



ENVIRONMENTAL CONSULTATION & REMEDIATION

KPRG and Associates, Inc.

MODIFICATION TO ADDITIONAL WORK PLAN and BUDGET REQUEST

April 2, 2018

Mr. David Volkert
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180
Waukesha, WI 53188

VIA Email and US Mail

KPRG Project 10009

Re: Modification to Additional Work Plan and Budget Request
Former Bask Dry Cleaners – Waukesha, WI
BRRTS# 02-68-297669, FID# 268188800

Dear Mr. Volkert:

KPRG and Associates, Inc. (KPRG) submitted a Status Report, Additional Work Plan and Budget Request on November 14, 2017. KPRG received a letter from the Wisconsin Department of Natural Resources (WDNR) dated February 6, 2018 requesting modifications to the work plan. The following represents the complete revised scope of work.

REVISED ADDITIONAL WORK PLAN SCOPE OF WORK

For budget estimating purposes, the additional work discussed below is divided into the following tasks:

- Task 1 – Additional Requested Work Planning/Coordination
- Task 2 – Monitoring Well Installation
- Task 3 – Additional Groundwater Sampling
- Task 4 – Additional Vapor Sampling
- Task 5 – Existing SSDS Inspections
- Task 6 – Additional Reporting

Each task is discussed separately below.

Task 1 – Additional Requested Work Planning/Coordination

The scope of this task includes the project management and planning that will be required for the successful completion of the proposed work. This includes obtaining a new permit(s) from the City of Waukesha for the installation of the proposed well(s) within the City right-of-way and contacting the existing residences with sub-slab depressurization system (SSDS) for inspection scheduling and new residence for vapor testing.

Task 2 – Monitoring Well Installation(s)

This work plan includes the installation of two proposed monitoring wells, MW-20 and MW-21. Well MW-20 will initially be installed and sampled. If the results of the sampling warrant, the second monitoring well, MW-21, will be installed. Locations of the proposed wells are provided on Figure 1. Actual locations may vary due to rig access and utilities. The installation, development and reporting procedures will be in accordance with previously approved work plans.

Task 3 – Additional Groundwater Sampling

One round of groundwater samples will be collected from wells that had recent detections of chlorinated volatile organic compounds (CVOC). This round will include wells MW-5, -6, -7, -8, -10, -11, -12, -13, -14, -15, -16, -19, and -20. A resample will be collected from the new well MW-20. If the extent of groundwater impacts has been defined, MW-21 will not be installed. If the results from MW-20 indicate that an additional well is necessary, a second proposed well MW-21 will be installed and sampled. The location of the well will be determined by the property owner of the apartments to the north of Ruben Drive. A resample of the two new wells will also be collected.

Groundwater sample collection, handling and shipping procedures will be in accordance with previously approved work plans. The groundwater samples will be analyzed for CVOCs.

Task 4 – Additional Vapor Sampling

KPRG will draft an access agreement with the residence at 2135 Laura Court. If access is granted, a sub-slab vapor pin (Cox Colvin) will be installed in the basement or a soil vapor probe will be installed on the exterior of the property adjacent to the foundation. If access is not granted, a soil vapor probe (SV-16) will be advanced using the Geoprobe drilling method in the right-of-way near 2135 Laura Court or MW-19 depending upon field access. The vapor pin/soil vapor probe will be tested for tightness then sampled using a Summa canister with a 30-minute flow control valve. The vapor sample will be analyzed for CVOC using Method TO-15. The proposed locations are provided on Figure 1.

Task 5 – Existing SSDS Inspections

Per the WDNR request, KPRG will perform inspections on the existing SSDS associated with the project. The manometer at each system will be checked as well as all associated piping. The results of the inspections will be documented and any items identified that may need repair will be addressed and the repair documented.

Task 6 – Additional Reporting

This task covers the additional effort in tabulating, evaluating and reporting the added data. This includes tables, figures and text discussions.

