

May 15, 2019

BRRTS: 02-13-415322

Ms. Cynthia Koepke, P.G.
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, Wisconsin 53711

**Re: Scope of Work Budget Request
2401 University Avenue
Miller's Liquor Property
Madison, Wisconsin**

Dear Ms. Koepke:

Seymour Environmental Services, Inc. (Seymour) is requesting budget approval for additional items at the above referenced site.

Passive Vapor Sampling / Utility Corridor Investigation

We propose to assess the preferential flow/migration of contaminants from the site through the utility corridors. This evaluation will be performed using a passive soil vapor survey. We will install passive vapor samplers along the utility corridors focusing on the sanitary sewers present on the north and east of the site. Analysis of the passive vapor samples will provide a generalized "picture" of the distribution of the CVOCs in the soil and shallow groundwater in the area.

We will collect passive soil samples utilizing adsorbent samplers. The samplers will be installed in shallow holes drilled around the area. We plan to locate the samplers near the back of the curb on either side of University Avenue. Several samples also will be collected along Chestnut and Walnut Streets. Sample points will focus on the service laterals since they may provide migration pathways to nearby structures. The general locations of the proposed sample points are shown on Figure 1.

To collect soil-gas samples a hole will be advanced to a depth of 14 inches at each location. For locations covered by asphalt or concrete surfacing, an approximately 1 ½-inch diameter hole will be drilled through the hard surfaces. A one-inch diameter hole will be extended through the underlying soils to the selected installation depth. In locations without a hard surface cover the one-inch diameter hole will be extended from the surface to 14 inches. The upper 12 inches of the hole will be sleeved with a sanitized metal pipe provided by the laboratory. The passive soil gas sampler, which contains two sets of hydrophobic adsorbent cartridges, will be installed inside the metal sleeve in the hole. The sampler will be covered with an aluminum foil plug and the remainder of the overlying hole will be filled with soil to seal the sampler in the ground. We have attached passive vapor schematic as Figure 2.

The samplers will be left in place for 7 days to allow enough exposure time for accumulation of the contaminants of concern. The samplers will be retrieved and immediately sealed to prevent cross-contamination. The samplers will be submitted to Beacon Environmental for analysis of chlorinated compounds. The analytical data will be reported as a total accumulated mass rather than a concentration. We expect to have the data from Beacon approximately one month after installation of the samplers to allow for a week in the ground, shipping and lab turn around time. The analytical data will be provided to the WDNR within 10 business days of receiving the laboratory report.

The passive vapor data will be used to construct a contour map showing the distribution of the target compounds around the site. If preferential contamination migration via the utilities has occurred elevated levels of dry-cleaning chemicals should be identified in sample locations spread along the sewer main rather than just a "bullseye" centered around the previously identified contamination. Results of the sampling will be used to identify additional areas where follow-up sampling of soil, groundwater or vapors may be warranted.

The cost for this work totals \$10,695 and is detailed on Table 1. We anticipate conducting this work in late May or early June 2019. We plan to use Beacon Environmental Services, Inc. for the passive vapor analysis and do not plan to triple bid this commodity since there are few providers and we have had success with this company in the past.

Additional Subslab Vapor Sampling

We are requesting cost to conduct additional subslab vapor sampling beyond the items approved in previous budgets. This includes installation of a single subslab vapor probe in the building at the source (Miller's) and collection of a single sample of the subslab vapors at that location. A Cox-Colvin vapor probe will be installed and left in place at the site to allow monitoring of the existing mitigation system in the building. In addition, budget to conduct two rounds of subslab sampling at four properties that were previously sampled in 2012 is requested. Properties where this sampling is proposed include 2415 University Avenue, 413 and 414 Chestnut Street, and 2402 Kendall Street. During the earlier sampling only low levels of dry-cleaning chemicals were identified in the vapors at these buildings; the objective of the additional sampling is to confirm the early results.

The costs for the subslab sampling totals \$8,940. The costs are detailed on the attached table (Table 2) and spreadsheet. We plan to install the subslab sampling point inside the Miller's building in late May or early June. We would like to collect the subslab vapor samples across the site during a single event. Preferably, this would be done after vapor probes are installed in the buildings to the north and east owned by Goldleaf Development. As I am sure you remember, he has agreed to permit the installation of the vapor points if sampling data confirms that the shallow groundwater beneath his properties contains dry cleaning chemicals at concentration that exceed the ES. We plan to conduct groundwater sampling at the newly installed wells as soon as we can install the second well nest.

