bromodichloro-methane	tert-Butyl-benzene	sec-Butyl-benzene	n-Butyl-benzene	Carbon Tetrachloride	Chloro-benzene	Chloro-ethane	Chloro-form	Chloro-methane	2-Chloro-toluene	4-Chloro-toluene	1,2-Dibromo-3-chloro-propane	Dibromo-chloromethane
2/12/2003	<250	<740	<670	<960	<620	<650	<470	<580	<840	<450	<270	<660	<890	<880	<840
MW-2A															
Length of Well Screen:															
Sample Date	Benzene	Bromo-benzene	Bromodichloro-methane	tert-Butyl-benzene	sec-Butyl-benzene	n-Butyl-benzene	Carbon Tetrachloride	Chloro-benzene	Chloro-ethane	Chloro-form	Chloro-methane	2-Chloro-toluene	4-Chloro-toluene	1,2-Dibromo-3-chloro-propane	Dibromo-chloromethane
02/12/03	<0.25	<0.74	<0.23	<0.96	<0.62	<0.65	<0.47	<0.58	<0.84	<0.45	<0.84	<0.66	<0.89	<0.88	<0.84
MW-3A															
Length of Well Screen:															
Sample Date	Benzene	Bromo-benzene	Bromodichloro-methane	tert-Butyl-benzene	sec-Butyl-benzene	n-Butyl-benzene	Carbon Tetrachloride	Chloro-benzene	Chloro-ethane	Chloro-form	Chloro-methane	2-Chloro-toluene	4-Chloro-toluene	1,2-Dibromo-3-chloro-propane	Dibromo-chloromethane
02/12/03	<0.25	<0.74	<0.23	<0.96	<0.62	<0.65	<0.47	<0.58	<0.84	<0.45	<0.27	<0.66	<0.89	<0.88	<0.84
NR 140 ES	5	NS	0.6	NS	NS	NS	5	NS	400	6	3	NS	NS	0.2	60
NR 140 PAL	0.5	NS	0.06	NS	NS	NS	0.5	NS	80	0.6	0.3	NS	NS	0.02	6

Note: All results are in µg/l, unless otherwise noted. GRO= gasoline range organics
 MTBE= Methyl t-butyl ether DRO=diesel range organics
 TMB= Trimethylbenzene
Bold= exceedence of NR 140 Enforcement Standard (ES)
Italics = exceedence of NR 140 Preventive Action Limit (PAL)

TABLE 1
Groundwater Analytical Results Summary
Hunn Family Trust Site
Milwaukee, Wisconsin

MW-1															
Sample Date	1,4-Dichlorobenzene	1,3-Dichlorobenzene	Dichlorodifluoromethane	1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,2-Dichloropropane	2,2-Dichloropropane	Di-isopropyl ether	Ethylbenzene	Hexachlorobutadiene	Isopropylbenzene	p-Isopropyltoluene
2/12/2003	<630	<580	<570	<550	<870	<560	<810	<800	<390	<990	<600	<530	<950	<660	<580
MW-2A															
Sample Date	1,4-Dichlorobenzene	1,3-Dichlorobenzene	Dichlorodifluoromethane	1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,2-Dichloropropane	2,2-Dichloropropane	Di-isopropyl ether	Ethylbenzene	Hexachlorobutadiene	Isopropylbenzene	p-Isopropyltoluene
02/12/03	<0.63	<0.58	<0.57	<0.55	<0.87	<0.56	<0.81	<0.80	<0.39	<0.99	<0.60	<0.53	<0.95	<0.66	<0.58
MW-3A															
Sample Date	1,4-Dichlorobenzene	1,3-Dichlorobenzene	Dichlorodifluoromethane	1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,2-Dichloropropane	2,2-Dichloropropane	Di-isopropyl ether	Ethylbenzene	Hexachlorobutadiene	Isopropylbenzene	p-Isopropyltoluene
02/12/03	<0.63	<0.58	<0.57	<0.55	<0.87	<0.56	<0.81	<0.80	<0.39	<0.99	<0.60	<0.53	<0.95	<0.66	<0.58
NR 140 ES	75	1250	1000	5	NS	7	70	100	5	NS	NS	700	NS	NS	NS
NR 140 PAL	15	125	200	0.5	NS	0.7	7	20	0.5	NS	NS	140	NS	NS	NS

