



Infrastructure, buildings, environment, communications

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ENVIRONMENT

Subject:

Revised Project Scope and Cost Estimate, Hoffman's Valet Cleaners, 7215 West Center Street, Wauwatosa, Wisconsin.
 BRRTS# 02-41-307576

Dear Ms. Keenan:

Thank you for your response to the work plan for supplemental investigation activities at the subject property. The purpose of this letter is to provide confirmation of the scope of work, as amended by your July 3, 2003 letter. A summary of the tasks to be completed during this phase of investigation is presented, along with details regarding the amended tasks. In accordance with your request, a revised cost estimate has also been prepared.

Overview of Work Plan Revisions

In a letter dated March 28, 2003, ARCADIS provided a summary of investigation activities completed at the Hoffman Valet Cleaners property in Wauwatosa, Wisconsin. Based on the investigation, limited impacts have been identified. However, since the lateral extent of impacted groundwater was not delineated, ARCADIS provided a work plan for supplemental investigation activities. The supplemental work included the advancement of four Geoprobe borings on properties located to the north, east, and south of the subject facility for the collection of soil and groundwater samples.

Your July 3, 2003 letter provided approval of the supplemental investigation, conditioned on some modifications to the work plan. Rather than Geoprobos, you requested that monitoring wells be installed. You also requested that three wells be installed, rather than the four sampling points proposed in the work plan. In accordance with the conditions of your approval letter, the scope of work will include the following tasks:

- Preparation and submittal of this modified work scope to the Wisconsin Department of Natural Resources (WDNR) for review.

Date:

17 September 2003

Contact:

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 Jim Drought

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- Competitive bidding for subcontracted services.
- Execution of an access agreement with the city of Wauwatosa.
- Installation of three monitoring wells. This task will include the submittal of up to six soil samples to an analytical laboratory for analysis of Volatile Organic Compounds (VOCs).
- Collection of groundwater samples from the monitoring wells using low flow sampling methods. This task will include the submittal of up to three groundwater samples to an analytical laboratory for the analysis of VOCs.
- Coordination of a project meeting with Mr. Ralph Hoffman and Mr. Don Gallo of Reinhart Boerner to discuss the results of the analytical testing and options for achieving project closure.
- Preparation of a site investigation report summarizing the results of the investigation activities.
- Containment and disposal of soil cuttings.

Figure 1 illustrates the locations of the proposed monitoring wells. The locations have been adjusted to reflect comments provided by you. The monitoring wells that had been proposed for the alley south of the property will be relocated to near two previously advanced borings (GP-101 and GP-103). The easternmost monitoring well, proposed for the right-of-way of 72nd Street will not be installed per your comments. The northernmost well, proposed for installation in the right-of-way of Center Street, will be located as previously proposed.

Description of Amended Tasks

The March 28, 2003 work plan provided information regarding most of the project tasks. Rather than the Geoprobe borings discussed in the work plan, monitoring wells will be installed. However, the procedures that were presented for the collection, screening, and sampling of the Geoprobe soil samples will be followed for the monitoring well boreholes. The monitoring wells will each be installed to a depth of approximately 25 feet, with 10 feet of well screen. The monitoring well depth is consistent with the previous investigations; if groundwater is encountered at a more shallow elevation, the well depths will be adjusted accordingly. Installation will be consistent with the requirements of NR 141.

It is noted that the March 2003 work plan proposed the collection of up to two soil samples from each of the Geoprobe borings. Consistent with the work plan, up to two samples will be collected from the boring proposed for the north side of the property and the boring proposed near GP-103. Because previous samples from Geoprobe Boring GP-101 did not contain detectable concentrations of VOCs, it is not anticipated that soil samples collected from the boring proposed near GP-101 will be submitted for VOC analysis. Samples from this location will be field screened and logged for geological properties. If the screening results suggest the presence of impacts, then soil samples will be submitted for analysis.

Because the monitoring well installation will produce significantly more cuttings for disposal than the previously proposed Geoprobe borings, ARCADIS has added a task for the containment and disposal of the cuttings. It is anticipated that five 55-gallon drums of cuttings will be generated. Development water will also be generated from the monitoring wells. However, based on the low concentrations of constituents in the groundwater, the development water can be disposed of via the sanitary sewer. ARCADIS will contact the Milwaukee Metropolitan Sewerage District (MMSD) to confirm this approach.