PATHWAY TO CLOSURE

KPRG understands that once the extent of groundwater impacts has been sufficiently defined, the site will be ready for conditional closure consideration. If the data from the above proposed work indicate that additional work may be necessary, then discussions will be held with the WDNR to define the scope of any potential work. The proposed closure plan will include an Operation and Maintenance Plan (OMP) for the subject property. Relative to the off-site properties, the home owners will be notified that the WDNR requires the sub-slab depressurization systems to be operational and maintained. An informational package will be provided containing the blower specification, recommended system inspection requirements and the contact information of the installation contractor if service is needed.

COST ESTIMATE

Costs are summarized in Table 1 and detailed on the costing sheets in Attachment 1. The additional requested budget for the above defined scope of work is \$42,722. The unit rates, used in this cost estimate, are consistent with previous KPRG rates.

Only those costs incurred will be billed. All billing will be performed on a monthly basis using the unit rates. No additional work will be performed until formal WDNR approval of the proposed budget is received. If there are any questions, please contact me at 262-781-0475.

Sincerely,
KPRG and Associates, Inc.



Richard R. Gnat, P.G.
Principal



Patrick Allenstein, P.G.
Senior Geologist

cc: Mr. Greg Butts, former Bask Dry Cleaners
Mr. Donald Gallo, Axley Brynelson, LLP

FIGURE



ENVIRONMENTAL CONSULTATION & REMEDIATION		K P R G		KPRG and Associates, Inc.	
LEGEND					
MW-12	+	EXISTING MONITORING WELL, PIEZOMETER LOCATION	SV-3	△	SOIL VAPOR PROBE LOCATION
MW-20	+	PROPOSED MONITORING WELL LOCATION			
SITE MAP WITH PROPOSED MONITORING WELL LOCATIONS		WESTBROOK SHOPPING CENTER WAUKESHA, WISCONSIN			
Scale: 1" = 120'		Date: February 28, 2018		KPRG Project No. 10009	
				FIGURE 1	

TABLE

Table 5. Additional Work Plan Budget Summary March 2018 - Former Bask Dry Celaners, Waukesha WI

Task	KPRG Labor	Expenses	Contractors				Totals
			Analytical	Driller	IDW Disposal	Surveyor	
1) Additional Requested Work Planning and Coordination	\$2,757	\$300	\$0	\$0	\$0	\$0	\$3,057
2a) Monitoring Well Installation Costs	\$2,262	\$845	\$0	\$5,000	\$875	\$1,200	\$10,182
2b) Monitoring Well Installation Costs	\$2,262	\$845	\$0	\$5,000	\$875	\$1,200	\$10,182
3) Groundwater Sampling (3 Events)	\$4,434	\$1,720	\$1,170	\$0	\$0	\$0	\$7,324
4) Soil Vapor Sampling	\$2,172	\$1,490	\$235	\$3,000	\$0	\$0	\$6,897
5) Existing SSDS Inspections	\$1,628	\$240	\$0	\$0	\$0	\$0	\$1,868
6) Reporting	\$3,162	\$50	\$0	\$0	\$0	\$0	\$3,212
Totals	\$18,677	\$5,490	\$1,405	\$13,000	\$1,750	\$2,400	\$42,722

ATTACHMENT 1

DETAILED COSTING SHEETS

KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 1 Additional Requested Work Planning/Coordination

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		8	\$1,080.00
Field Eng./Sci.	\$68		24	\$1,632.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		1	\$45.00
			Total Labor	<u>\$2,757.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	0	\$0.00
Field Vehicle	\$60	Daily	0	\$0.00
Sampling Supplies	\$20	Daily	0	\$0.00
Waukesha Fees	\$300	Est.	1	\$300.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Expenses	<u>\$300.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None.				\$0.00
			Total Contractors	<u>\$0.00</u>

TASK TOTAL:	\$3,057.00
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KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 2a Monitoring Well Installation