Interim Remedial Assessment

We also propose to conduct an interim remediation to reduce the heavy contamination found near the sewer lateral on the property and along the University Avenue right-of-way. Remedial efforts will focus in the area where very high PCE levels were identified in the soil during the recent sampling. However, the area of treatment may be expanded to include locations to the east based on the results of the passive vapor sampling data (high PCE concentrations have already been identified in the soil around a manhole near the intersection of University and Chestnut). Ideally, we would remove the contaminated soil. However, numerous utilities and other structures severely limit the accessibility. Because of this we are investigating in-situ methods. If the bulk of the contaminated soil/soil vapors are present adjacent to the subject site, we believe that SVE may be the best alternative. However, if it appears that the migration has taken place through the sewers, we will likely pursue chemical injection.

The cost for the interim remedial action evaluation is \$4,670. We expect to produce a letter report describing the remedial options and associated costs.

May 2019

Sample newly installed well nest. This information will be useful for determining appropriate well depths for the second well nest. Cost for this item have not been requested yet. We will include these costs as an item in the change order with our cost increase for the additional drilling costs.

June 2019

Installation of second well nest.
Initial sampling of the entire well network and the sub slab sample at the site.
Access requests to resample sub-slab vapors.
Access request for passive vapor sampling.
Conduct passive vapor sampling.
The well sampling and subslab work will be conducted once the second well nest is installed.

July 2019

Recent investigation update.
Scheduling sub-slab vapor sampling at appropriate properties based on the groundwater data.
Interim remedial option analysis and cost request.

Our cost request totals \$24,305. Please call us with any questions at 608-838-9120, Mark Fryman at 608-220-4847 or Robyn Seymour at 608-225-9407.

Sincerely,
Seymour Environmental Services, Inc.