Note: All results are in µg/l, unless otherwise noted. GRO= gasoline range organics
 MTBE= Methyl t-butyl ether DRO=diesel range organics
 TMB= Trimethylbenzene
Bold= exceedence of NR 140 Enforcement Standard (ES)
Italics = exceedence of NR 140 Preventive Action Limit (PAL)

TABLE 1
Groundwater Analytical Results Summary
Hunn Family Trust Site
Milwaukee, Wisconsin

MW-1															
Sample Date	Methylene chloride	MTBE	Naphthalene	n-Propylbenzene	1,1,2,2-Tetrachloroethane	Tetrachloroethene	Toluene	1,2,4-Trichlorobenzene	1,2,3-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	TMBs (total)	Vinyl Chloride	Xylenes (total)
2/12/2003	<470	<870	<630	<950	<770	99,000	<840	<570	<770	<650	<500	<390	<665	580	<915
MW-2A															
Sample Date	Methylene chloride	MTBE	Naphthalene	n-Propylbenzene	1,1,2,2-Tetrachloroethane	Tetrachloroethene	Toluene	1,2,4-Trichlorobenzene	1,2,3-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	TMBs (total)	Vinyl Chloride	Xylenes (total)
02/12/03	<0.47	<0.87	<0.63	<0.95	<0.77	1.0	<0.84	<0.57	<0.77	<0.65	<0.50	0.98	<0.67	<0.11	<0.92
MW-3A															
Sample Date	Methylene chloride	MTBE	Naphthalene	n-Propylbenzene	1,1,2,2-Tetrachloroethane	Tetrachloroethene	Toluene	1,2,4-Trichlorobenzene	1,2,3-Trichlorobenzene	1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	TMBs (total)	Vinyl Chloride	Xylenes (total)
02/12/03	<0.47	<0.87	<0.63	<0.95	<0.77	<0.63	<0.84	<0.57	<0.77	<0.65	<0.50	<0.39	<0.67	<0.11	<0.92
NR 140 ES	5	60	40	NS	0.2	5	1000	70	NS	200	5	5	480	0.2	10000
NR 140 PAL	0.5	12	8	NS	0.02	0.5	200	14	NS	40	0.5	0.5	96	0.02	1000

