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January 23, 2019

Andrew Alles
Wisconsin Department of Natural Resources
101 S. Webster Street
Madison, WI 53707

Subject: Smith Property – Site Investigation cost cap exceedence request (>\$20K).
BRRTS #: 03-41-506431, PECFA #: 53206-3021-02

Dear Mr. Alles,

A cost estimate (using Usual & Customary schedule of charges) is being submitted for completion of the site investigation at the subject property located at 1102 W. Atkinson Avenue in Milwaukee, Wisconsin. This is required due to COMM 47 rule changes (Comm 47.337(2)) which requires WDNR approval to exceed the cap, meaning any costs incurred above \$20,000 after April 30, 2006, will not be eligible for reimbursement unless previously approved.

The proposed workscope to complete the site investigation includes: [1] Prepare Field Procedures Workplan, [2] Access Permissions and Soil Boring/Monitoring Well Permits, [3] Geoprobe/Drilling Project to include up to 10 Geoprobe borings to approximately 15 feet below ground surface (bgs) (estimated depth to groundwater is 5-10 feet bgs) and eight additional borings to approximately 18 feet bgs and converted to eight monitoring wells to 17 feet bgs with 15-foot screens. We will conduct continuous soil sampling for PID and geologic field description and plan to collect 2-3 soil samples per boring for VOC/PVOC+Naphthalene and Lead. One sample will be collected and analyzed for GRO and TCLP Lead & Benzene for waste disposal approval. We plan to collect a groundwater sample from each Geoprobe boring for PVOC+Naphthalene analysis. [4] Two quarterly rounds of groundwater monitoring from all eight site wells for laboratory analysis (VOC, PVOC+Naphthalene, Dissolved Lead, Nitrate/ Nitrite, Sulfate, Dissolved Iron and Manganese), [5] Surveying, [6] Waste disposal, [7] Hydraulic Conductivity Testing, [8] Conduct Sub Slab Vapor Sampling in the source property building for TO-15 (PVOC+Naphthalene) analysis, and [9] Completion of the Soil and Groundwater Investigation Report. The cost estimate is as follows:

Field Procedures Workplan	\$ 1,451.63
Access Agreement & Soil Boring/MW Permits	\$ 894.18
Geoprobe/Drilling Project w/installation of MW's	\$17,865.40
Groundwater Monitoring (two events)	\$ 2,938.66

Laboratory Analysis (soil & gw)	\$ 3,963.67
Surveying	\$ 1,288.88
Hydraulic Conductivity Testing	\$ 893.84
Investigative Waste Disposal	\$ 2,051.92
Sub Slab Vapor Sampling (Commodity)	\$ 2,344.73
Sub Slab Vapor Sampling (Consulting)	\$ 376.52 (variance)
Soil and Groundwater Investigation Report	\$ 4,965.35
Change Order Request	\$ 381.78
Total	\$39,416.56

METCO is requesting a cost cap exceedence in the amount of \$19,416.56 (proposed costs to complete the investigation \$39,416.56 minus the original \$20,000 site investigation cap). This will bring the total site investigation costs to \$39,416.56.

We are currently working on the Field Procedures Workplan, Access Agreement, and Soil Boring/Monitoring Well Permits. Upon state approval of the proposed workscope and budget, METCO will schedule the Geoprobe/Drilling project.

Please note that we would typically just begin with a Geoprobe Project, then based on results continue with a drilling project (installation of monitoring wells). However, due to the PECFA sunset date we are attempting move through the site investigation as quickly as we can.

Attached is a site layout map with proposed boring/monitoring well locations and draft standardized invoice form for the above workscope as required.

Should you have any questions, comments, or recommendations please contact me at our La Crosse office (608) 781-8879 or email at jasonp@metcohq.com.