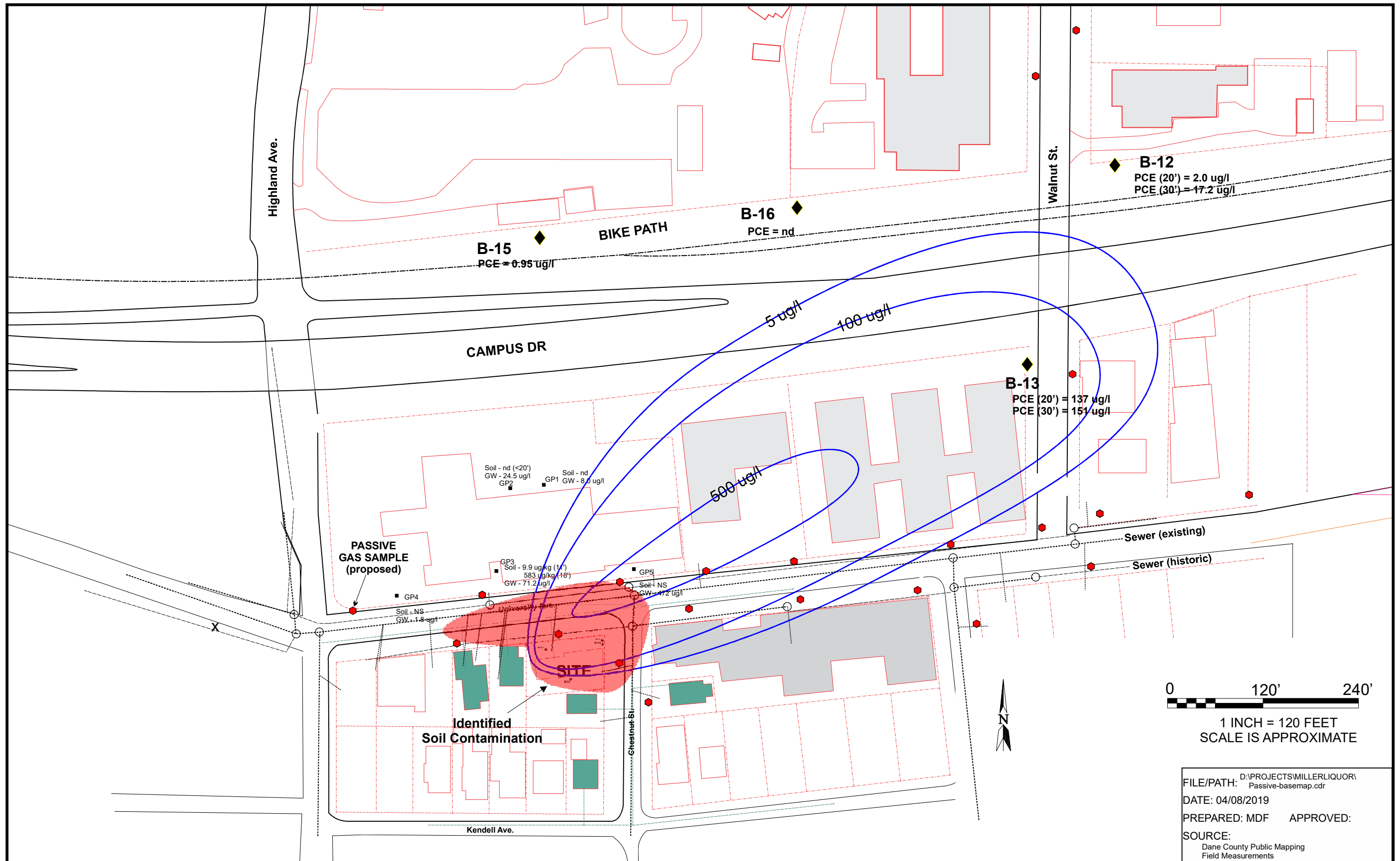


Robyn Seymour, P.G.
Hydrogeologist

Figures (2)
Tables (3)
Spreadsheet

cc: Steve Miller, Bonnie Miller-Miller's Liquor

Seymour Environmental 2531 Dyreson Road P.O. Box 398 McFarland, WI 53558

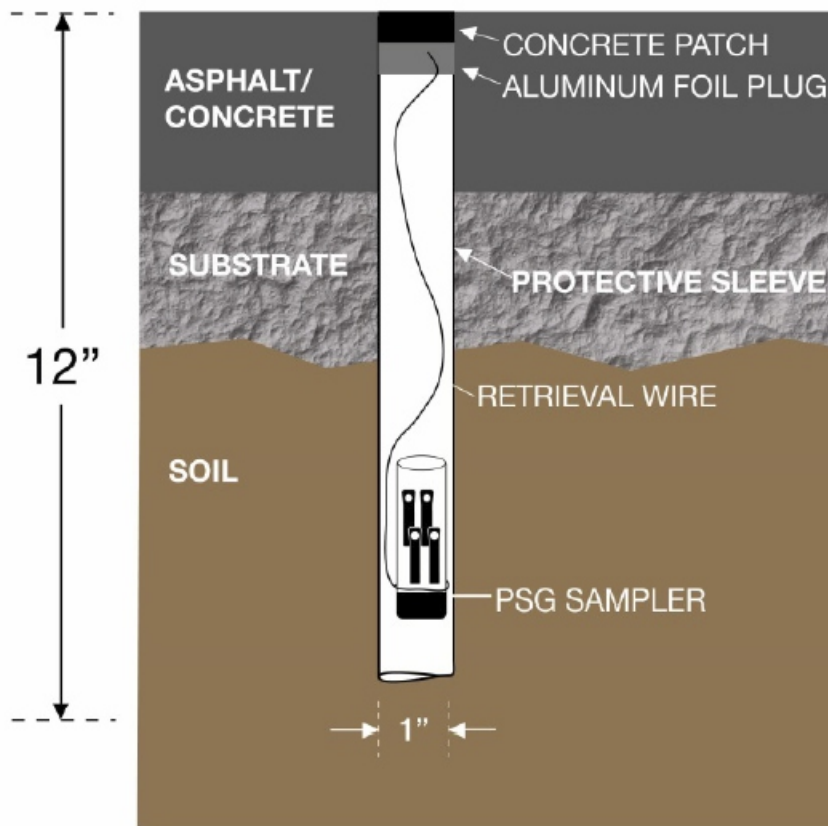
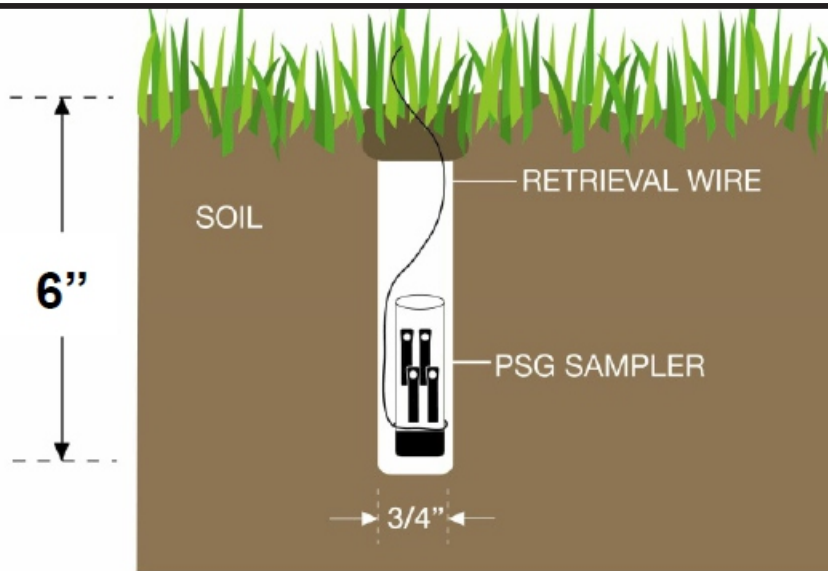


SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

SEWER ASSESSMENT / PASSIVE GAS
Miller's Liquor
2401 University Avenue
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FIGURE

1



FILE/PATH: D:\PROJECTSMILLERS\
PassiveProbe.cdr
DATE: 04/01/2019
PREPARED: MDF APPROVED:
SOURCE:
FIELD MEASUREMENTS

SEYMOUR
ENVIRONMENTAL
SERVICES, INC.

PASSIVE VAPOR PROBE SCHEMATIC (TYPICAL) F I G U R E
Miller's Liquor
University Avenue
Madison, Wisconsin

2

TABLE 1
Passive Vapor Sampling / Utility Corridor Assessment

SAMPLING POINT INSTALLATION (Source Property)

PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$85	\$80	\$75	\$65	\$35	
Access Coordination		10			1		\$915
Field Work			16	16			\$2,480
						Subtotal	\$3,395

DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	50		
Equipment/Materials	\$150.00	1		\$150.00
			Subtotal	\$150

Total Costs for Probe Installation \$3,545

SAMPLE COLLECTION and ANALYSIS

PROFESSIONAL FEES

	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$85	\$80	\$75	\$65	\$35	
Field Work			8	8			\$1,240
Report/Recommendations		16			2	2	\$1,560
						Subtotal	\$2,800

DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	50		
Helium Meter	\$75.00			\$0.00
OVM	\$75.00			\$0.00
Lab Fees				
Summa Canisters	\$75.00			\$0.00
Sampler Analysis	\$200.00	21		\$4,200.00
Shipping/Materials	\$150.00	1		\$150.00
			Subtotal	\$4,350

Total Costs for Vapor Sample Collection \$7,150

Total Estimated Cost for SubSlab Sampling \$10,695

TABLE 2
Estimated Sub-Slab Vapor Assessment Costs

SAMPLING POINT INSTALLATION (Source Property)

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Access Coordination	1						\$90
Field Work			4	4			\$620
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DIRECT COSTS

	Unit Price	No. Units	Lump Sum	Cost
Mileage	\$0.50	50		
Probe Installation	\$25.00	1		\$25.00
Field Consumables	\$100.00	1		\$100.00
			Subtotal	\$125

Total Costs for Probe Installation \$835

VAPOR POINT SAMPLING (4 offsite and subject Parcel - 2 rounds)

PROFESSIONAL FEES

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NO INDOOR AIR SAMPLES

Total Costs for Vapor Sample Collection \$8,105

Total Estimated Cost for SubSlab Sampling \$8,940

TABLE 3
Interim Remedial Options Analysis

PROFESSIONAL FEES

	Professional Engineer	Senior Hydrogeologist	Project Hydrogeologist	Field Technician	CAD	Word Processing	Cost
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Option Analysis		30	10		8		\$4,070
Review	5						\$600
						Subtotal	\$4,670