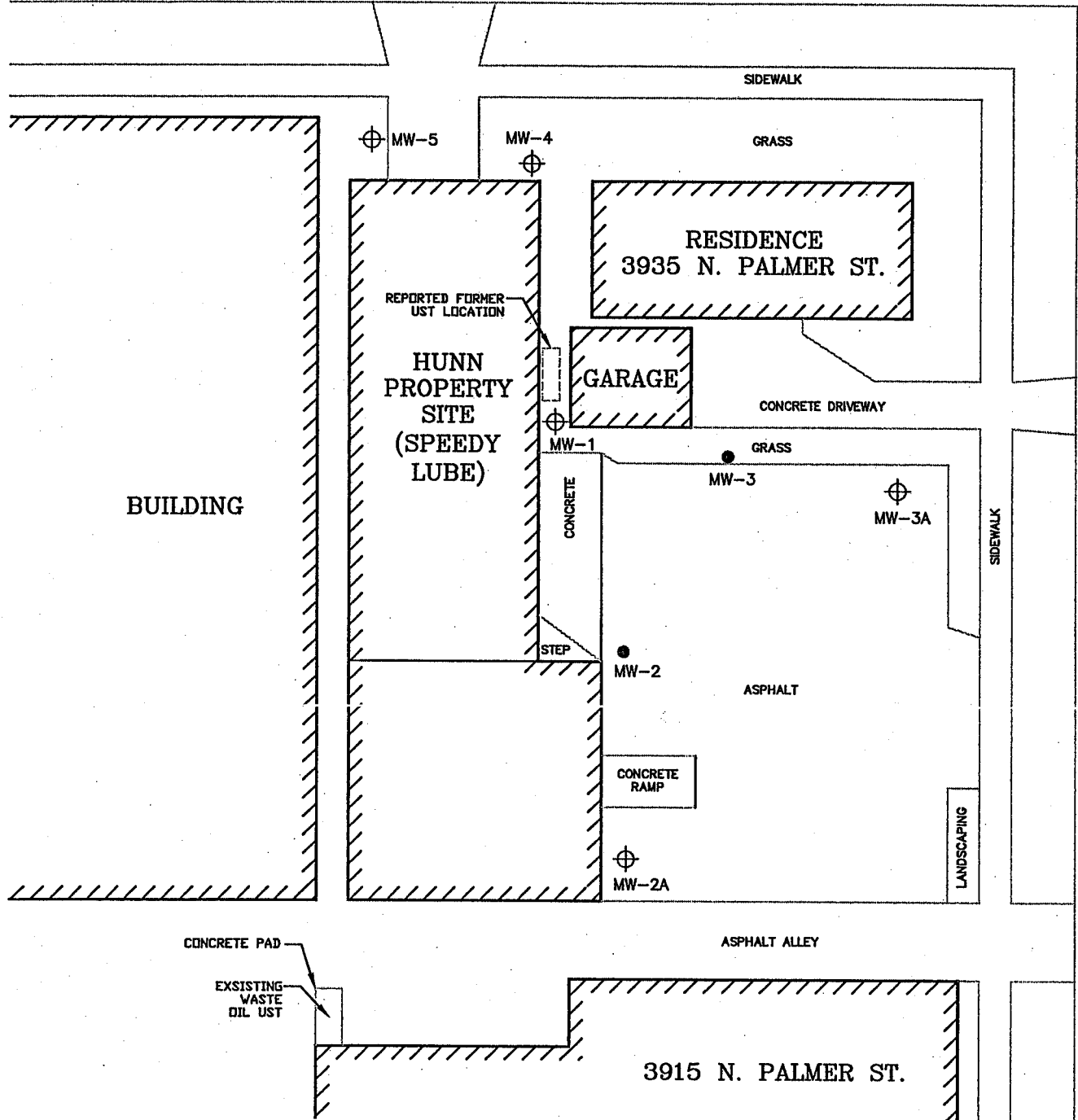
Note: All results are in µg/l, unless otherwise noted. GRO= gasoline range organics
 MTBE= Methyl t-butyl ether DRO=diesel range organics
 TMB= Trimethylbenzene
Bold= exceedence of NR 140 Enforcement Standard (ES)
Italics = exceedence of NR 140 Preventive Action Limit (PAL)

TABLE 2
Soil Analytical Results Summary
Hunn Family Trust Site
Milwaukee, Wisconsin

