



February 21, 2020

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

RE: Site Investigation Cost Cap Exceedance
Heimes Garage - Former
3418 – 66th Street
Kenosha, WI
BRRTS#: 03-30-409382
PECFA#: 53142-3443-18
FID#: 230058620

Dear Mr. Delcore:

Midwest Environmental Consulting (MEC) is hereby requesting an exceedance of the Petroleum Environmental Cleanup Fund (PECFA) site investigation cost cap of \$20,000 for the above-referenced site. The additional costs requested are \$15,811.30 related to the installation and sampling of three additional groundwater monitoring wells, a second round of groundwater sampling at the five existing monitoring wells, as well as preparation of the site investigation report (SIR) and Remedial Action Options Report (RAOR).

On September 16, 2019, MEC advanced eight direct-push soil borings (DP-1 to DP-8) on the site and the property adjacent to the east. Soil and groundwater grab samples were collected at each of the boring locations. The soil samples were analyzed for petroleum volatile organic compounds (PVOCs) and polynuclear aromatic hydrocarbons (PAHs) with the groundwater samples being analyzed for volatile organic compounds (VOCs).

Petroleum soil contamination exceeding groundwater protection residual contaminant levels (RCLs) was defined as a result of the direct-push soil sampling and analysis and is confined to the vicinity of the source areas at the site. No direct contact RCL exceedances were identified. The direct-push soil borings and distribution of soil contamination exceeding RCLs are depicted on Figure 1, attached.

Petroleum groundwater contamination exceeding enforcement standards at four groundwater grab sampling locations consisted of benzene and methyl-tertiary-butyl-ether (MTBE) adjacent to and downgradient from the source areas. These results were used to select locations for permanent groundwater monitoring wells.

On January 21, 2020, five NR141 compliant groundwater monitoring wells (MW-1 to MW-5) were installed on the site and the property adjacent to the east. The groundwater samples collected on January 29, 2020, were analyzed for VOCs. Soil contamination has been defined



and therefore no soil samples were collected from these soil borings. Groundwater flow was determined to be toward the southeast, which is fairly consistent with historical data from the Industrial Pumping site adjacent to the west of the site, where flow was toward the east-southeast. The groundwater sampling locations and distribution of groundwater quality standard (GQS) exceedances is illustrated on Figure 2. The groundwater flow direction is depicted on Figures 3 and 4.

It should be noted that chlorinated VOCs (CVOCs) were documented to be present historically on the former Industrial Pumping site, adjacent to the west at 3502 66th Street. As a consequence, the former Industrial Pumping site is deemed to be the source of CVOC contamination in, and adjacent to, the 66th Street right-of-way, that has been identified by site investigation activities for the Yutka Storage site on the south side of 66th Street at 6606 34th Avenue. For a more detailed discussion of the former Industrial Pumping site, please refer to the Heimes Garage Site Investigation Work Plan (MEC – August 2019).

Groundwater contamination has been defined with the exception of methyl-tert-butyl-ether (MTBE), which exceeds enforcement standards (ESs) at three of the monitoring wells to the south and east of the source areas. The source of the MTBE appears to be the underground storage tank basin on the east side of the site where a groundwater sample from the 2002 Phase II Environmental Site Assessment exhibited an MTBE concentration of 325 ug/l exceeding the ES. As a consequence, three additional monitoring wells are proposed in an effort to define the MTBE plume. The monitoring wells will be developed, surveyed and sampled for VOCs. In addition, a second round of groundwater samples will be collected from MW-1 through MW-5 and analyzed for PVOCs.

The need to collect soil samples is deemed unlikely. However, costs for up to one soil sample per boring to be analyzed for PVOCs and naphthalene are included in the event that field observations indicate the presence of potential soil contamination. A private utility locate is also included to ensure buried utilities are not present, particularly on the Kenosha Steel Castings site adjacent to the east.

A total of \$21,536.45 has been expended on the site investigation and related activities thus far. An additional \$15,811.30 is requested for a total of \$37,347.75. The additional costs are detailed on the attached usual and customary costs spreadsheet.

Please let me know if you have any questions.

