

# SEYMOUR ENVIRONMENTAL SERVICES, INC.

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P.O. Box 398, 2531 Dyreson Road, McFarland, Wisconsin 53558  
Telephone: 608-838-9120 Fax: 608-838-9121

May 31, 2006

Ms. Bonnie Null  
6912 North Avenue  
Middleton, Wisconsin

**Re: Proposal-Dry Cleaner Site Investigation  
University Avenue  
Madison, Wisconsin**

Dear Ms. Null:

Seymour Environmental Services, Inc. is pleased to present this proposal to conduct a site investigation at the above referenced property.

## SCOPE OF WORK

Under this proposal, Seymour Environmental Services, Inc. will conduct the following activities:

- Contract installation of six geoprobe points at the site.
- Clear the utilities with Diggers Hotline.
- Submit of groundwater samples for analysis of VOCs.
- Prepare a report. The report will include a discussion of our investigation and findings, a map showing our sampling locations and our conclusions and recommendations.
- Assist with DERF application and reimbursement submittals.

## COST ESTIMATE

Seymour Environmental Services, Inc. will furnish or arrange for necessary technical staff, labor, and materials to conduct the proposed project to closure. The estimated cost to complete the proposed work is \$3,435. This includes the geoprobe installation, analytical sampling, and report preparation. All commodity costs will be triple bid as required by DERF regulations for reimbursement. Seymour will not conduct work outside of the scope of this proposal without your prior approval. If any portion of the proposed work is deemed unnecessary it will be eliminated and the costs adjusted accordingly. We will submit a workplan to the Wisconsin Department of Natural Resources upon your approval of this proposal.

Thank you again for considering Seymour Environmental Services, Inc. Please call me at 608-838-9120 if you have any questions or would like additional information.

Sincerely,  
Seymour Environmental Services, Inc.



Robyn Seymour, P.G.  
Hydrogeologist

**Estimated Investigation Costs-Null Property, University Avenue, Madison, WI**

**TABLE 1 - PROFESSIONAL FEES**

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$80	\$75	\$50	\$50	\$35	
Coordination/Field Work			6				\$450
Correspondence and Report		8			2	2	\$810

Total      \$1,260

**TABLE 2 - DIRECT COSTS**

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	200		\$100.00
Geoprobe (est.)			\$1,000.00	\$1,000.00
OVM	\$75.00	1		\$75.00
Lab Analysis				
Soil				
VOC	\$75.00	6		\$450.00
Ground Water				
VOC	\$75.00	6		\$450.00
Field Consumables		1	\$100.00	\$100.00

Total      \$2,175

**Total Direct and Indirect Costs    \$3,435**

# Proposal for Subsurface Investigation at Miller's Liquor

## Objective

- To identify the on-site location of the suspected PCE release at the Miller's Liquor site.

## Scope of Services

- Prepare a site health and safety plan for the subsurface investigation at Miller's Liquor.
- Retain a drilling subcontractor to install soil borings.
- Install five to seven soil borings on-site to delineate the extent of contaminated soil above and near the water table.
- Containerize and dispose of drill cuttings.
- Field screen the soil samples from the borings with a PID to provide a qualitative estimate of the extent of VOCs in soil.
- Laboratory analyze one soil sample from each soil boring for VOCs, including chlorinated hydrocarbons (up to seven samples) using EPA Method 8260.
- Laboratory analyze three to four groundwater samples from the borings for VOCs, including chlorinated hydrocarbons using EPA Method 8260.
- Survey the elevations and horizontal locations of the piezometers with a hand level, and record horizontal positions with a high-resolution (sub-meter accuracy) differential geographic positioning system (DGPS).
- Prepare a site plan of the Miller's Liquor site and geologic cross section that depicts the source area, integrated with results from previous investigations at the former Highland Transitional Care Facility across University Avenue from Miller's Liquor.
- Prepare a letter report that documents the results of the investigation.

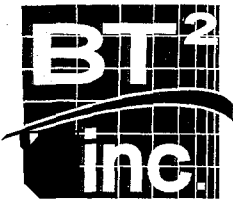
## Estimated Cost

- RMT labor and expenses \$8,500

## Basis of Estimated Cost

- Fieldwork for installation of the soil borings and monitoring wells and groundwater sampling will require a total of 1 day for an RMT geologist. The amount of drilling and number of samples will be dictated by the amount of work RMT can complete in 1 day.