Total Costs for Interim Remedial Options Analysis \$4,670



See updated version,
May 15, 2019

Tel: 608-838-9120

May 8, 2019

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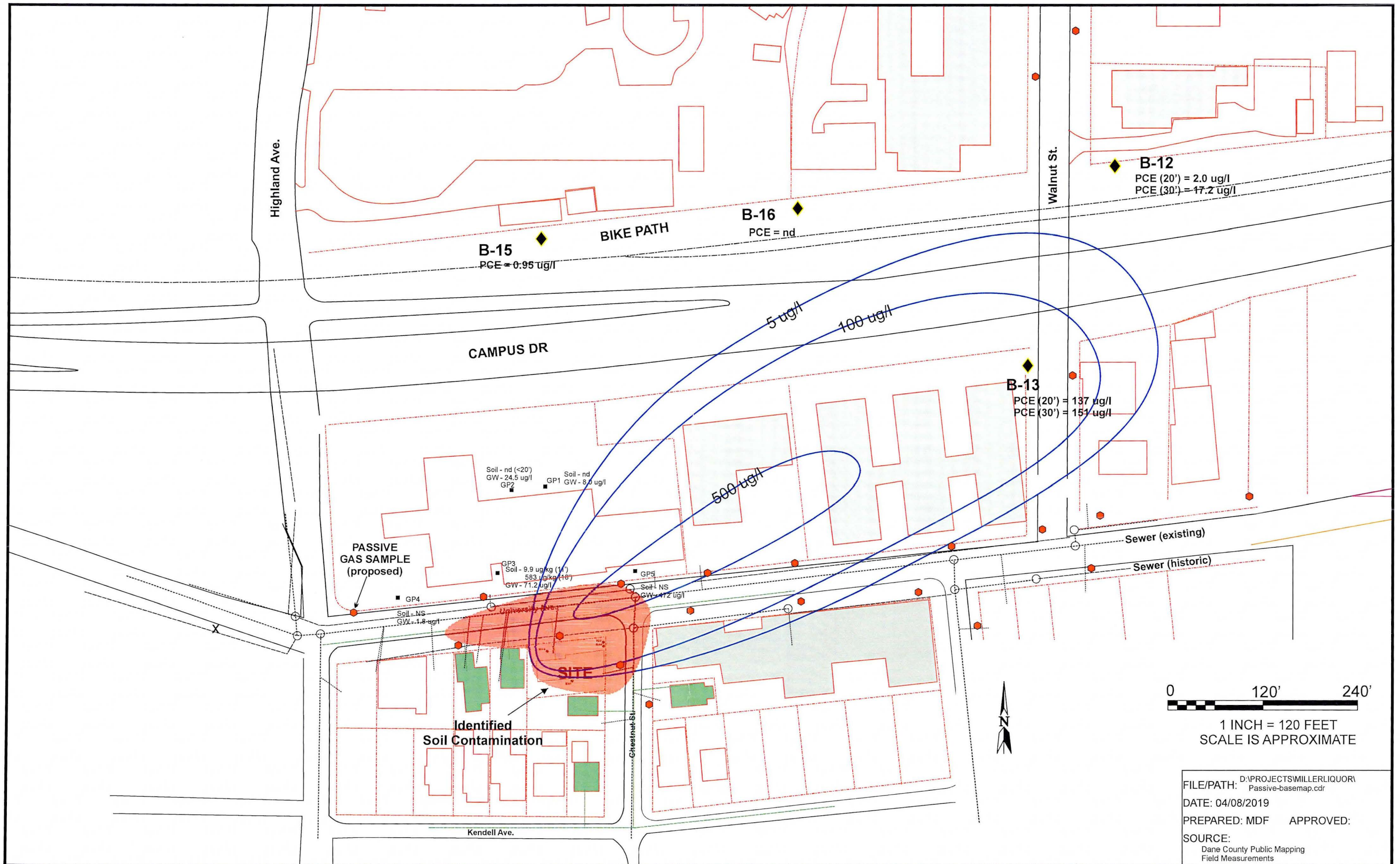
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Enc.
Figures (2)
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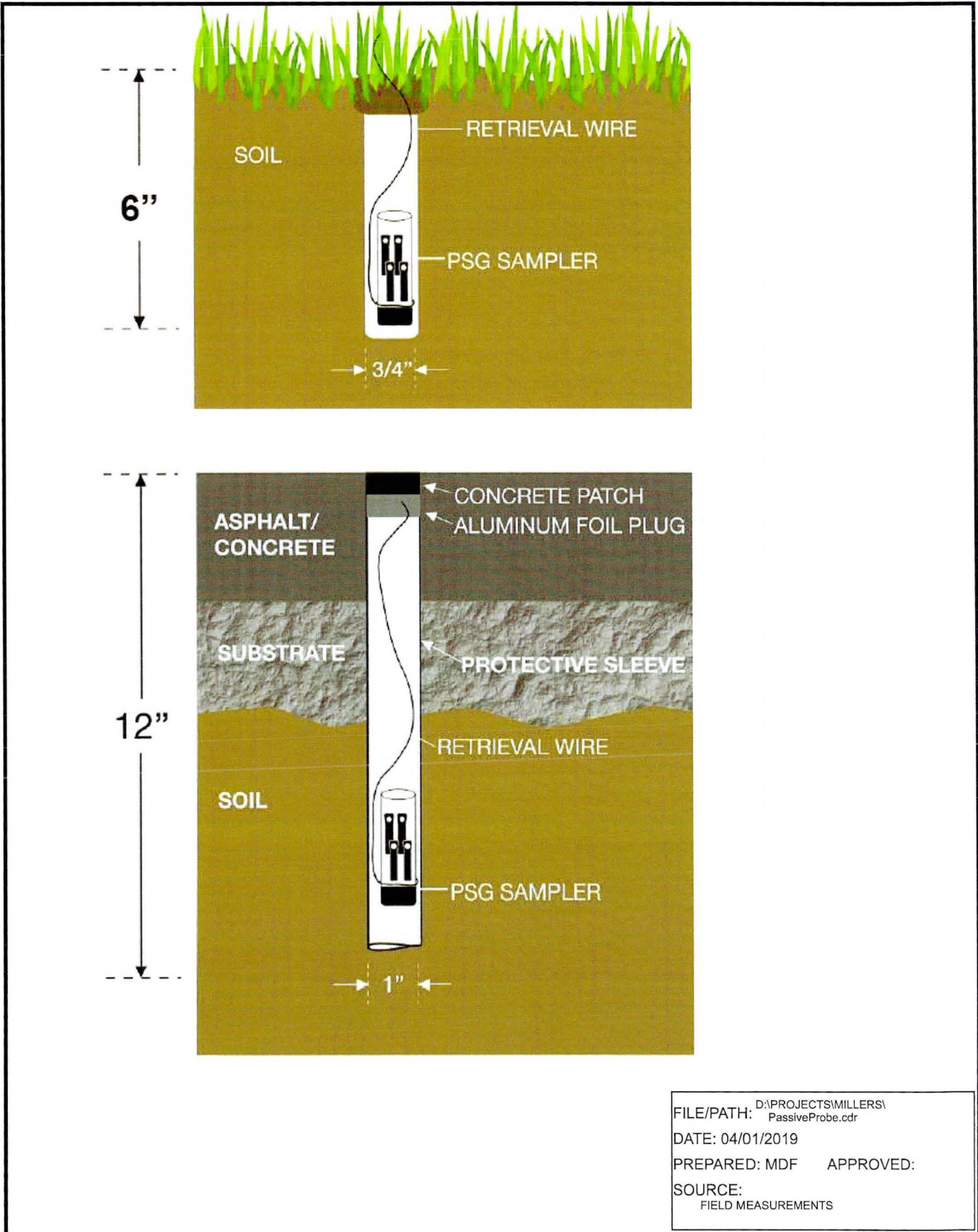


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SEWER ASSESSMENT / PASSIVE GAS
Miller's Liquor
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FIGURE

1



FILE/PATH: D:\PROJECTS\MILLERS\
 PassiveProbe.cdr
 DATE: 04/01/2019
 PREPARED: MDF APPROVED:
 SOURCE:
 FIELD MEASUREMENTS

SEYMOUR
 ENVIRONMENTAL
 SERVICES, INC.

PASSIVE VAPOR PROBE SCHEMATIC (TYPICAL) F I G U R E
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