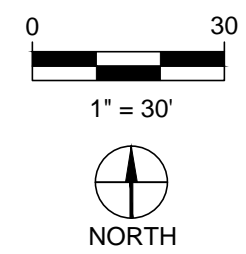
Sincerely,
MIDWEST ENVIRONMENTAL CONSULTING

A handwritten signature in blue ink that reads 'Sean Cranley'. The signature is written in a cursive style and is positioned above a horizontal line.

Sean Cranley, P.G.
Principal Hydrogeologist
(262) 237-4351

FIGURE 1 SOIL VOC/PVOC-NAPHTHALENE RESIDUAL CONTAMINANT LEVEL EXCEEDANCE DISTRIBUTION HEIMES GARAGE 66TH STREET KENOSHA, WI

- Proposed Monitoring Well Location - Heimes
- Groundwater Monitoring Well Location - MEC Jan. 2020 - Heimes
- Soil Boring & Groundwater Grab Sampling Location - MEC Sept. 2019 - Heimes
- Soil Boring & Groundwater Sampling Location - MEC 2016 - Yutka
- Soil Boring & Groundwater Sampling Location - MEC 2017 & 2018 - Yutka
- NS Not Sampled
- ND No Detects
- NE No Exceedances



Inferred Extent of Soil Contamination Exceeding Groundwater Protection Residual Contamination Levels

DP-2 (2'-3') UNSAT-PVOC Soil Results (mg/kg) 2019

Contaminant	NTE DC RCL	GWP RCL	Results
Naphthalene	24.1	0.6582	1.3

DP-2 (3'-4') UNSAT-PVOC Soil Results (mg/kg) 2019

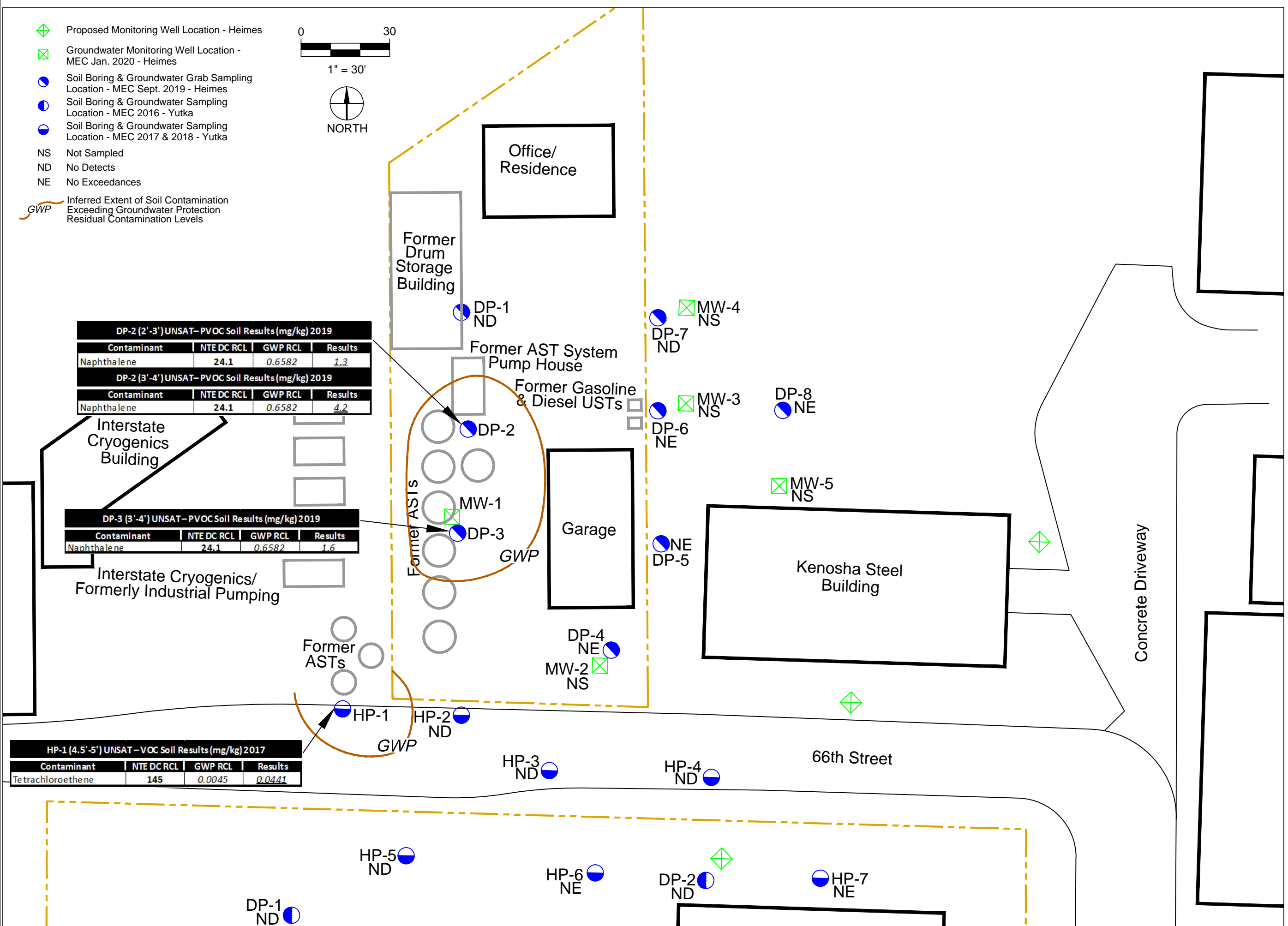
Contaminant	NTE DC RCL	GWP RCL	Results
Naphthalene	24.1	0.6582	4.2