- Disposal of investigation-derived waste will be held until the second (future) phase of the investigation is completed. If disposal of soil is required before the next phase is implemented, costs will increase. No additional soil samples will need to be analyzed for waste disposal characterization. If analysis of additional samples is required, costs will increase.
- Miller's Liquor will provide access to the site for drilling, and a site plan for a base map. No monitoring wells will be installed.
- The borings are estimated to extend to a depth of 25 feet.
- Fieldwork is assumed to be performed in fair weather.



July 31, 2006

Ms. Bonnie Miller  
6912 North Avenue  
Middleton, Wisconsin 53562

**SUBJECT: Proposal for Environmental Services  
Miller's Liquor Property  
2401 University Avenue  
Madison, Wisconsin  
BT<sup>2</sup> Proposal # P3448**

Dear Ms. Miller:

Thank you for allowing BT<sup>2</sup>, Inc., the opportunity to provide a proposal for environmental services at the Miller's Market property, located at 2401 University Avenue in Madison, Wisconsin. There are several reasons why BT<sup>2</sup> is uniquely qualified to assist you with this project:

- BT<sup>2</sup> has performed a number of site investigations and remediations and Phase 1 Environmental Site Assessments (ESAs) within several blocks of Miller's Liquor.
- BT<sup>2</sup> is also currently working on multiple Dry Cleaner Environmental Reimbursement Fund (DERF) sites in Madison and Southern Wisconsin and is very familiar with the DERF program requirements.

We have prepared a scope and estimated costs for:

- Submittal of this proposal to the Wisconsin Department of Natural Resources (WDNR) for their approval prior to performing the investigation.
- Installing seven Geoprobe borings at the Miller's Liquor property
- Sampling and analyzing up to seven soil samples and seven groundwater samples
- Preparing a site investigation letter report
- Discussions and correspondence with client, client's attorney, and WDNR

The remainder of this letter provides information on our project understanding, project scope, information about the potential cost reimbursement from Wisconsin Department of Natural Resources (WDNR) funds, and a brief summary of estimated project costs and schedule.

### **Project Understanding**

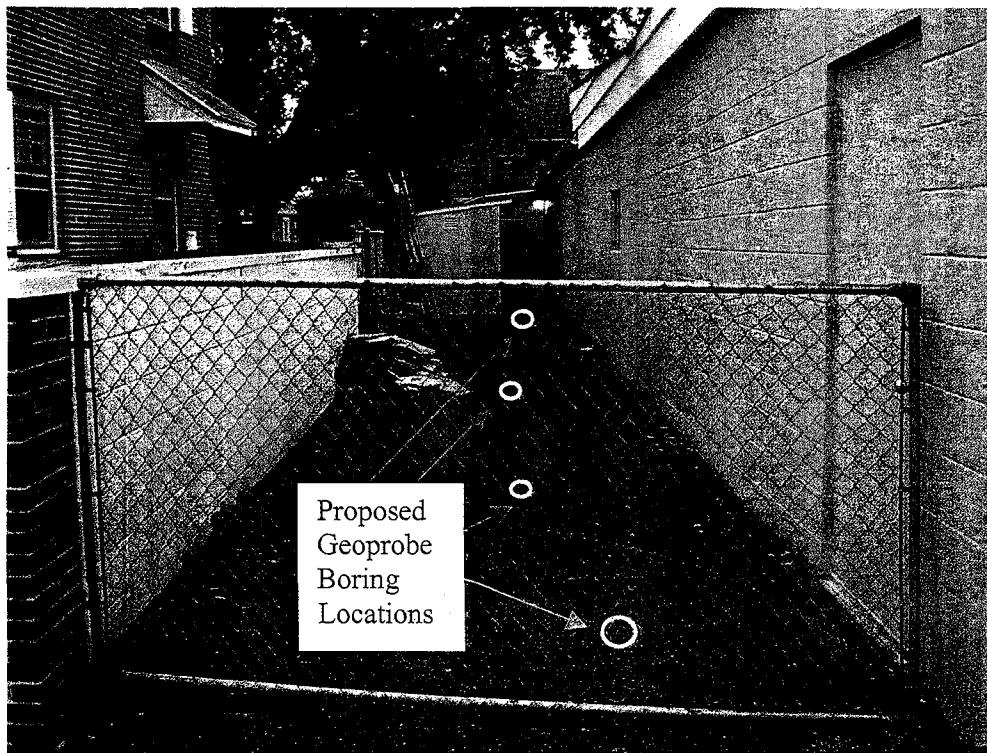
The Miller's Liquor property is currently an operating liquor store. It was formerly occupied by one or more dry cleaning operations. Samples from a soil boring and subsequent monitoring well installation located at the corner of University Avenue and Chestnut Street produced detections of tetrachloroethylene (PCE). The monitoring well was installed as part of a underground storage tank (UST) investigation associated with an adjacent property. Based on the location of the PCE detections and the former property usage, the Wisconsin Department of Natural Resources (WDNR) has requested that the owner of

