

## **Ryan, Nancy D - DNR**

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**From:** Socha, Betty <BSocha@scsengineers.com>  
**Sent:** Tuesday, December 17, 2013 5:16 PM  
**To:** Ryan, Nancy D - DNR  
**Subject:** RE: Cost Estimate - Speedy Lube  
**Attachments:** Ryan Interim Action Proposal Revised 131217.doc; 1\_Proposed Source Area Cap.pdf; VI Proposal 3935 N Palmer St .doc; Acura Example Report.pdf

Nancy,

In response to your questions below –

Please see the attached revised proposal for more detailed task descriptions and itemized cost estimates. In response to your general comment regarding scope and cost - A major effort involves obtaining access. We need to get access/coordinate with the residence owner and two sets of tenants. For the initial sampling, we had problems with contacting the tenants to arrange a time to access their apartments. They were not there at the agreed upon planned time, so the technician had to arrange another time and we made several calls before the tenant arrived. The owner provided tenants names and telephone number but declined to assist with making contacts with the tenants. As you recall, the owner was initially unwilling to allow any access to the property. Timely access is of course very important for the 24-hr samples. I have included time to address the issues with access based on the past event.

I revised the time estimate for air sampling. I made an error in entering the technician's time. The time to collect the samples should have been 4 hours not 14 hours. This assumes that making the access arrangements is done by the project manager or project hydrogeologist and that the field technician only confirms the meet times.

I included time for an SCS technician to be on site the day of the system installation in order to screen the soil that Acura removes for the pick-up point installation, and handle the soil as contaminated if needed. Acura will perform all of the installation. A copy of Acura's proposal is attached.

Also attached is an example of Acura's report. SCS and Acura have a zone contract with the DNR and the attached is typical of the report that Acura prepares for those projects. SCS has needed to request additional information/clarification and revise or request revision of Acura's reports for submittal to the DNR. If Acura's report will be adequate without SCS review/revision, we can reduce our estimated cost, but I thought from your previous email and our conversation that you were expecting a compete, concise, and accurate documentation report and maintenance plan. I understand that Acura has done a very good job on SCS/DNR projects installing the systems and making systems work at sites where other contractors have had problems. However, Acura's documentation reports have been reviewed and revised by SCS on these projects.

Hopefully this submittal adequately addresses your questions regarding the scope and costs and we can proceed with the installation of the mitigation system. Please let me know if you have additional questions.

Thank you.

Betty

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**From:** Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]  
**Sent:** Monday, December 09, 2013 3:03 PM  
**To:** Socha, Betty  
**Subject:** Cost Estimate - Speedy Lube

Hi, Betty,

I have a couple of questions regarding the Dec. 3, 2013 cost estimate for the Speedy Lube site.

1. Can you provide a discussion of what is involved in the "coordinate system installation" under install vapor mitigation system section? Other than arranging for someone to be home to allow access to the building, what will the project

manager and project professional be doing for 4 hours each and two hours for a field person? I assume the mitigator's bid includes all the personnel needed to install a system. Also, can you provide a copy of Acura's estimate which states what documentation they will provide? If they are providing most of what is needed for and/or are going to prepare a maintenance plan, please explain what do anticipate would be involved to account for the \$1,232 of documentation /reporting costs.

2. Air sampling...can you be more specific on the hours requested for coordination and conducting air sampling. 14 hours for field tech, 4 for project manager and 2 for project professional. Can you discuss the breakdown of tasks that account for that # of hours? Drop off canisters, pick up 24 hours later, shipping.
3. Work plan/cost estimate hours seem high based on the limited scope of work and details provided in the plan. Please discuss.

Thanks,

 *Nancy D. Ryan*

Hydrogeologist  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King, Jr. Dr.  
Milwaukee, WI 53212

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## SCS ENGINEERS

December 17, 2013  
File No. 25212159.01

Ms. Nancy D. Ryan, Hydrogeologist  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, WI 53212

Subject: Interim Action Proposal – Revised December 17, 2013  
Queens Way Cleaners (former), aka Speedy Lube  
117 East Capitol Drive, Milwaukee, Wisconsin  
BRRTS #02-41-182420

Dear Nancy:

SCS Engineers (SCS) is submitting the following proposed scope of work and cost estimate for an interim action on behalf of the Hunn Family Trust. This proposal is being submitted to you in response to your email on November 12, 2013, in which you requested a scope of work and cost estimate for the installation of a sub-slab depressurization system at the property at 3935 N. Palmer Street as an interim action. The proposal has been revised per your comments via email on November 27, 2013 and on December 9, 2013. In our telephone conversation on December 1, 2013, you agreed that the temporary cap over the source area should be included in the interim action proposal.