DP-3 (3'-4') UNSAT-PVOC Soil Results (mg/kg) 2019

Contaminant	NTE DC RCL	GWP RCL	Results
Naphthalene	24.1	0.6582	1.6

HP-1 (4.5'-5') UNSAT-VOC Soil Results (mg/kg) 2017

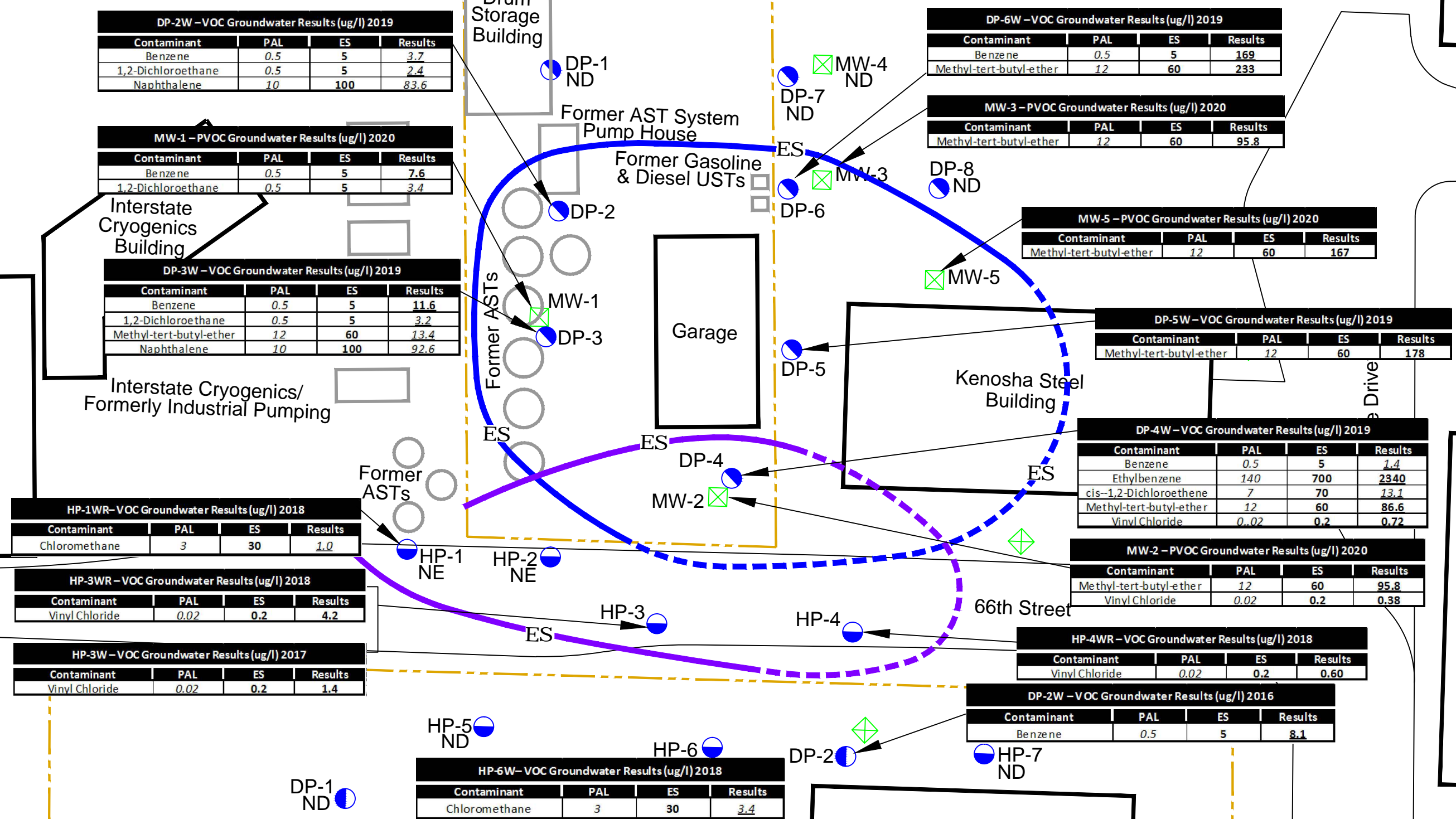
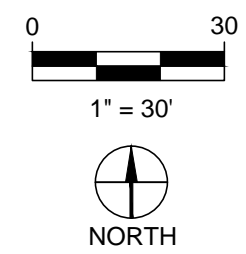
Contaminant	NTE DC RCL	GWP RCL	Results
Tetrachloroethene	145	0.0045	0.0441