Sincerely,




Jason T. Powell
Staff Scientist

Attachments

c: Thomas Smith – Client

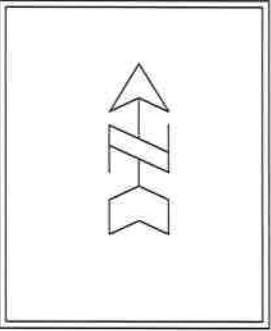
B.I.b
DETAILED SITE MAP
SMITH PROPERTY



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Escalancia through experience

MILWAUKEE,
WISCONSIN

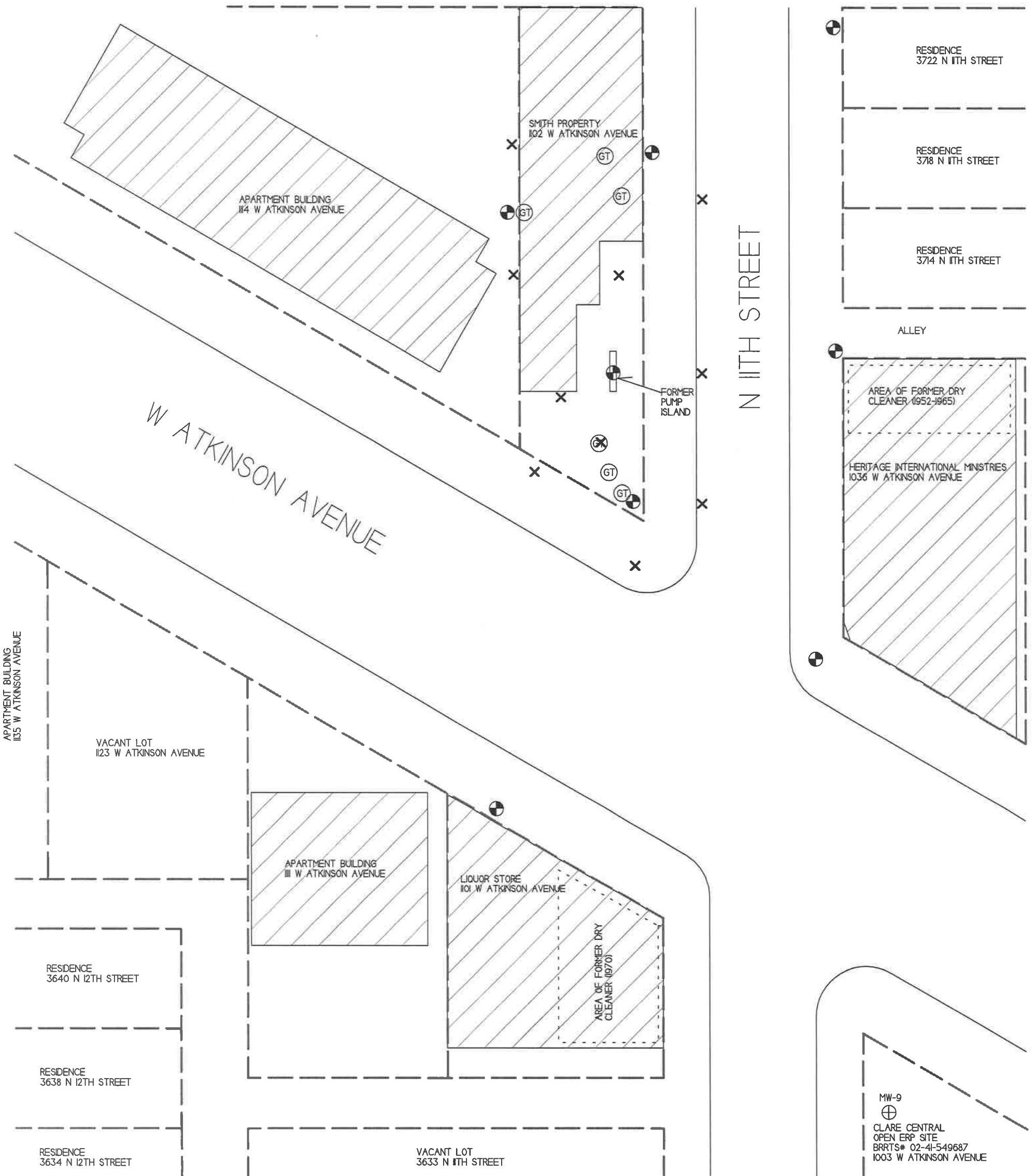
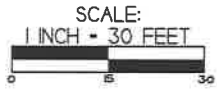
DRAWN BY: ED
DATE: 01/1/2019