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		4	\$540.00
Field Eng./Sci.	\$68		24	\$1,632.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		2	\$90.00
			Total Labor	\$2,262.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
PID	\$75	Daily	2	\$150.00
Field Vehicle	\$60	Daily	2	\$120.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	5	\$275.00
Waukesha Permit	\$300	Est.	1	\$300.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Expenses	\$845.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Cascade	\$5,000	Est.	1	\$5,000.00
Surveyor	\$1,200	Est.	1	\$1,200.00
IDW Disposal	\$175	per Drum	5	\$875.00
			Total Contractors	\$7,075.00

TASK TOTAL:	\$10,182.00
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KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 2b Monitoring Well Installation (Optional Well MW-21)

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		4	\$540.00
Field Eng./Sci.	\$68		24	\$1,632.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		2	\$90.00
			Total Labor	\$2,262.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
PID	\$75	Daily	2	\$150.00
Field Vehicle	\$60	Daily	2	\$120.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	5	\$275.00
Waukesha Permit	\$300	Est.	1	\$300.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Expenses	\$845.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Cascade	\$5,000	Est.	1	\$5,000.00
Surveyor	\$1,200	Est.	1	\$1,200.00
IDW Disposal	\$175	per Drum	5	\$875.00
			Total Contractors	\$7,075.00

TASK TOTAL:	\$10,182.00
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KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 3 Additional Groundwater Sampling (3 events)

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		8	\$1,080.00
Field Eng./Sci.	\$68		48	\$3,264.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		2	\$90.00
			Total Labor	\$4,434.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	0	\$0.00
Field Vehicle	\$60	Daily	5	\$300.00
Water Quality Meter	\$175	Daily	5	\$875.00
Water Depth Meter	\$25	Daily	5	\$125.00
Disposable Bailers	\$15	Ea.	18	\$270.00
Shipping	\$50	Est.	3	\$150.00
			Total Expenses	\$1,720.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Analytical	\$65	Est.	18	\$1,170.00
			Total Contractors	\$1,170.00

TASK TOTAL:	\$7,324.00
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KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 4 Additional Soil Vapor Pin/Probe Installation, Testing and Sampling

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		4	\$540.00
Field Eng./Sci.	\$68		24	\$1,632.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		0	\$0.00
			Total Labor	\$2,172.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Photoionization Detector	\$75	Daily	1	\$75.00
Field Vehicle	\$60	Daily	2	\$120.00
Sub-slab Probes	\$850	Kit	1	\$850.00
Concrete Drill Setup	\$100	Daily	0	\$0.00
Waukesha Permit (if necessary)	\$300	Est.	1	\$300.00
Helium Detection Kit	\$145	Daily	1	\$145.00
			Total Expenses	\$1,490.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Driller	\$3,000	Est. Daily	1	\$3,000.00
Laboratory Rental (canisters)	\$60	Each	1	\$60.00
Laboratory Analytical	\$175	Each	1	\$175.00
			Total Contractors	\$3,235.00

TASK TOTAL: \$6,897.00

KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 5 Sub-slab Depressurization System Inspections

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		4	\$540.00
Field Eng./Sci.	\$68		16	\$1,088.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		0	\$0.00
			Total Labor	\$1,628.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	0	\$0.00
Field Vehicle	\$60	Daily	4	\$240.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Expenses	\$240.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None				
			Total Contractors	\$0.00

TASK TOTAL:	\$1,868.00
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KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 6 Additional Reporting

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$135		8	\$1,080.00
Field Eng./Sci.	\$68		24	\$1,632.00
CADD	\$60		6	\$360.00
Admin. Asst/ Word Proc.	\$45		2	\$90.00
			Total Labor	<u>\$3,162.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	0	\$0.00
Field Vehicle	\$60	Daily	0	\$0.00
Water Quality Meter	\$175	Daily	0	\$0.00
Water Depth Meter	\$25	Daily	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
Reproduction	\$50	Est.	1	\$50.00
			Total Expenses	<u>\$50.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None				\$0.00
			Total Contractors	<u>\$0.00</u>

TASK TOTAL:	\$3,212.00
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Total \$42,722.00