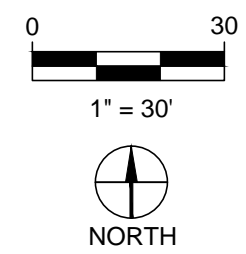
Approved By: S. CRANLEY	Figure 1
Date Approved: 2/21/2020	1 of 4
Date Drawn: 2/21/2020	
Drawn by: R. SCHWARTZ	

FIGURE 2 GROUNDWATER VOC ENFORCEMENT STANDARD EXCEEDANCE DISTRIBUTION HEIMES GARAGE 66TH STREET KENOSHA, WI

- Proposed Monitoring Well Location - Heimes
- Groundwater Monitoring Well Location - MEC Jan. 2020 - Heimes
- Soil Boring & Groundwater Grab Sampling Location - MEC Sept. 2019 - Heimes
- Soil Boring & Groundwater Sampling Location - MEC 2016 - Yutka
- Soil Boring & Groundwater Sampling Location - MEC 2017 & 2018 - Yutka
- ND No Detects
- NE No Exceedances
- ES Inferred Extent of Petroleum VOC Groundwater Contamination Exceeding Enforcement Standards
- ES Inferred Extent of Chlorinated VOC Groundwater Contamination Exceeding Enforcement Standards



-  Proposed Monitoring Well Location - Heimes
-  Groundwater Monitoring Well Location - MEC Jan. 2020 - Heimes
-  Soil Boring & Groundwater Grab Sampling Location - MEC Sept. 2019 - Heimes
-  Soil Boring & Groundwater Sampling Location - MEC 2016 - Yutka
-  Soil Boring & Groundwater Sampling Location - MEC 2017 & 2018 - Yutka
- (XX.XX) Groundwater Elevation
-  Inferred Groundwater Iso-Elevation Contour (ft)
-  Groundwater Flow Direction



NOTE:
Wells surveyed relative to hydrant on east side of 34th Ave. with an arbitrary elevation of 100 feet.