- ⊕ - FORMER GAS TANK LOCATION BASED ON 1950 SANBORN MAP
- - UTILITY POLE
- ⊙ - STREET LIGHT
- - SEWER MAN HOLE
- - STORM DRAIN
- ✕ - PROPOSED GEOPROBE BORING LOCATION
- ⊙ - PROPOSED MONITORING WELL LOCATION
- ⊕ - EXISTING MONITORING WELL LOCATION CLARE CENTRAL ERP SITE

- - - - - PROPERTY BOUNDARY
- - - - - WATER LINE
- · - · - · - SEWER LINE
- · - - - - NATURAL GAS LINE
- - - - - BURIED ELECTRIC LINE
- ≡ ≡ ≡ ≡ ≡ OVERHEAD UTILITIES
- · - · - · - TELEPHONE/CABLE LINE

NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER



Usual and Customary Standardized Invoice #25

January 2019 - June 2019



RR-107a

PECFA #: 53206-3021-02
 BRRTS #: 03-41-506431
 Site Name: Smith Property
 Site Address: 1102 W. Atkinson Avenue,
 Milwaukee, WI

Vendor Name: _____
 Invoice #: _____
 Invoice Date: _____
 Check #: _____

U&C Total \$ 39,040.04
 Variance to U&C Total \$ 376.52
 Grand Total \$ 39,416.56

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	16	\$ 1,159.20	
1	GW Sampling		GS10	Incremental Sample Collection (natural attenuation)	Well	\$ 47.67	8	\$ 381.36	
1	GW Sampling		GS15	Incremental Sample Collection (cadmium & lead)	Well	\$ 26.25	16	\$ 420.00	
1	GW Sampling		GS25	Primary Mob/Demob	Site	\$ 690.92	1	\$ 690.92	
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	2	\$ 84.22	
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	\$ 108.15	14	\$ 1,514.10	
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 316.47	1	\$ 316.47	
9	Investigation Workplan Preparation		IWP05	Investigation Workplan Preparation	Report	\$ 1,451.63	1	\$ 1,451.63	
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	
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.36	150	\$ 804.00	
12	Direct Push	Consultant	DP20	GW Sample Collection	Each	\$ 36.10	10	\$ 361.00	
12	Direct Push	Consultant	DP25	Temporary Well Installation	Each	\$ 49.90	10	\$ 499.00	
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 6.93	150	\$ 1,039.50	
12	Direct Push	Commodity	DP50	GW Sample Collection (cost for tubing)	Ft	\$ 0.42	200	\$ 84.00	
12	Direct Push	Commodity	DP60	Borehole Abandonment	Ft	\$ 1.26	150	\$ 189.00	
12	Direct Push	Commodity	DP65	Concrete Penetration	Each	\$ 20.10	8	\$ 160.80	
12	Direct Push	Commodity	DP70	GW Sample Collection	Each	\$ 39.27	10	\$ 392.70	
12	Direct Push	Commodity	DP75	Temporary Well Installation	Ft	\$ 5.25	150	\$ 787.50	
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.40	144	\$ 777.60	
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	\$ 16.70	144	\$ 2,404.80	
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 3.89	136	\$ 529.04	
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing	Ft	\$ 16.70	136	\$ 2,271.20	
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 147.63	8	\$ 1,181.04	
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	\$ 202.65	8	\$ 1,621.20	
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel	Each	\$ 55.13	16	\$ 882.08	
15	Misc. Drilling Activities & Supplies		MDT25	Commodity Service Provider Per Diem (drilling and direct push)	Person	\$ 203.28	6	\$ 1,219.68	
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 72.87	7	\$ 510.09	
15	Misc. Drilling Activities & Supplies		MDT41	Private Utility Locate	ACTUAL COST			\$ -	
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 7.98	8	\$ 63.84	
19	Hydraulic Conductivity Testing		HCT05	Hydraulic Conductivity Testing	Well	\$ 58.59	3	\$ 175.77	
19	Hydraulic Conductivity Testing		HCT10	Primary Mob/Demob	Site	\$ 718.07	1	\$ 718.07	
20	Soil Boring/Monitoring Well Permits		SBMWP05	Soil Boring/Monitoring Well Permit	Permit	\$ 246.12	2	\$ 492.24	
20	Soil Boring/Monitoring Well Permits		SBMWP10	Permit Fee (copy of permit & fee receipt required)	Permit Fee				
21	Access Agreements		AA05	Access Agreements	Property	\$ 401.94	1	\$ 401.94	
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 4,965.35	1	\$ 4,965.35	
31	Consultant Overnight Per Diem		COPD05	Overnight	Night	\$ 125.09	3	\$ 375.27	
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule			\$ 3,963.67	
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	
37	Vapor Point Installation & Sampling		VIS05	Installation & Sampling (up to 5 points)	Point	\$ 510.26	3	\$ 1,530.78	
37	Vapor Point Installation & Sampling		VIS10	Mob/Demob (up to 5 points)	Site	\$ 813.95	1	\$ 813.95	
Variance	SSVS (Consulting): schedule, preparation, coordination with contractor and property owner, and data reduction/analysis of results. (4 hours @ \$94.13)								\$ 376.52
Variance									