Your request for providing a scope of work and cost estimate for conducting additional investigation to define the extent of groundwater contamination, and conducting a vapor intrusion assessment at off-site neighboring properties, will be addressed in a separate submittal as a change order request for additional site investigation. We recommend developing an interim action remedial action plan after additional site investigation is completed.

### INTERIM ACTION SCOPE OF WORK

The proposed scope of work includes the following tasks. Estimated costs are summarized in **Table 1**, and on the DERF Linking spreadsheet. Details for the estimated costs are shown in **Table 2**, which includes consulting hours/hourly rate, contractor and laboratory fees.

#### **Task 1. Installation of a Sub-slab Depressurization System**

SCS will coordinate with the installation of a sub-slab depressurization system at the property at 3935 N. Palmer Street. This includes coordinating access with the property owner and tenants of the building. The system will be installed by Acura Services, LLC, of Oregon, Wisconsin. Acura has installed vapor mitigations systems at several chlorinated solvent sites investigated by



SCS. The scope of work for installation of the mitigation includes documentation of the system installation and performance testing, depressurization measurements documenting effectiveness of the system, photo documentation, blower specifications, and preparation of a final report with the as-built design, and a maintenance plan with instructions for operation and maintenance of the system. SCS will coordinate the installation and provide supplementary documentation to that provided by Acura Services. Acura's cost estimate includes \$1,875 for the mitigation system with two pick-up points and up to \$550 to seal the basement concrete floor, which is in poor condition.

Specific tasks include the following:

- Communicating with the Hunn Family Trust representative regarding scope of work, costs, and schedule.
- Change order/contracting with the Hunn Family Trust.
- Coordinating Acura contracting with the Hunn Family Trust.
- Invoicing and cost tracking.
- Preparing and coordinating an access agreement between the Hunn Family Trust and the property owner for system installation, and to allow basement floor repair/sealing and floor penetration.
- Contacting the owner and a tenant for basement access.
- Conferring with Acura on contaminate location, soil handling, floor penetration, sealing/repair, etc.
- Field screening with a photoionization detector (PID) the soil removed to install the pick-up points (estimated at up to 30 gallons/ point), drumming and sampling the soil if contaminated, storing the drummed soil.
- Reviewing the Acura report and requesting additional information as needed to revise the report and maintenance plan to meet NR727 requirements for documentation of continuing obligations and to generally agree with the maintenance plan outline included in the WDNR guidance, Publication RR-606, dated June 2013.
- Preparing as-built drawings from Acura field sketches showing testing locations, system component layout and locations both inside and outside the house, HVAC air intakes, system exhaust locations, etc.
- Scanning hard copy documentation photos provided by Acura and adding annotations.
- Submitting the documentation report to the WDNR.
- Submitting the documentation report to the owner & explaining the maintenance plan and owner's continuing obligation.

## **Task 2. Confirmation Air Monitoring**

Approximately 3 months after the mitigation systems is installed, SCS will conduct air monitoring at the residence to confirm the effectiveness of the system as follows:

- 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 the indoor air quality samples to the Wisconsin State Laboratory of Hygiene for analysis of cis-1,2-dichloroethylene (cis-1,2-DCE), tetrachloroethene (PCE), trichloroethylene (TCE), and vinyl chloride, using method TO-15.

Specific tasks include the following:

- Contacting the property owner to inform him of the air sampling and to arrange access to the basement and apartments.
- Initial contacting of the 1st floor and 2nd floor tenants to arrange canister installation and pick-up, and confirming of the days and times for installation and pick-up by the field technician.
- Ordering and picking-up the canisters from the laboratory.
- Installing the canisters in the basement, and in the 1st and 2nd floor apartments.
- Picking-up the canisters from the basement, 1st and 2nd floor apartments.
- Preparing field notes, and dropping off canisters at the laboratory.
- Project manager communicating with the field technician regarding appropriate sampling locations, access or other issues as they arise while at the site.
- Providing project management including preparation of a supply order with the laboratory, cost verification with the laboratory, invoicing to the client, coordinating and scheduling staff.