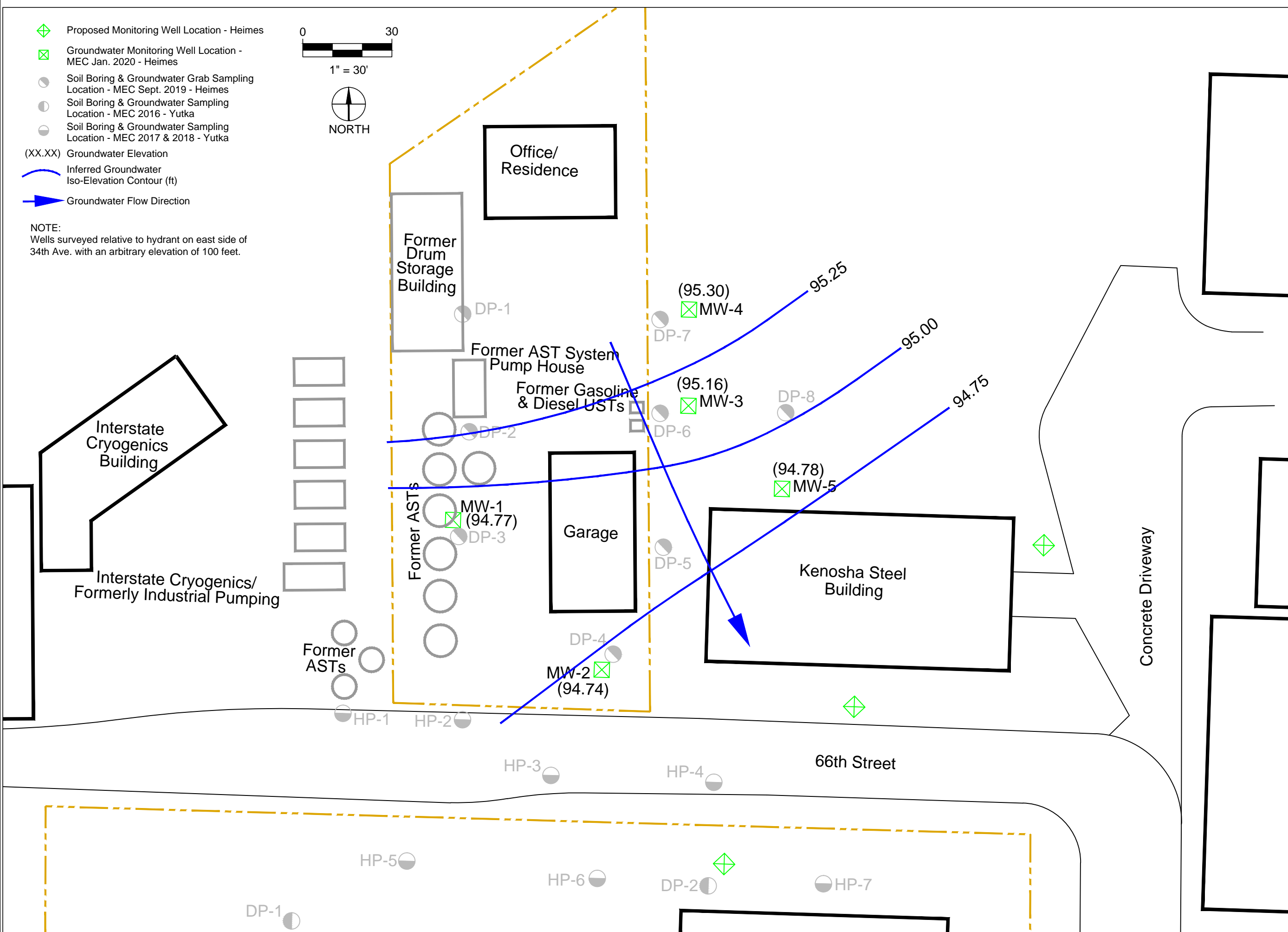







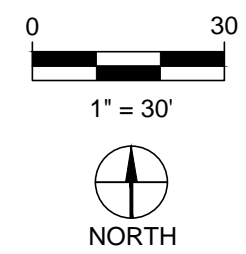


FIGURE 3
GROUNDWATER FLOW
1/29/20
HEIMES GARAGE
66TH STREET
KENOSHA, WI

