



**March 1, 2018**

Mr. Lee Delcore  
Wisconsin Department of Natural Resources  
1155 Pilgrim Road  
Plymouth, WI 53073

**Re: Cost Cap Exceedance Request – Site Investigation Activities at:  
Suggar Property  
3301 – 60<sup>th</sup> Street  
Kenosha, WI 53144  
PECFA# 53144-4143-05  
BRRTS# 03-30-004964**

Dear Mr. Delcore:

Midwest Environmental Consulting (MEC) is hereby requesting an exceedance of the \$20,000.00 Petroleum Environmental Cleanup Fund (PECFA) site investigation cost cap. To date, MEC has completed the Site Investigation Work Plan as well as direct-push soil and groundwater sampling activities. As the next phase of the site investigation, MEC proposes to install a groundwater monitoring well network at the site and conduct sub-slab vapor sampling. However, with costs incurred to date, the well installation costs and the subsequent sampling, surveying and reporting costs, the total site investigations costs are projected to exceed the \$20,000 PECFA site investigation cost cap.

**Proposed Scope of Services:** MEC proposes to install and develop five flush-mount groundwater monitoring wells to a maximum depth of 18 feet below land surface (bls) with 10-foot screen sections. The four wells installed onsite will be located in close proximity to previously advanced direct-push soil borings and therefore will be blind-drilled. Soil sampling will be conducted during the boring to install the monitoring well to be located on the east side of the 33<sup>rd</sup> Avenue right-of-way, across from the site. Up to two soil samples from this boring will be collected and submitted for analysis of petroleum volatile organic compounds (PVOCs) and naphthalene. The proposed well locations are illustrated on Figure 1, attached.

The five monitoring wells, along with monitoring well MW-8 associated with the adjacent Mueller's Auto site will be sampled for PVOCs and naphthalene. The elevations of these six wells will be surveyed relative to a USGS datum.

MEC will collect one sub-slab vapor sample with a Summa canister for analysis of volatile organic compounds using the TO-15 analytical method. The sampling point will be installed through the slab-on-



grade concrete floor, adjacent to the former used oil underground storage tank location, where tank system site assessment sampling results revealed a soil benzene concentration exceeding 700 ug/kg adjacent to the building foundation. The vapor sampling location will also be proximal to soil boring DP-6 where tetrachloroethene was present in soil exceeding the groundwater protection residual contaminant level. The vapor sampling location is illustrated on Figure 1.

The vapor sampling costs reflect a consultant incremental mob/demob as the vapor sampling will be conducted concurrent with the groundwater sampling activities. Two hours of staff professional time are included for contractor direction and sample collection. Quotes for both the vapor sampling point installation/removal and laboratory analysis are attached. MEC deems these costs to be reasonable and is requesting that the requirement to obtain three bids for these services be waived. The vapor sampling costs are outlined below.

<b>Sub-Slab Soil Vapor Sampling &amp; Analysis Costs</b>	
Consultant incremental mob/demob	\$287.18
Staff Professional – 2 hours at \$91.39	\$182.78
Commodity vapor probe installation/removal	\$245.00
Commodity TO-15 vapor VOC analysis	\$200.00
<b>Estimated Total Vapor Sampling Costs</b>	<b>\$914.96</b>

The soil boring solids as well as the well development and purge water will properly containerized and disposed.

MEC will complete the Soil and Groundwater Investigation Report, documenting the investigation activities and results. In addition, a Remedial Action Options Report will be prepared, evaluating remedial options for the site and presenting estimated costs through closure, based on the Usual & Customary Cost Schedule.

**Cost Estimate:** With the exception of the variance costs for the remedial Action Options report and sub-slab vapor sampling, MEC will perform all activities in accordance with the Usual & Customary Costs Schedule in place at the time of performance. The costs for the proposed activities outlined above are estimated at \$17,848.14. The estimated costs are provided on the attached Usual & Customary Cost spreadsheet. The estimated total site investigation costs are outlined below.

Costs to date invoiced & reimbursed	\$11,895.69
Un-invoiced costs incurred to date (Investigative waste disposal & regulatory correspondence)	\$937.44
Estimated costs to complete site investigation	\$17,848.14
<b>Estimated Total Investigation Costs</b>	<b>\$30,681.27</b>



If you have any questions or need additional information please contact me at (262) 237-4351.

Sincerely,

A handwritten signature in blue ink that reads 'Sean Cranley'. The signature is written over a horizontal line.