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.

### **Task 3. Capping of Source Area**

Groundwater flow at the water table appears to be radially outward from MW1, which is installed in the area of the former PCE tank. The former PCE tank excavation may be acting as an area of increased infiltration to groundwater due to the permeable backfill, the grass-covered ground surface over lying the area, and runoff from the garage roofs. The contamination observed at MW2A may be due to the mounding condition caused by the increased infiltration in the former tank area or may be associated with another source of chlorinated VOCs, possibly the body shop at 3913 North Palmer Street. In order to better evaluate the groundwater flow pattern at the water table, we propose to cap the area of the tank excavation to eliminate preferential infiltration in this area of highly contaminated soil. The proposed cap area is shown on

**Figure 1.**

The cap will likely consist of an HDPE liner material installed over the existing ground surface, extended up a few inches along Lindem's garage and the house garage walls, and sloped to direct

run-off. The HDPE liner will be covered with a thin layer of soil or grass sod to protect it from sunlight and foot traffic. The area will also be fenced off to prevent foot traffic. The cap will be a temporary installation as an interim remedial action being considered is excavation of the soil in this area. The scope of work includes the following:

- Coordinate access with Lindem's garage and the owner of the garage at 3913 North Palmer Street for the installation of the cap.
- Install an HDPE, 40-mil minimum thickness, or similar synthetic liner material over the area of the tank excavation, an area of approximately 10 X 30 feet.
- Install a soil and/or sod cover over the synthetic liner material.
- Fit the liner around the flush-mounted protop of MW1 to allow access to the well.
- Install fencing to restrict access to the capped area.

### **Schedule**

We will proceed with the scope of work following your approval of the scope and costs. The mitigation system will be installed within 30 days of your approval, and the cap over the former tank area will be installed as soon as weather permits. Confirmation air sampling will be conducted approximately 3 months after system installation.

Please contact me at 608.216.7331 or [bsocha@scsengineers.com](mailto:bsocha@scsengineers.com) if you have any questions or comments. Thank you.

Sincerely,

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

cc: Mr. Lou Dodulik, Mudroch & Dodulik, S.C.  
Mr. Don Gagas, DFG Environmental, Inc.

Enclosures: Table 1 – Summary of Estimated Environmental Costs for Interim Action  
Table 2 – Cost Estimate Detail  
DERF Linking Spreadsheet  
Figure 1 – Proposed Source Area Cap



**Table 1. Summary of Estimated Environmental Costs for Interim Action  
 Queens Way Cleaners (former), aka Speedy Lube/Hunn Family Trust  
 SCS Engineers Project #25212159.01  
 Revised 12/17/2013**

Task	Task	Consulting Labor	Expenses & Materials	Laboratory	Vapor Mitigation Contractor	Total
10	Install Vapor Mitigation System	\$ 2,348	\$0	\$0	\$ 2,425	\$ 4,773
11	Conduct Air Sampling	\$ 1,740	\$0	\$800	\$0	\$ 2,540
12	Cap Source Area	\$ 2,744	\$ 650	\$0	\$0	\$ 3,394
13	Work plan/Cost Estimate	\$ 1,540	\$0	\$0	\$0	\$ 1,540
	<b>Subtotals</b>	<b>\$ 8,372</b>	<b>\$ 650</b>	<b>\$ 800</b>	<b>\$ 2,425</b>	
	Estimated Total Cost					<b>\$ 12,247</b>

See scope of work outlined in correspondence dated December 17, 2013.  
 Tasks numbers coorespond to DERF Linking Spreadsheet tasks.

I:\25212159\Budgets\[2013 12 17 Revised Interim Action Cost Estimate.xls]Summary

*12/18/13 Approved costs for vapor mitigation only.*

<i>Consulting</i>	<i>\$ 5628</i>
<i>Contractor</i>	<i>3225</i>
	<hr/> <i>8853</i>



**Table 2 - Cost Estimate Detail**

Project: Hunn Family Trust # 25212159  
 Project #: 117 E. Capitol Drive  
 Location: Milwaukee, WI

Scope: Install vapor mitigation system,  
 conduct confirmation air monitoring,  
 cap former tank/source area.