Boring & Sample	Sample Date	Depth * (ft bgs)	PID (ppm eq)	DRO (ppm)	GRO (ppm)	Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-TMB	1,3,5-TMB	Xylenes (total)	cis-1,2-DCE	trans-1,2-DCE	tetrachloroethene	trichloroethene	vinyl chloride	
MW-1	01/09/03	2-4		NA	NA	<130	<130	<130	<130	<130	<130	<260	<130	<130	34000	<130	<130	
MW-1	01/09/03	8-10		NA	NA	<2500	<2500	<2500	<2500	<2500	<2500	<5000	<2500	<2500	740000	<2500	<2500	
MW-2	01/09/03	2-4		NA	NA	<25	<25	<25	<25	<25	<25	<50	<25	<25	600	68	<25	
MW-2	01/09/03	8-10		NA	NA	<25	<25	<25	<25	<25	<25	<50	<25	<25	3000	<25	<25	
MW-3	01/09/03	2-4		NA	NA	<25	<25	<25	<25	<25	<25	<50	<25	<25	1200	<25	<25	
MW-3	01/09/03	6-8		NA	NA	<25	<25	<25	<25	<25	<25	<50	<25	<25	1800	<25	<25	
MW-4	01/09/03	2-4		NA	NA	<62	<62	<62	<62	<62	<62	<134	420	<62	19000	760	<62	
MW-4	01/09/03	12-14		NA	NA	<1000	<1000	<1000	<1000	<1000	<1000	<2000	<1000	<1000	290000	2100	<1000	
MW-5	01/09/03	2-4		NA	NA	<25	<25	<25	<25	<25	<25	<50	<25	<25	3800	<25	<25	
MW-5	01/09/03	8-10		NA	NA	<50	<50	<50	<50	<50	<50	<100	<50	<50	12000	<50	<50	
MW-2A	01/29/03	10-12		NA	NA	<25	<25	<25	<25	<25	<25	<50	86	<25	530	57	<25	
MW-3A	01/29/03	10-12		NA	NA	<25	<25	<25	<25	<25	<25	<50	<25	<25	<25	<25	<25	
NR 720.09 RCLs				100	100	5.5	2900	NS	1500	NS	NS	4100	NS	NS	NS	NS	NS	
NR 746.06 Table 1 (free product indicator)				NS	NS	8500	4600	42000	33000	83000	11000	42000	NS	NS	NS	NS	NS	
NR 746.06 Table 2 (direct contact standard)				NS	NS	1100	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	
RR-519-97 Table 1 (Suggested Non-industrial direct contact pathway RCLs)				NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS
RR-519-97 Table 1 (Suggested Groundwater pathway RCLs)				NA	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS

Note: ft bgs= feet below ground surface ppm eq= part per million equivalent DRO= diesel range organics GRO= gasoline range organics
MTBE= Methyl t-butyl ether TMB=Trimethylbenzene Concentrations: in ppb unless otherwise noted
*Data with asterick indicates sample was taken at or below the historic measured high water table Bold= exceedence of the above listed standards

E. CAPITOL DRIVE



N. PALMER STREET

BUILDING

REPORTED FORMER UST LOCATION

HUNN PROPERTY SITE (SPEEDY LUBE)

RESIDENCE 3935 N. PALMER ST.

GARAGE

CONCRETE DRIVEWAY

GRASS

MW-3

MW-3A

MW-2

ASPHALT

CONCRETE RAMP

MW-2A

STEP

CONCRETE

SIDEWALK

LANDSCAPING

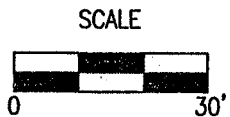
CONCRETE PAD

EXISTING WASTE OIL UST


ASPHALT ALLEY

3915 N. PALMER ST.

- NOTE**
- SOIL BORING LOCATION
 - ⊕ MONITORING WELL LOCATION



REV	DATE	BY	CHK'D	APR'D	DESCRIPTION/ISSUE



Shaw
Shaw Environmental, Inc.

PREPARED FOR
HUNN FAMILY TRUST
MILWAUKEE, WISCONSIN

FIGURE 1
SOIL BORING AND MONITORING WELL LOCATIONS

DESIGNED BY	KMH	10/25/03	CHECKED BY	
DRAWN BY	KMH	10/25/03	APPROVED BY	
SIZE:	SCALE:	DRAWING NO.	SHEET NO.	REVISION NO.
A	AS SHOWN	000158-06	1 OF 1	0

ATTACHMENT C

DERF Site Investigation Bid Summary and DERF Reimbursement Cost Detail

DERF Site Investigation Bid Summary Consultant Selection Cover Sheet

Notice: Use this form to notify the Department of Natural Resources of the consultant you are selecting to conduct a site investigation and to submit and summarize the bids required in the Dry Cleaner Environmental Response Fund (DERF) Program. This form is authorized under s. 292.65, Wis. Stats. and s. NR 169.23, Wis. Adm. Code. Completion of this form is mandatory for any person applying for DERF reimbursement. Persons who do not submit a completed form will not be eligible for reimbursement under DERF. Personal information will be used to manage the DERF program, and be made available to requesters under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR regional project manager. Copy this form as necessary.