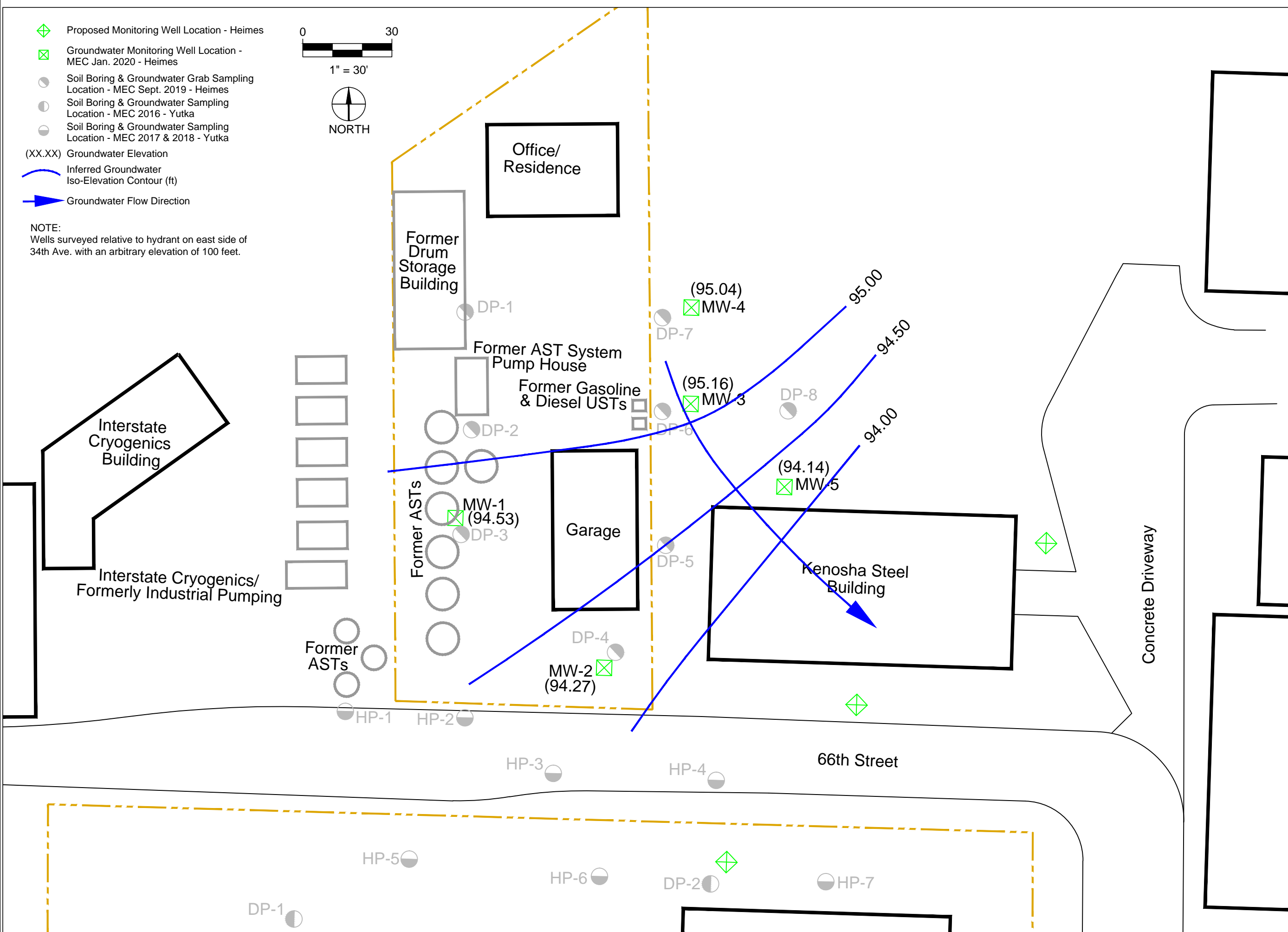
Approved By: S. CRANLEY	Figure 3
Date Approved: 2/21/2020	3 of 4
Date Drawn: 2/21/2020	
Drawn by: R. SCHWARTZ	