Miller's Market perform a soil and groundwater investigation on their property to identify any potential on-site sources of PCE.

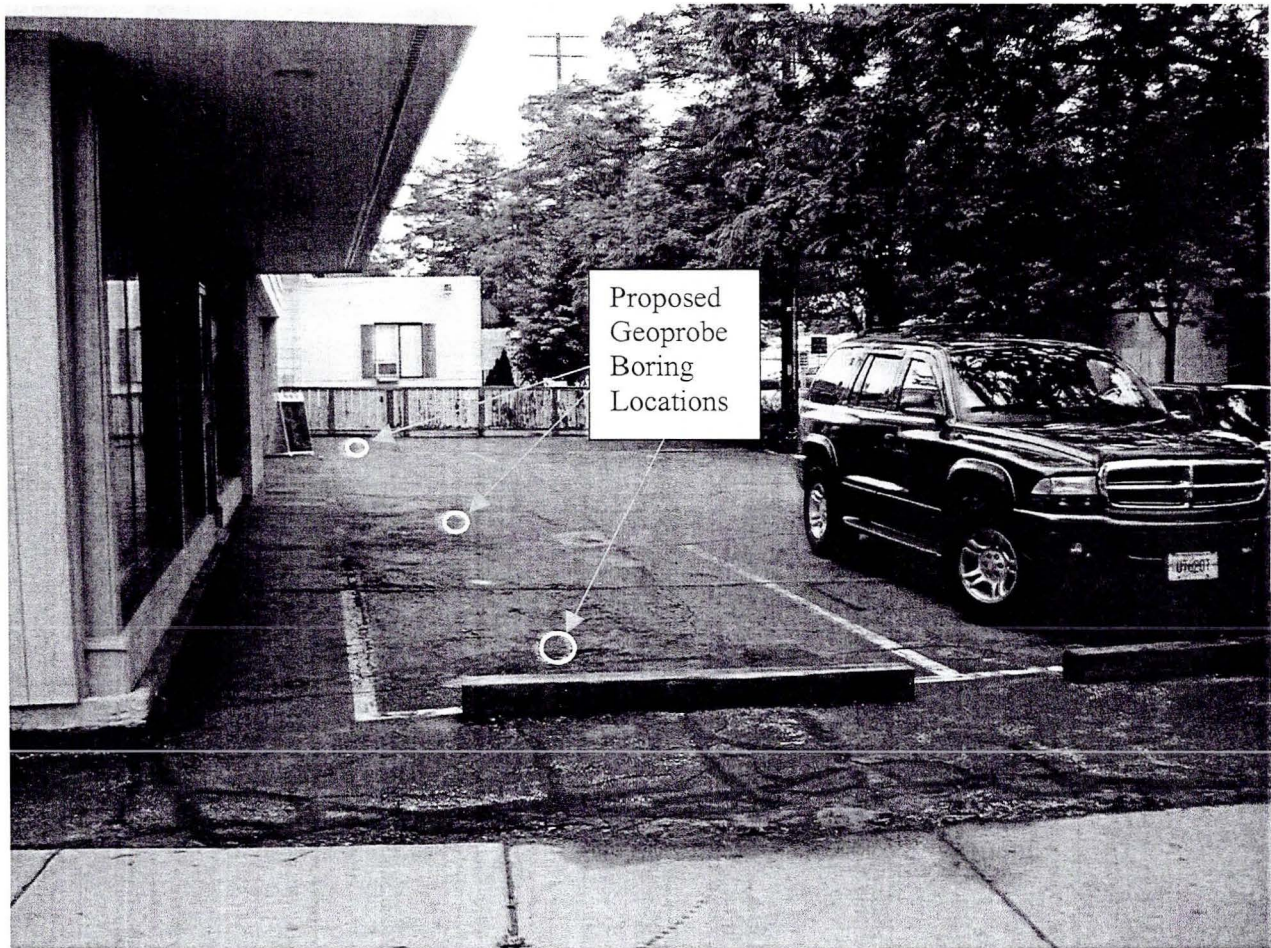
### Project Scope

This scope of work addresses the PCE identified during a previous off-site investigation described in the Project Understanding Section of this proposal. We propose to perform seven Geoprobe™ (geoprobe) borings on the Miller's Liquor property. Soil and groundwater samples will be obtained from the borings and analyzed in an analytical laboratory. The results of the investigation will be summarized in a report that includes methodology, results, conclusions and recommendations.

We propose to perform four of the borings in the back of the property and three in the front. The proposed boring locations are shown on the two photos below:







The proposed number and location of the borings is based on available access, the location of likely storage locations associated with the former dry cleaning operation, and utility restrictions. Additional borings can be performed at the request of the client or WDNR project manager. However, we believe the proposed sampling locations should be sufficient to adequately characterize the soil and groundwater quality at the property.

Continuous soil samples will be collected from each of the seven borings. The borings will be extended to approximately 16 feet in order to reach the water table. Each of the soil samples will be classified according to the Unified Soil Classification System (USCS), noting stratigraphy and moisture. A field headspace analysis will be performed on each soil sample using a flame-ionization detector (FID) or photoionization detector (PID). A shallow soil sample (0 to 4 foot range) from each boring will be analyzed for VOCs. The sample depth will be based on the highest PID response. A groundwater sample will also be obtained from each of the seven borings. Each of the groundwater samples will be analyzed for VOCs. All seven borings will be documented and abandoned in accordance with Wisconsin Administrative Code NR 141. The boring holes will be approximately two inches in diameter and will be patched with asphalt to match the existing pavement.

A brief letter report that documents the field investigation activities and presents the investigation results will be prepared following an evaluation of the field and laboratory data. The report will include the following:

- Description of sampling activities and laboratory analysis
- Wisconsin Department of Natural Resources (WDNR) soil boring logs and abandonment forms
- Tabulated results of laboratory chemical analysis performed on soil and groundwater samples