Site Information

Site name: Hunn Family Trust	Facility Name: Queen's Way Cleaners-Former A.K.A. Speedy Lube	BRRTS #02-41-182420
--	---	-------------------------------

Consultant Selected

Consultant Name: SCS Engineers (Formerly SCS BT Squared)	Consultant Address: 2830 Dairy Dr, Madison, WI 53718-6751
--	---

Summary of Costs:

Consultant Name: SCS Engineers	
Consulting costs:	36282
Drilling costs:	4210
Analytical costs:	6064
Miscellaneous costs:	2437
Total Costs:	48993

Consultant Name: TRC	
Consulting costs:	9649
Drilling costs:	2490
Analytical costs:	2365
Miscellaneous costs:	140
Total Costs:	14644

Consultant Name: Craig Environmental	
Consulting costs:	27300
Drilling Costs:	5500
Analytical Costs:	3360
Miscellaneous Costs:	2350
Total Costs:	38510

Optional 4th bid information:

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:

This decision was based on the SCS comprehensive proposal which we felt had a more detailed site investigation and cost structure than the others.

Applicant Information and Certification

I certify that the information contained above is true and correct to the best of my knowledge.

Applicant Name Hunn Family Trust, Lou Dodulik, Attorney, Mudroch & Dodulik, S.C.		Date	
Street Address 945 Elm Grove Rd	City Elm Grove	State WI	Zip Code 53122
Signature			

Department Use Only

Project Manager Approval Signature	Phone Number	Date
---	---------------------	-------------

If not approved, reason for non-approval:

**DERF Site Investigation Bid Sheet
Consultant Bid Summary**

Form 4400-233 (R 4/04) Page 2 of 6

Site Information

Queens Way Cleaners

SCS Engineers

Hunn Family Trust

Bid Summary

Drilling Costs Total =	\$	4,210.00
Analytical Costs Total =	\$	6,064.00
Consulting Costs Total =	\$	36,282.00
Misc Costs Total =	\$	2,437.00
Grand Total =	\$	48,993.00

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature

Betty J. Socha

Date

3 April 2013

Please attach to these forms a written narrative specifying how the tasks outlined in these sheets will be performed.

Please refer to our proposal/work plan dated April 3, 2013.

Consultant Name: SCS Engineers
 Site Name: Queens Way Cleaners
 BRRTS #: 02-41-182420
 Date: 02/27/13

DERF Site Investigation Bid Sheet
Drilling Costs

Form 4400-233 (R 4/04) Page 3 of 6

Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Well installation and Completion						
2" Wells (3)	0 ft to 16 ft	3	1	48	14	672
2" Piezometer (1)	0 ft to 35 ft	1	1	35	14	490
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (continuous sampling)						
Geoprobe (12' each)	0 ft to 16 ft	4	1	48	6	288
4.25" HAS Drilling	0 ft to 16 ft	4	1	83	14	1162
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (specify split spoon sampling interval)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Direct Push Borings (per point)						
	< ___ ft depth					
	___ ft - ___ ft depth					
	> ___ ft depth					
Decontamination Costs						
Mobilization Costs						
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
Drums		5			50	250
Borehole Abandonment	0 ft to 16 ft	4	1	48	1	48
Flush Mount Covers		4			125	500
Ashphal/concrete penetr.		6			100	600
Total Drilling Costs						
						4210

Consultant Name: SCS Engineers
 Site Name: Queens Way Cleaners
 BRRTS #: 02-41-182420
 Date: 02/27/13