Revised Cost Estimate

In accordance with Comment No. 4 of your letter, ARCADIS has prepared a cost estimate for the revised scope of work. The cost for the supplemental investigation tasks are presented in Table 1. ARCADIS has obtained three subcontractor bids for the drilling and laboratory services; the costs presented in Table 1 represent the lowest bid for the services. The soil cutting disposal costs assume that the soil can be managed as a solid waste.

Closing

We appreciate your continued assistance with this project. If the revised scope of work and associated costs are acceptable, please provide us with authorization to proceed. If you have any questions or require additional information, please contact us at your earliest convenience.

Sincerely,

ARCADIS G&M, Inc.



Edmund A. Buc, P.E.
Senior Engineer



James F. Drought, P.H.
Principal Hydrogeologist

Copies:

Donald P. Gallo – Reinhart, Boerner, Van Deuren, S.C.
Ralph Hoffman

Table 1. Cost Estimate for Supplemental Site Investigation Services, Hoffman's Valet Cleaners, 7215 West Center Street, Wauwatosa, Wisconsin.

ARCADIS Services			
<u>Preparation of WDNR Work Plan</u>			
Scientist II	2 hours @ \$80/hr		\$160
		Subtotal	\$160
<u>Subcontractor Procurement</u>			
Scientist II	2 hours @ \$80/hr		\$160
		Subtotal	\$160
<u>Coordination of Soil Cutting Disposal</u>			
Scientist II	4 hours @ \$80/hr		\$320
		Subtotal	\$320
<u>Execution of Access Agreement</u>			
Senior Engineer	2 hours @ 127/hr		\$254
Scientist II	6 hours @ \$80/hr		\$480
Draftsperson	2 hours @ \$81/hr		\$162
Word Processing	2 hours @ \$56/hr		\$112
		Subtotal	\$1,008
<u>Advancement of Soil Borings, Well Installation, and Development</u>			
Scientist II	10 hours @ \$80/hr		\$800
Field Equipment			\$500
		Subtotal	\$1,300
<u>Groundwater Sampling</u>			
Scientist II	8 hours @ \$80/hr		\$640
Field Equipment			\$500
		Subtotal	\$1,140
<u>Project Meeting and Status Reports</u>			
Senior Engineer	2 hours @ \$127/hr		\$254
Scientist II	6 hours @ \$80/hr		\$480
Word Processing	6 hours @ \$56/hr		\$336
Draftsperson	4 hours @ \$81/hr		\$324
		Subtotal	\$1,394
<u>Site Investigation Report</u>			
Senior Engineer	2 hours @ \$127/hr		\$254
Scientist II	40 hours @ \$80/hr		\$3,200
Word Processing	8 hours @ \$56/hr		\$448
Draftsperson	8 hours @ \$81/hr		\$648
		Subtotal	\$4,550
		<i>Subtotal, ARCADIS Services</i>	<u>\$10,032</u>
Subcontractor Services			
<u>Drilling Services - Monitoring Wells</u>			
Mobilization	Lump sum		\$200
Drilling/Sampling	75 feet @ \$10/ft		\$750
Well Installation	75 feet @ \$11/ft		\$825
Well Covers	3 @ \$110/ea		\$330

Table 1. Cost Estimate for Supplemental Site Investigation Services, Hoffman's Valet Cleaners, 7215 West Center Street, Wauwatosa, Wisconsin.

Drums	3 @ \$35/ea	\$105
Decontamination	Lump sum	\$175
	Subtotal	\$2,385
<u>Soil Disposal</u>		
Waste Profiling	Lump sum	\$100
Transportation	Lump sum	\$250
Disposal	3 drums @ \$88/ea	\$264
	Subtotal	\$614
<u>Analytical Testing Services</u>		
VOCs (Soil)	6 samples @ \$75/ea	\$450
VOCs (Groundwater)	3 samples @ \$75/ea	\$225
	Subtotal	\$675
	<i>Subtotal, Subcontractor Services</i>	\$3,674
	TOTAL	\$13,706

Services provided by Principal Hydrogeologist (James F. Drought) and/or Principal Engineer (Michael S. Maierle) will be performed at no cost.