- Site location map
- Site figure with boring locations
- Recommendations for additional investigation or remediation, if necessary

### **WDNR Cost Reimbursement Fund Considerations**

The DERF may be a source of cost recovery for any investigation or remediation of chlorinated VOCs on the property. The chlorinated VOC concentrations previously detected in groundwater adjacent to the property may either be present from an off-site source, or from on-site soils impacted from historical dry cleaning operations. The proposed soil and groundwater sampling should provide the information necessary to generally identify whether the chlorinated VOCs are due to an on-site or off-site source.

Participation in the DERF program by a current property owner requires an agent agreement that is signed by one of the previous dry cleaners owners, operators, or their spouse. No other relative or subsequent property owner is eligible. It is our understanding that you and your attorney have researched the past ownership of the property and the history of the dry cleaning operations and that your attorney is prepared to pursue an agent agreement with one of the former dry cleaners if further investigation is warranted at the property

BT<sup>2</sup> is experienced in performing investigations and remediations at chlorinated VOC sites. We currently are working on several sites that are receiving cost reimbursements from the DERF. If any future investigation and remediation of the property is deemed eligible for DERF reimbursement, BT<sup>2</sup> will provide assistance with future claims.

### **Estimated Cost**

A detailed cost estimate for each phase of work is provided in the attached work authorizations. The following table is a summary of those costs:

<b>Task</b>	<b>Consultant Estimated Cost</b>	<b>Subcontractor Estimated Cost</b>
Geoprobe Investigation	\$1,550	\$1,130
Soil and Groundwater Analysis		\$800
Site Investigation Report (Client review draft and final)	\$1,500	
<b>Total Estimated Cost</b>	<b>\$4,980</b>	



### Schedule

We are prepared to begin work as soon as we receive the signed Work Authorization. The following schedule provides an estimate of durations for each task:

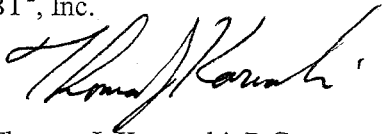
Task	Duration
WDNR Work Plan Approval	2 weeks
Geoprobe Investigation	1 week
Analytical Laboratory Analysis	3 weeks
Site Investigation Summary Report (Client and Attorney review draft)	2 weeks

### Authorization

If this proposal is acceptable to you, please sign both copies of Work Authorization No.1, keep one for your records, and return the other in the enclosed self-addressed, stamped envelope.