DERF Site Investigation Bid Sheet
Analytical Costs

Form 4400-233 (R 4/04) Page 4 of 6

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
Solids Analysis										
VOCs	60	20	8260B							\$1,200.00
TCLP	225	1								\$225.00
RCRA Metals										\$0.00
Duplicate Analyses										\$0.00
Blank Analyses										\$0.00
Other: (Specify)										\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)										
VOCs	60	36	8260B							\$2,160.00
Nitrate*	12	10	353.2							\$120.00
Dissolved Oxygen*				8	9					\$72.00
Temperature*				2	9					\$18.00
Ferrous Iron*										\$0.00
Sulfate*	12	10	375.2							\$120.00
Sulfide*										\$0.00
ORP*										\$0.00
pH*				0	9					\$0.00
TOC*										\$0.00
Alkalinity*	10	10	2320B							\$100.00
Chloride*										\$0.00
Spec. Conductance*				1	9					\$9.00
Ethene/Ethane/Methane*	90	0	8015							\$0.00
Hydrogen*										\$0.00
Carbon Dioxide*										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses (VOCs)	60	5	8260B							\$300.00
Blank Analyses-Trip (VOCs)	0	5	8260B							\$0.00
Other: Iron, dissolved	7	10	6010							\$70.00
Manganese, dissolved	7	10	9020A							\$70.00
Air Analysis										
VOCs	200	8								\$1,600.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
Waste Analyses (soil/water)										
										\$0.00
										\$0.00
Miscellaneous (specify)										
										\$0.00
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$6,064.00

* Natural Attenuation parameters required for consideration of NA as remedy.

Consultant Name: SCS Engineers
 Site Name: Queens Way
 BRRTS #: 02-41-182420
 Date: 02/27/13

**DERF Site Investigation Bid Summary
 Consultant Costs**

Form 4400-233 (R 4/04) Page 5 of 6

Position (specify)	Hourly Rate	Hours/Task															Total Costs
		Workplan Development	Access	Historic Site Information	Waste Determination	Drilling Oversight	Soil Sampling	Drilling sampling	Well Development	Hydraulic Conductivity Test	Groundwater sampling	Soil gas/vapor intrusion survey	SSRCL calculations (contained out or	SI Report preparation	RAOR Report preparation	Project Management	
Professional Staff																	
Project Director	165	1															
Senior Project Manager	130	30	8	6			3	2			4	6		18		23	
Senior Project Prof.	108	2	2	6			3	2		3	12	10		8			
Project Professional II	98	2	8	6				10	2					34			
Field Staff																	
Field Professional	82						6	18	2								
Field Technician	75								12	6	54	12					
Survey Crew Chief	85										6						
Office Support Staff																	
Drafting	80	6												8			
Project Administrator	65	2												2		5	
Administrative Assist.	55	6	2	2								2		10			
Total Consulting Costs		5287	1934	2028			1206	2932	1260	774	6376	2870		7726		2990	

\$36,282.00

Consultant Name: SCS Engineers
 Site Name: Queens Way Cleaners
 BRRTS #: 02-41-182420
 Date: 02/27/13

DERF Site Investigation Bid Summary Sheet

Miscellaneous Costs

Form 4400-233 (R 4/04) Page 6 of 6

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
Waste Disposal	Non-Hazardous	Drum	112	6	672
	Hazardous				
Equipment Rental (list and include shipping costs if applicable)					
Helium Meter		Day	35	1	35
Field Supplies (list)					
Water level indicator		Day	20	7	140
Dedicated Bailers		Each	35	9	315
PID		Day	75	3	225
Locks		Each	10	9	90
Well Caps		Each	18	9	162
Soil Scale		Day	25	2	50
Surveying					
Personal Protection Equipment (list)					
Sample Shipping Costs					
Other (specify)					
Filters for RNA Sampling		Each	16	9	144
Sub-Slab Vapor Prope		Each	26	4	104
Private Utility Locate		Hour	125	4	500
Total Miscellaneous Costs					\$2,437.00

Reminders: DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimburseable. No expedited shipping w/o prior PM approval.