Usual and Customary Standardized Invoice #25

January 2019 - June 2019



RR-107a

TOTAL LAB CHARGES \$ 3,963.67 TASK 33 140 \$ 3,963.67 TASK 24 0 \$ -

MATRIX	REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
AIR	A1	Benzene	SAMPLE	\$ 44.94		\$ -			
AIR	A2	BETX	SAMPLE	\$ 49.46		\$ -			
AIR	A3	GRO	SAMPLE	\$ 46.10		\$ -			
AIR	A4	VOC's	SAMPLE	\$ 71.93		\$ -			
WATER	W1	GRO/PVOC	SAMPLE	\$ 29.19		\$ -			
WATER	W2	PVOC	SAMPLE	\$ 26.99		\$ -			
WATER	W3	PVOC + 1,2 DCA	SAMPLE	\$ 43.79		\$ -			
WATER	W4	PVOC + Naphthalene	SAMPLE	\$ 30.35	20	\$ 607.00			
WATER	W5	VOC	SAMPLE	\$ 71.93	9	\$ 647.37			
WATER	W6	PAH	SAMPLE	\$ 72.98		\$ -			
WATER	W7	Lead	SAMPLE	\$ 12.39	16	\$ 198.24			
WATER	W8	Cadmium	SAMPLE	\$ 13.55		\$ -			
WATER	W9	Hardness	SAMPLE	\$ 12.39		\$ -			
WATER	W10	BOD, Total	SAMPLE	\$ 23.63		\$ -			
WATER	W11	Nitrate	SAMPLE	\$ 11.24	8	\$ 89.92			
WATER	W12	Total Kjeldahl	SAMPLE	\$ 20.27		\$ -			
WATER	W13	Ammonia	SAMPLE	\$ 16.91		\$ -			
WATER	W14	Sulfate	SAMPLE	\$ 10.19	8	\$ 81.52			
WATER	W15	Iron	SAMPLE	\$ 10.19	8	\$ 81.52			
WATER	W16	Manganese	SAMPLE	\$ 10.19	8	\$ 81.52			
WATER	W17	Alkalinity	SAMPLE	\$ 10.19		\$ -			
WATER	W18	methane	SAMPLE	\$ 46.10		\$ -			
WATER	W19	Phosphorous	SAMPLE	\$ 18.06		\$ -			
WATER	W20	VOC Method 524.2	SAMPLE	\$ 176.30		\$ -			
WATER	W21	EDB Method 504	SAMPLE	\$ 95.45		\$ -			
SOILS	S1	GRO	SAMPLE	\$ 24.78	2	\$ 49.56	MAX COST		TOTAL
SOILS	S2	DRO	SAMPLE	\$ 30.35		\$ -	\$ 24.78		\$ -
SOILS	S3	GRO/PVOC	SAMPLE	\$ 28.14		\$ -	\$ 30.35		\$ -
SOILS	S4	PVOC	SAMPLE	\$ 25.83		\$ -	\$ 28.14		\$ -
SOILS	S5	PVOC + 1,2 DCA + Naphthalene	SAMPLE	\$ 49.46		\$ -	\$ 25.83		\$ -
SOILS	S6	PVOC + Naphthalene	SAMPLE	\$ 36.02	47	\$ 1,692.94	\$ 49.46		\$ -