Personnel Hours (Staff/Rate)										
Task	Interim Action Item Description	Project Manager \$130	Project Professional \$108	Field Technician \$75	Field Professional \$82	Drafting \$80	Project Assistant \$65	Administrative Assistant \$55	SCS Total Costs	Phase Total Costs
<b>10</b>	<b>Install Vapor Mitigation System</b>									
	Project management, setup project, change order contract with client	1					0.5		\$183	
	Coordinate Acura contracting with client	0.5							\$65	
	Invoicing, cost tracking	0.5					0.5		\$98	
	Access agreement with property owner for system installation, floor repair	1	2					0.5	\$374	
	Contact owner & tenant for basement access		1						\$108	
	Confer with Acura on contaminate location, soil handling, floor repair, etc.	1	0.5						\$184	
	Field screen removed soil & drum, sample, store drummed soil	0.5	0.5		2				\$283	
	Review & revise Acura report & maintenance plan	2	2						\$476	
	Draft as-built from Acura field sketch, system location, testing locations		1			2			\$268	
	Scan documentation photos & annotate		1					0.5	\$136	
	Submit documentation report to WDNR	0.5							\$65	
	Submit documentation report to owner & explain maintenance continuing obligation to owner	1							\$130	
									\$0	
	<b>Subtotals</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>\$2,348</b>	<b>\$2,348</b>
<b>11</b>	<b>Conduct Air Sampling</b>									
	Contact owner to inform of sampling & arrange access to basement	0.5							\$65	
	Contact 1st floor & 2nd floor tenants to arrange canister drop-off	1	1		0.5				\$279	
	Order & pick-up canisters from lab				1				\$82	
	Install canisters, basement, 1st & 2nd floors				0.5				\$41	
	Contact 1st floor & 2nd floor tenants to arrange canister pick-up	0.5	1		0.5				\$214	
	Pick-up canisters, basement, 1st & 2nd floors				0.5				\$41	
	Copy field notes, distribute, drop off canisters at lab				1				\$82	
	Communications with field tech, re: sampling locations, access issues	0.5							\$65	
	Supply order with lab, invoicing to client	0.5							\$65	
	Project management, staff scheduling	1							\$130	
	Report results	2	2			1	1	1	\$676	
									\$0	
	<b>Subtotals</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>\$1,740</b>	<b>\$1,740</b>
<b>12</b>	<b>Cap Source Area</b>									
	Design, install, document cap	4	6	12		1	1	1	\$2,268	
	Coordinate with tenants/owner	2	2						\$476	
									\$0	
	<b>Subtotals</b>	<b>6</b>	<b>8</b>	<b>12</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>\$2,744</b>	<b>\$2,744</b>
<b>13</b>	<b>Work plan/cost estimate development</b>									
	Work plan/cost estimate development	10					2	2	\$1,540	
									\$0	
	<b>Subtotals</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>\$1,540</b>	<b>\$1,540</b>
	<b>TOTALS</b>	<b>30</b>	<b>20</b>	<b>12</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>\$8,372</b>	<b>\$8,372</b>
	<b>TOTALS</b>	<b>\$3,900</b>	<b>\$2,160</b>	<b>\$900</b>	<b>\$492</b>	<b>\$320</b>	<b>\$325</b>	<b>\$275</b>	<b>\$8,372</b>	<b>\$8,372</b>

ANALYTICAL	# Samples	Cost	Subtotal
Air - TO15 VOC Short list	4	\$ 200.00	\$ 800.00

MISCELLANEOUS EXPENSES			
HDPE 40 ml	1	L.S.	\$400.00 \$400.00
Soil/Sod cover	1	L.S.	\$200.00 \$200.00
Miscellaneous materials/supplies	1	L.S.	\$50.00 \$50.00
<b>TOTAL (Rounded to Nearest \$10)</b>			<b>\$650.00</b>

VAPOR MITIGATION SYSTEM	
Seal basement floor as needed	\$550
Mitigation system, installation, documentation	\$1,875
<b>Total</b>	<b>\$2,425</b>



## Ryan, Nancy D - DNR

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**From:** Ryan, Nancy D - DNR  
**Sent:** Wednesday, November 27, 2013 11:43 AM  
**To:** Socha, Betty  
**Subject:** RE: Queens Way/Speedy Lube request for add'l work BRRTS 02-41-182420