Site Name: Queens Way Cleaners

BRRTS #: 02-41-182420

Type of Action: Site Investigation

**Dry Cleaner Environmental Response Program
Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D (R 05/12)**

TASKS Bid / Budgeted Description	BUDGET				DERF COST BREAKOUT (this claim)								Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks	
	Bid / Budgeted Amount	INSERT	Total Approved Budget	INSERT	Total Invoiced Costs	A Soil Investigation	B Soil Remediation	C Groundwater Investigation	D Groundwater Remediation	E Air/Vapor Investigation	F Air/Vapor Remediation	G Lab & Other Analysis			H Miscellaneous Costs
Consultant Costs															
1 Workplan Development	\$ 5,417.00	\$ -	\$ 5,417.00		\$ -	\$ 1,354.25		\$ 2,708.50		\$ 1,354.25				\$ 5,417.00	Task % Complete
2 Historic Information	2,126.00		\$ 2,126.00		\$ -	531.50		1,594.50						\$ 2,126.00	
3 Access	\$ 2,150.00		\$ 2,150.00		\$ -	\$ 537.50		\$ 1,075.00		\$ 537.50				\$ 2,150.00	
4 Well and Boring Installation	\$ 6,172.00		\$ 6,172.00		\$ -	\$ 1,543.00		\$ 4,629.00						\$ 6,172.00	
5 Groundwater Sampling	\$ 6,376.00		\$ 6,376.00		\$ -			\$ 6,376.00						\$ 6,376.00	
6 Soil Gas/Vapor Survey/Reporting	\$ 2,870.00		\$ 2,870.00		\$ -					\$ 2,870.00				\$ 2,870.00	
7 SI Report	\$ 7,856.00		\$ 7,856.00		\$ -	\$ 1,964.00		\$ 5,892.00						\$ 7,856.00	
8 Project Management	\$ 3,315.00		\$ 3,315.00		\$ -	\$ 828.75		\$ 2,486.25						\$ 3,315.00	
9 Equipment/Expenses	\$ 1,265.00		\$ 1,265.00		\$ -								\$ 1,265.00	\$ 1,265.00	
			\$ -		\$ -									\$ -	
<i>Consultant Cost Total</i>	\$ 37,547.00	\$ -	\$ 37,547.00		\$ -									\$ 37,547.00	
Sub-Contractor Costs															
Drilling	\$ 4,210.00	\$ -	\$ 4,210.00		\$ -	\$ 936.00		\$ 3,274.00						\$ 4,210.00	
Analytical	\$ 6,064.00		\$ 6,064.00		\$ -							\$ 6,064.00		\$ 6,064.00	
Waste Disposal/Coord/Transport	\$ 672.00		\$ 672.00		\$ -								\$ 672.00	\$ 672.00	
Private Utility Locate	\$ 500.00		\$ 500.00		\$ -								\$ 500.00	\$ 500.00	
			\$ -		\$ -									\$ -	
			\$ -		\$ -									\$ -	
			\$ -		\$ -									\$ -	
<i>Sub-Contractor Cost Total</i>	\$ 11,446.00	\$ -	\$ 11,446.00		\$ -									\$ 11,446.00	
DERF ELIGIBLE SUB-TOTALS	\$ 48,993.00	\$ -	\$ 48,993.00	\$ -	\$ -	\$ 7,695.00	\$ -	\$ 28,035.25	\$ -	\$ 4,761.75	\$ -	\$ 6,064.00	\$ 2,437.00	\$ 48,993.00	

I:\25212159\Budgets\Queens Way_DERP Linking Spreadsheet_ Revised 130328.xls\Claim #

Non-DERF Eligible Expenses		\$ -
		\$ -
<i>Non-DERF Cost Total</i>		\$ -
INVOICE GRAND TOTAL	##	\$ -

Total DERF Eligible Costs This Claim \$ 48,993.00

WARNING - Double Check Total Invoiced Costs column to DERF Cost Breakout figures - possible errors found!