We look forward to working with you and to bring the property to closure in a timely, cost-effective manner. If you have any questions about the proposal, please call us at (608) 224-2830.

Sincerely,  
BT<sup>2</sup>, Inc.



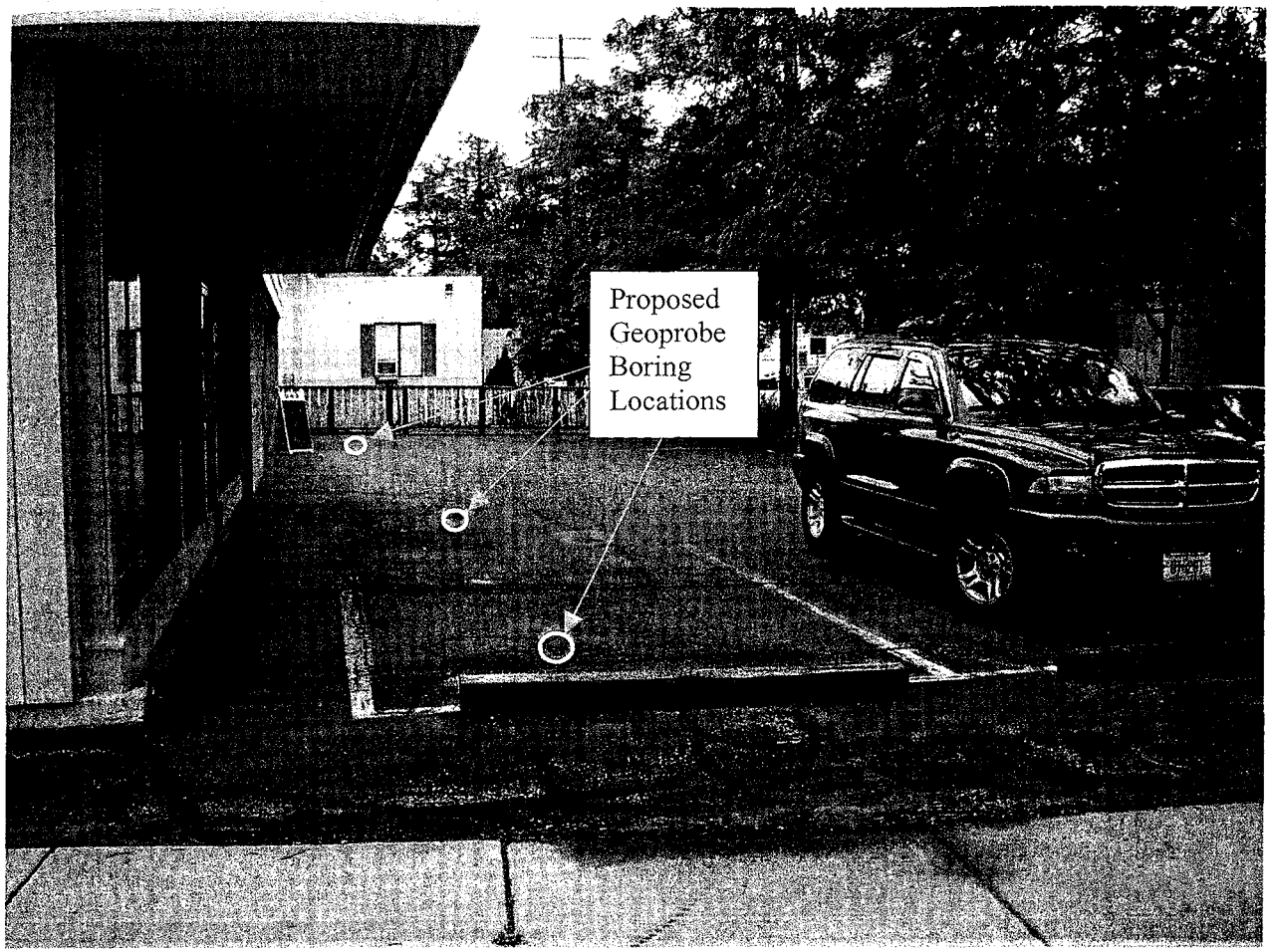
Thomas J. Karwoski, P.G.  
Project Manager