Hi Betty,

I do have questions about the proposal and am requesting that you submit a revised scope of work and cost estimate ASAP. At this point, the interim actions should be limited to installation of the vapor mitigation system at the 3935 N. Palmer St. property and follow-up air sampling. The scope of work for the mitigation must include thorough documentation of the system installation and performance testing, and preparation of a final report with as-built design, pressure field extension measurements documenting effectiveness of the system, photo documentation, blower specs, and instructions for operation and maintenance of the system. Also, the cost estimate must be submitted using the DERF Linking spreadsheet. Consulting hours/hourly rate must be shown, breakdown of contractor and lab fees included.

At this time we will not consider approving the proposed temporary cap over the tank excavation area as the purpose of the cap is not clear and details of the area not provided. Therefore, please submit a revised cost estimate for installation costs for the vapor mitigation system and follow-up sampling only. We would like you to submit a site investigation work plan so that the site investigation can be completed, a comprehensive report developed so remedial options can be evaluated through the bid process. Needless to say, the sooner the SI is completed, the better.

I anticipate being able to make a quick cost approval for the vapor mitigation system once you have submitted the revised change order. We would like the system to be installed as soon as possible.

Please let me know if you have any questions. Thanks,

 Nancy D. Ryan

Hydrogeologist  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King, Jr. Dr.  
Milwaukee, WI 53212

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**From:** Socha, Betty [mailto:BSocha@scsengineers.com]  
**Sent:** Tuesday, November 26, 2013 2:03 PM  
**To:** Ryan, Nancy D - DNR  
**Subject:** RE: Queens Way/Speedy Lube request for add'l work BRRTS 02-41-182420

Nancy,

Attached is the interim action proposal. Please let me know if you have questions or need additional information. I am working on the scope and costs for additional site investigation, but may not have it completed until next week.

Thank you.

Betty

**Betty J. Socha, PhD, PG**

Senior Project Manager/Hydrogeologist

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**From:** Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]

**Sent:** Monday, November 18, 2013 3:31 PM

**To:** Socha, Betty

**Subject:** RE: Queens Way/Speedy Lube request for add'l work BRRTS 02-41-182420

Thanks, Betty, That works. I just want to be sure that we get moving on the vapor mitigation system for the off-site property. I'll wait to hear from you.



Hydrogeologist

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**From:** Socha, Betty [<mailto:BSocha@scsengineers.com>]

**Sent:** Thursday, November 14, 2013 12:33 PM

**To:** Ryan, Nancy D - DNR

**Cc:** Kollasch, Tony

**Subject:** RE: Queens Way/Speedy Lube request for add'l work BRRTS 02-41-182420

Hi Nancy,

We are working on the scope of work and cost estimate. I have a meeting scheduled for Nov. 21<sup>st</sup> with Lou Dodulik, attorney for the Hunn Family Trust, to discuss access and a few other issues, and to go over the proposed scope and costs. I plan to submit the scope and costs to you by Nov. 27<sup>th</sup>. Please let me know if this schedule is acceptable. Thank you.

Betty

**Betty J. Socha, PhD, PG**

Senior Project Manager/Hydrogeologist

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**From:** Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]  
**Sent:** Tuesday, November 12, 2013 7:50 AM  
**To:** Socha, Betty  
**Subject:** Queens Way/Speedy Lube request for add'l work BRRTS 02-41-182420

Hi, Betty,

We spoke on October 11, 2013 regarding the recent investigation activities conducted at the Speedy Lube site in Milwaukee. I am following up on that conversation to be sure that you are working on a response to address immediate concerns associated with the significant sources identified during your investigation. Specifically, I requested that you prepare a scope of work and cost estimate for the following:

Installation of a sub-slab depressurization system at the property at 3935 N. Palmer St. (this can be conducted as an interim action)

Conduct additional investigation to define the extent of groundwater contamination

Conduct a vapor intrusion assessment at off-site neighboring properties

Consider developing an interim action remedial action plan – this could be postponed until the site investigation is complete.

The Department would like the SSDS to be installed as soon as possible so I am requesting that you obtain bids for installation and submit an interim action cost estimate for approval. Please respond to this email within the next 10 days with an update on when we can expect to receive the cost estimate and scope of work.

Thank you, Betty.

 Nancy D. Ryan

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