Check Numbers

ATTACHMENT D

Change Order

SCS ENGINEERS

CHANGE ORDER NUMBER 1 TO AGREEMENT BETWEEN SCS ENGINEERS AND CLIENT FOR PROFESSIONAL SERVICES

Original Agreement Date: July 31, 2012
Change Order Date: April 3, 2013
SCS Project #:25212159.01

This Change Order is made between Hunn Family Trust ("CLIENT"), and SCS Engineers ("CONSULTANT"), to the above-identified Agreement in the following respects:

CHANGE TO SCOPE OF SERVICES

The scope of work is as outlined in the attached work plan dated April 3, 2013.

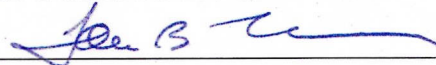
CHANGE TO ESTIMATED COSTS

	Estimated Costs
Increase in Estimated Costs	\$ 13,130
Previously Authorized Amount	\$41,523
Revised SCS Engineers Authorized Amount (including this change order)	\$54,653

This Change Order includes estimated costs only. Actual costs will depend on conditions encountered in the field and actual hours worked. Final billings will be based upon actual time and materials used extended at the quoted fee rates in the current Fee Schedule. In all other respects, the Agreement remains the same.

Client and SCS Engineers acknowledge that they are in agreement with the changes to the Agreement as set forth in this Change Order and all documents incorporated by reference herein.

ACCEPTED FOR SCS ENGINEERS:

Signature 
Name John B. Tweddale, CHMM, PG
Title Vice President
Date April 3, 2013

I:\25212159\Contracts\Change Order to Agreement.doc

APPROVED FOR CLIENT:

Signature _____
Name Mr. Lou Dodulik
Title Attorney for the Hunn Family Trust
Date _____



ATTACHMENT E

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/22/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Insurance Services West, Inc. 707 Wilshire Blvd., Ste. 2600 Los Angeles, CA 90017	CONTACT NAME:		
	PHONE (A/C, No, Ext):	213-630-3270	FAX (A/C, No): 847-953-0574
	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE	INSURER A: Chartis Specialty Insurance Company	NAIC # 26883
INSURED SCS Engineers, SCS Energy, SCS Field Services, SCS BT Squared, SCS Tracer Environmental, SCS ES Consultants, SCS Globex Engineering, and SCS Aquaterra 3900 Kilroy Airport Way, #100, Long Beach, CA 90806-6816	INSURER B:	National Union Fire Ins. Co. of Pittsburgh, PA	19445
	INSURER C:	Insurance Company of the State of PA	19429
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			PROP 17322480	03/31/2013	03/31/2014	EACH OCCURRENCE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						\$
	POLICY <input checked="" type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC <input type="checkbox"/>						\$
B	AUTOMOBILE LIABILITY			CA 3275137 CA 3275138	03/31/2013 03/31/2013	03/31/2014 03/31/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB	<input type="checkbox"/>	<input type="checkbox"/>				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/>	<input type="checkbox"/>				AGGREGATE \$
	DED						\$
	RETENTION \$						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC 48250326 WC 48250327 WC 48250328	04/01/2013 04/01/2013 04/01/2013	04/01/2014 04/01/2014 04/01/2014	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability and Contractors Pollution Liability			PROP 17322480	03/31/2013	03/31/2014	Each Claim \$2,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER SCS Engineers, SCS Energy, SCS Field Services, SCS BT Squared, SCS Tracer Environmental, SCS ES Consultants, SCS Globex Engineering, and SCS Aquaterra 3900 Kilroy Airport Way, #100 Long Beach, CA 90806-6816	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Aon Risk Insurance Services West, Inc.</i>
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