FIGURE 4
GROUNDWATER FLOW
2/17/2020
HEIMES GARAGE
66TH STREET
KENOSHA, WI

-  Proposed Monitoring Well Location - Heimes
-  Groundwater Monitoring Well Location - MEC Jan. 2020 - Heimes
-  Soil Boring & Groundwater Grab Sampling Location - MEC Sept. 2019 - Heimes
-  Soil Boring & Groundwater Sampling Location - MEC 2016 - Yutka
-  Soil Boring & Groundwater Sampling Location - MEC 2017 & 2018 - Yutka
- (XX.XX) Groundwater Elevation
-  Inferred Groundwater Iso-Elevation Contour (ft)
-  Groundwater Flow Direction



NOTE:
Wells surveyed relative to hydrant on east side of 34th Ave. with an arbitrary elevation of 100 feet.



Approved By: S. CRANLEY	Figure 4
Date Approved: 2/21/2020	4 of 4
Date Drawn: 2/21/2020	
Drawn by: R. SCHWARTZ	

Usual and Customary Standardized Invoice #27

January 2020 - June 2020



RR-113a-E

PECFA #: 53142-3443-18
 BRRTS #: 03-30-409382
 Site Name: Heimes Garage - Former
 Site Address: 3418 - 66th Street

Vendor Name: Midwest Environmental Consulting
 Invoice #: 2020 02 08
 Invoice Date: 2/8/2020
 Check #: NA

U&C Total \$ 14,515.30
 Variance to U&C Total \$ 1,296.00
 Grand Total \$ 15,811.30

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
1	GW Sampling		GS05	Sample Collection	Well	\$ 74.62	8	\$ 596.96
1	GW Sampling		GS25	Primary Mob/Demob	Site	\$ 690.92	1	\$ 690.92
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	\$ 141.24	1	\$ 141.24
4	Waste Disposal	Commodity	WD10	GW Sample and/or Purge	Drum	\$ 43.37	6	\$ 260.22
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	\$ 111.39	3	\$ 334.17
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 316.47	1	\$ 316.47
10	Initial Site Survey	Consultant	IS10	Subsequent Surveys	Well	\$ 113.45	3	\$ 340.35
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.56	45	\$ 250.20
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	\$ 652.34	1	\$ 652.34
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs	Ft	\$ 17.20	45	\$ 774.00
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 4.01	45	\$ 180.45
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 152.06	3	\$ 456.18
15	Misc. Drilling Activities & Supplies		MDT05	Drill Rig Mob/Demob	Mob/Demob	\$ 1,059.72	1	\$ 1,059.72
15	Misc. Drilling Activities & Supplies		MDT10	Well Cover/flushmount	Each	\$ 208.73	1	\$ 208.73
15	Misc. Drilling Activities & Supplies		MDT15	Stickup Well Cover	Each	\$ 168.83	2	\$ 337.66
15	Misc. Drilling Activities & Supplies		MDT20	Bumper Guard Posts	Each	\$ 71.38	2	\$ 142.76
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel	Each	\$ 56.78	10	\$ 567.80
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 75.06	1	\$ 75.06
15	Misc. Drilling Activities & Supplies		MDT41	Private Utility Locate	ACTUAL COST	\$ 280.00	1	\$ 280.00
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 8.22	3	\$ 24.66
21	Access Agreements		AA05	Access Agreements	Property	\$ 414.00	2	\$ 828.00
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 5,114.31	1	\$ 5,114.31
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule			\$ 489.87
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 393.23	1	\$ 393.23
Variance	Remedial Action Options Report	Consultant				\$ 12.96	10	\$ 1,296.00

Usual and Customary Standardized Invoice #27

January 2020- June 2020



RR-0113a-E

TOTAL LAB CHARGES	#####	TASK 33	11	#####	TASK 24	0	\$	-
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MATRIX	REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
AIR	A4	VOC's	SAMPLE	\$ 74.09	3	\$ 222.27			
WATER	W4	PVOC + Naphthalene	SAMPLE	\$ 31.26	5	\$ 156.30			
SOILS	S6	PVOC + Naphthalene	SAMPLE	\$ 37.10	3	\$ 111.30	\$ 37.10		\$ -
TASK 33 TOTAL						\$ 489.87			