SOILS	S7	VOC	SAMPLE	\$ 71.93	2	\$ 143.86	\$ 36.02		\$ -
SOILS	S8	SPLP Extraction VOC only	SAMPLE	\$ 50.61		\$ -	\$ 71.93		\$ -
SOILS	S9	PAH	SAMPLE	\$ 72.98		\$ -	\$ 50.61		\$ -
SOILS	S10	Lead	SAMPLE	\$ 12.39	10	\$ 123.90	\$ 72.98		\$ -
SOILS	S11	Cadmium	SAMPLE	\$ 14.60		\$ -	\$ 12.39		\$ -
SOILS	S12	Free Liquid	SAMPLE	\$ 11.24		\$ -			
SOILS	S13	Flash Point	SAMPLE	\$ 25.83		\$ -			
SOILS	S14	Grain Size - dry	SAMPLE	\$ 42.74		\$ -			
SOILS	S15	Grain Size - wet	SAMPLE	\$ 57.33		\$ -			
SOILS	S16	Bulk Density	SAMPLE	\$ 13.55		\$ -			
SOILS	S17	Permeability	SAMPLE	\$ 41.58		\$ -			
SOILS	S18	Nitrogen as Total Kjeldahl	SAMPLE	\$ 20.27		\$ -			
SOILS	S19	Nitrogen as Ammonia	SAMPLE	\$ 16.91		\$ -			
SOILS	S20	% Organic Matter	SAMPLE	\$ 29.19		\$ -			
SOILS	S21	TOC as NPOC	SAMPLE	\$ 57.33		\$ -			
SOILS	S22	Soil Moisture Content	SAMPLE	\$ 6.83		\$ -			
SOILS	S23	Air Filled Porosity	SAMPLE	\$ 25.83		\$ -			
SOILS	S24	% Total Solids	SAMPLE	\$ 6.83		\$ -			
SOILS	S25	Field Capacity	SAMPLE	\$ 28.14		\$ -			
SOILS	S26	TCLP Lead	SAMPLE	\$ 83.16	1	\$ 83.16			
SOILS	S27	Cation Exchange (Ca, MG, & K)	SAMPLE	\$ 26.99		\$ -			
SOILS	S28	TCLP Cadmium	SAMPLE	\$ 83.16		\$ -			
SOILS	S29	TCLP Benzene	SAMPLE	\$ 83.16	1	\$ 83.16			
		Viscosity + Density							
LNAPL	LFPS01	Interfacial tension I (LNAPL/water [dyne/cm])	SAMPLE	\$ 561.33		\$ -			
		Interfacial tension II (LNAPL/air [dyne/cm])							
		Interfacial tension III (water/air [dyne/cm])							
						TASK 33 TOTAL	\$	3,963.67	

MAX COST	SAMPLES	TOTAL
\$ 24.78		\$ -
\$ 30.35		\$ -
\$ 28.14		\$ -
\$ 25.83		\$ -
\$ 49.46		\$ -
\$ 36.02		\$ -
\$ 71.93		\$ -
\$ 50.61		\$ -
\$ 72.98		\$ -
\$ 12.39		\$ -
TASK 24 TOTAL		
		\$ -