Sean Cranley, P.G.  
Principal Hydrogeologist

Cc: Jose Ochoa – Responsible Party



60<sup>th</sup> STREET

DP-11

FORMER FUEL DISPENSER ISLAND

B-2

GP-12

MW-8

DP-9

ES

DP-10

DP-8

RCL

B-1

DP-1

BUILDING AT 3305 - 60<sup>th</sup> STREET

OFFICE

DP-7

SHOP AREA

DP-5

SS-1

DP-4

33<sup>rd</sup> AVENUE

RCL

DP-6

DP-2

ES

DP-3

USED OIL TANK EXCAVATION

### LEGEND

- = SOIL AND GROUNDWATER SAMPLING LOCATIONS 2016 & 17
- ◆ = TANK CLOSURE SAMPLE 2010
- = PHASE II ESA SOIL BORING LOCATION 2010
- = MUELLERS SOIL BORING LOCATION 2006
- = PHASE II ESA SOIL BORING LOCATION 1995
- ◻ = MUELLERS MONITORING WELL
- ◻ = PROPOSED MONITORING WELL
- = PROPOSED SUB-SLAB VAPOR PROBE
- ~ = EXTENT OF ENFORCEMENT STANDARD EXCEEDANCE
- ~ = EXTENT OF RESIDUAL CONTAMINANT LEVELS EXCEEDANCE

GARAGE

CARPORT

ALLEY

SCALE AND LOCATIONS ARE APPROXIMATE



Approved By: Sean Cranley	Figure: <b>1</b>
Date Approved: 3/1/18	
Date Drawn: 3/1/18	1 of 1
Drawn By: Sean Cranley	

**FIGURE 1**  
**PROPOSED SAMPLING LOCATIONS**  
**3301 - 60<sup>th</sup> STREET**  
**KENOSHA, WI**



**From:** Matthew Baake <mtbaake@gmail.com>  
**Sent:** Monday, February 26, 2018 3:26 PM  
**To:** Sean Cranley  
**Subject:** Re: 3301 - 60th Street Kenosha

Sean:

Thanks for the inquiry. Based on the scope you provided it would be \$245. That's for the brass sub-slab pin installation, travel, and removal/patching. It could be installed either flush or stick-up.

I have brass on-hand, but if you would want stainless steel then I'd have to order one. If desired, I also have simple plastic flush covers, but if you would want a stainless steel secure cover I'd have to order that too.

If you'd finish sampling the same day I could also remove it and patch the hole for you. If you plan to leave it in place for some amount of time then I could remove and patch it another time, possibly when you would have me in the area for another project.

Here's a [video from the manufacturer](#) in case you are unfamiliar with Vapor Pins.

Let me know if you have any questions or need more info.

Thanks!

Matt Baake

On Mon, Feb 26, 2018 at 11:04 AM, Sean Cranley <[mwenvirocon@gmail.com](mailto:mwenvirocon@gmail.com)> wrote:

Hi Matt,

Please provide a quote to install a temporary sub-slab vapor probe through the concrete floor slab at the above-referenced site. The concrete is approximately 8 inches thick and is underlain by a gravel and sand base course. Power is available onsite. Let me know if you need any additional information.

Thanks,

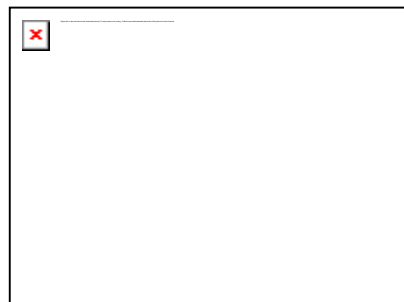
Sean Cranley, P.G.

[Midwest Environmental Consulting](#)

N6395 E. Paradise Rd.

Burlington, WI 53105

[\(262\) 237-4351](tel:(262)237-4351)





**Pace Analytical Services, LLC**  
 1700 Elm St. SE  
 Minneapolis, MN 55414  
 Phone: 612-607-1700  
 Fax: 612-607-6444

**Contact Information**

Contact Name	Sean Cranley	Quote Number	00045745
Account Name	Midwest Environmental Consulting	Prepared By	Michael Dew
Phone	(262) 237-4351	Email	michael.dew@pacelabs.com
Email	mwenvirocon@gmail.com		

**Project Information**

Quote Name	PECFA Vapor Sample	Created Date	3/1/2018
Project Location	Wisconsin	Report Level	2
Turn Around Time	10 Business Days	Certification Requirements	Wisconsin

**Address Information**

Bill To Name	Midwest Environmental Consulting	Ship To Name	Midwest Environmental Consulting
Bill To	N6395 E Paradise Road Burlington, WI 53105		

**Quote Details**

Quantity	Method	Product	Sales Price	Sub-Total	Total-Price
1.00	Air Media	EZ-Can Rental Only (Batch certified Summa Canister and Flow Controller)	\$50.00	\$50.00	\$50.00
1.00	TO-15	Volatile Organic Compounds (standard list) in EZ can	\$150.00	\$150.00	\$150.00
<b>Grand-Total</b>					<b>\$200.00</b>

**Additional Pricing Considerations:**

***If you have specific questions about any conditions noted below, please contact your Pace Analytical Representative.***

- Proposal expires 60 days from created date above, unless accepted, signed and returned.
- Quoted prices include standard Pace Analytical QA/QC, reporting limits, compound lists and standard report format unless noted otherwise.
- If project specific MS/MSD samples are submitted, they may be billable.
- TAT (Turn Around Time) is in working days unless otherwise specified above.
- To ensure requested TAT is available, please coordinate with your Pace Analytical representative at time of sample submittal.
- Any deviation from the above quoted scope of work, including sample arrival date and volume, may result in adjustment of prices.
- Please include Quote Number on Chain-of-custody to ensure proper billing.
- Pricing includes standard delivery of bottle/sample kits and coolers.
- Charges will apply for non-standard shipping and for projects where shipping exceeds 10% of the total analytical costs of the shipment.