Enclosures: Attachment 1 – Work Authorization No. 1  
Attachment 2 - Terms and Conditions  
Attachment 3 - Schedule of Charges

cc: Carl Sinderbrand, Axley Brynelson

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ad  
BT<sup>2</sup>  
Miller:  
Thank you for allowing BT<sup>2</sup>, Inc.  
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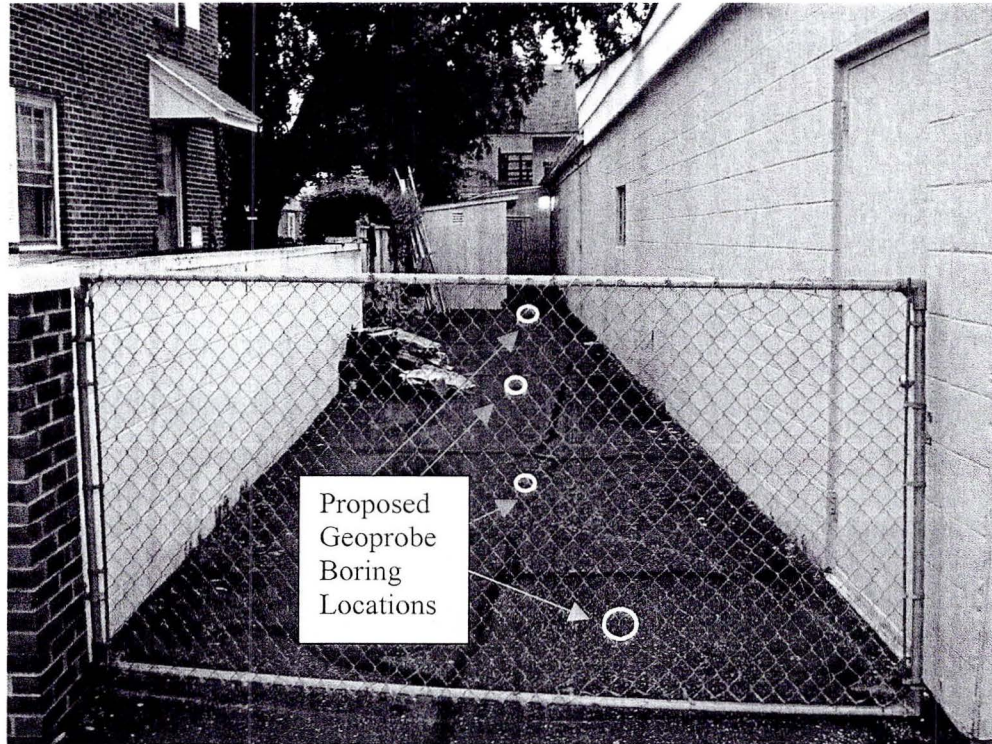
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Ma  
BT<sup>2</sup>

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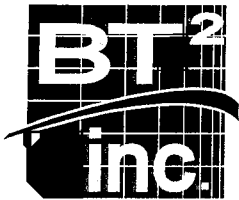
Thank you for allowing BT<sup>2</sup>, Inc. to perform a Site Assessment (ESA) on Miller's Market property, located at the intersection of University Avenue and Chippewa Street. The reasons why BT<sup>2</sup> is uniquely qualified to perform this work are:

- BT<sup>2</sup> has performed a number of Site Assessments (ESAs) on various sites in Madison and throughout the state.
- BT<sup>2</sup> is also currently working on several (DERF) sites in Madison and throughout the state.

We have prepared a scope and estimate for the project. The Submittal of this proposal to the City of Madison for approval prior to performing the work is required. Installing seven Geoprobe boring locations, Sampling and analyzing up to seven borings, Preparing a site investigation letter, and Discussions and correspondence with the City of Madison. Under of this letter provides information about the potential cost reimbursement, and a brief summary of estimating.

**Understanding**

Miller's Market property is currently an operating liquor property. Samples from a soil boring at the corner of University Avenue and Chippewa Street, adjacent property. Based on the information provided by the Wisconsin Department of Natural Resources...



July 31, 2006

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