\_\_\_\_\_  
 Client Signature

\_\_\_\_\_  
 Date

**Terms and Conditions**

**Pace Analytical Services, Inc.: Terms and Conditions**

1. **Controlling Provisions** - These Standard Terms and Conditions ("Terms") govern the agreed-upon services (the "Project") that Pace Analytical \_\_\_\_\_ ("Pace") will perform on behalf of \_\_\_\_\_ ("Client") (collectively, the Parties) and superseded any other written provisions (including purchase/work orders) related to the Project, as well as prior discussions, courses of dealing, or performance.

# Usual and Customary Standardized Invoice #23

## January 2018- July 2018



RR-092a

PECFA #: 53144-4143-05  
 BRRTS #: 03-30-004964  
 Site Name: Suggar Property  
 Site Address: 3301 - 60th St. Kenosha

Vendor Name: Midwest Environmental Consulting  
 Invoice #: Cost Estimate  
 Invoice Date: 2018 03 01  
 Check #: NA

U&C Total \$ 16,220.36  
 Variance to U&C Total \$ 1,627.78  
 Grand Total \$ 17,848.14

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
1	GW Sampling		GS05	Sample Collection	Well	\$ 72.45	6	\$ 434.70
1	GW Sampling		GS25	Primary Mob/Demob	Site	\$ 628.11	1	\$ 628.11
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	\$ 137.13	1	\$ 137.13
4	Waste Disposal	Commodity	WD10	GW Sample and/or Purge	Drum	\$ 42.11	6	\$ 252.66
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	\$ 108.15	6	\$ 648.90
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 287.70	1	\$ 287.70
10	Initial Site Survey	Consultant	IS05	Coordination of Initial Site Survey (features + well elevations)	Survey	\$ 117.18	1	\$ 117.18
10	Initial Site Survey	Commodity	IS15	Initial Survey	Survey	\$ 1,171.70	1	\$ 1,171.70
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.40	18	\$ 97.20
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	\$ 593.04	1	\$ 593.04
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR25	Consultant Oversight	Ft	\$ 1.58	72	\$ 113.76
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs	Ft	\$ 16.70	18	\$ 300.60
13.e	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Commodity	DR60	Drilling in Unconsolidated Soils	Ft	\$ 11.97	72	\$ 861.84
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 3.89	90	\$ 350.10
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing	Ft	\$ 16.70	90	\$ 1,503.00
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 147.63	5	\$ 738.15
15	Misc. Drilling Activities & Supplies		MDT05	Drill Rig Mob/Demob	Mob/Demob	\$ 963.38	1	\$ 963.38

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
15	Misc. Drilling Activities & Supplies		MDT10	Well Cover/flushmount	Each	\$ 202.65	5 \$	1,013.25
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel	Each	\$ 55.13	12 \$	661.56
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 72.87	3 \$	218.61
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 7.98	5 \$	39.90
20	Soil Boring/Monitoring Well Permits		SBMWP05	Soil Boring/Monitoring Well Permit	Permit	\$ 246.12	1 \$	246.12
20	Soil Boring/Monitoring Well Permits		SBMWP10	Permit Fee (copy of permit & fee receipt required)	Permit Fee	\$ 50.00	1 \$	50.00
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 4,965.35	\$	3,868.67
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule		\$	254.14
34	Consultant Incremental Mob/Demob		IMD05	Incremental Mob/Demob	Site	\$ 287.18	1 \$	287.18
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 381.78	1 \$	381.78
Variance	Sub-Slab Vapor Sampling					\$ 627.78	1 \$	627.78
Variance	Remedial Action Options Report					\$ 1,000.00	1	\$1,000



# Usual and Customary Standardized Invoice #23

## January 2018- July 2018



RR-092A

**TOTAL LAB CHARGES ##### TASK 33 8 ##### TASK 24 0 \$ -**

MATRIX	REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
WATER	W4	PVOC + Naphthalene	SAMPLE	\$ 30.35	6	\$ 182.10			
SOILS	S6	PVOC + Naphthalene	SAMPLE	\$ 36.02	2	\$ 72.04	\$ 36.02		\$ -
<b>TASK 33 TOTAL</b>						<b>\$ 254.14</b>			