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May 31, 2017

Patrick Dowd  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, WI 53711

**Subject:** Pilsner Ford (Former) – Site Investigation cost cap exceedence request (>\$20K). BRRTS #: 03-14-530057, PECFA #: 53039-9999-07

Dear Mr. Dowd,

A cost estimate (using Usual & Customary schedule of charges) is being submitted for completion of the site investigation at the subject property located at 207 West Street in Juneau, 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.

As of today's date, \$17,996.97 has been spent of the \$20,000 Site Investigation Cap and included a [1] Workplan, [2] Drilling Project which consisted of nine soil/bedrock borings ranging from 7.25-20 feet below ground surface (bgs) with 25 soil samples collected for geologic description, field (PID) & laboratory analysis (VOC, PVOC, Naphthalene, and Lead). Four of the completed borings were converted to monitoring wells all to 16 feet bgs and properly developed. [3] One round of groundwater sampling was conducted with all wells analyzed for VOC, Lead, Nitrate/Nitrite, Sulfate, Dissolved Iron & Manganese. Field Natural Attenuation parameters were also collected at this time. [4] All monitoring wells were surveyed to Mean Sea Level (MSL). Based on the results of the first round of groundwater monitoring, it appears that additional monitoring wells will be required to further define the contaminant plume and sub-slab vapor sampling will likely be required due to contaminant levels in soil and groundwater near and likely beneath the on-site building.

The proposed workscope to complete the site investigation includes: [1] Drilling Project to include up to 4 borings to approximately 15 feet below ground surface (bgs) (depth to bedrock is 7-10 feet bgs) and converted to four monitoring wells to ~15 feet bgs with 10-foot screens (depth to groundwater is 6-7 feet bgs), [2] Three quarterly rounds of groundwater monitoring from all eight site wells for laboratory analysis (VOC/PVOC+Naphthalene, and Lead. [3] Additional surveying. [4] Investigative waste disposal. [5] Sub-slab vapor sampling from three locations within the foot-print of the on-site building and analyzed for TO-15

(PVOC+Naphthalene) analysis, and [6] Completion of the Soil and Groundwater Investigation Report. The cost estimate for the above workscope is as follows:

Access Permission	\$ 803.88
Soil Boring/MW Permit	\$ 246.12
Drilling Project	\$ 8,585.32
Groundwater Monitoring (three events)	\$ 4,253.13
Laboratory Analysis (soil & gw)	\$ 1,529.47
Surveying	\$ 440.60
Investigative Waste Disposal	\$ 2,305.49
Sub-Slab Vapor Sampling	\$ 2,205.00 (variance)
Soil and Groundwater Investigation Report	\$ 4,965.35
Change Order Request	\$ 381.78
Total	\$25,716.14

METCO is requesting a cost cap exceedence in the amount of **\$23,713.11** (proposed additional costs to complete the investigation \$25,716.14 minus the remaining investigation budget \$2,003.03). This will bring the total site investigation costs to \$43,713.11.

Upon state approval of the proposed workscope and budget, METCO will proceed with the site investigation.

Please note that we do not plan to conduct hydraulic conductivity testing due the dolomite bedrock and also due to the work completed on the neighboring LUST sites. If this will be required, please contact METCO to discuss the revisions to this cost cap request.

Attached is a site layout map with proposed boring/monitoring well locations, sub slab vapor sampling cost estimate, 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](mailto:jasonp@metcohq.com).

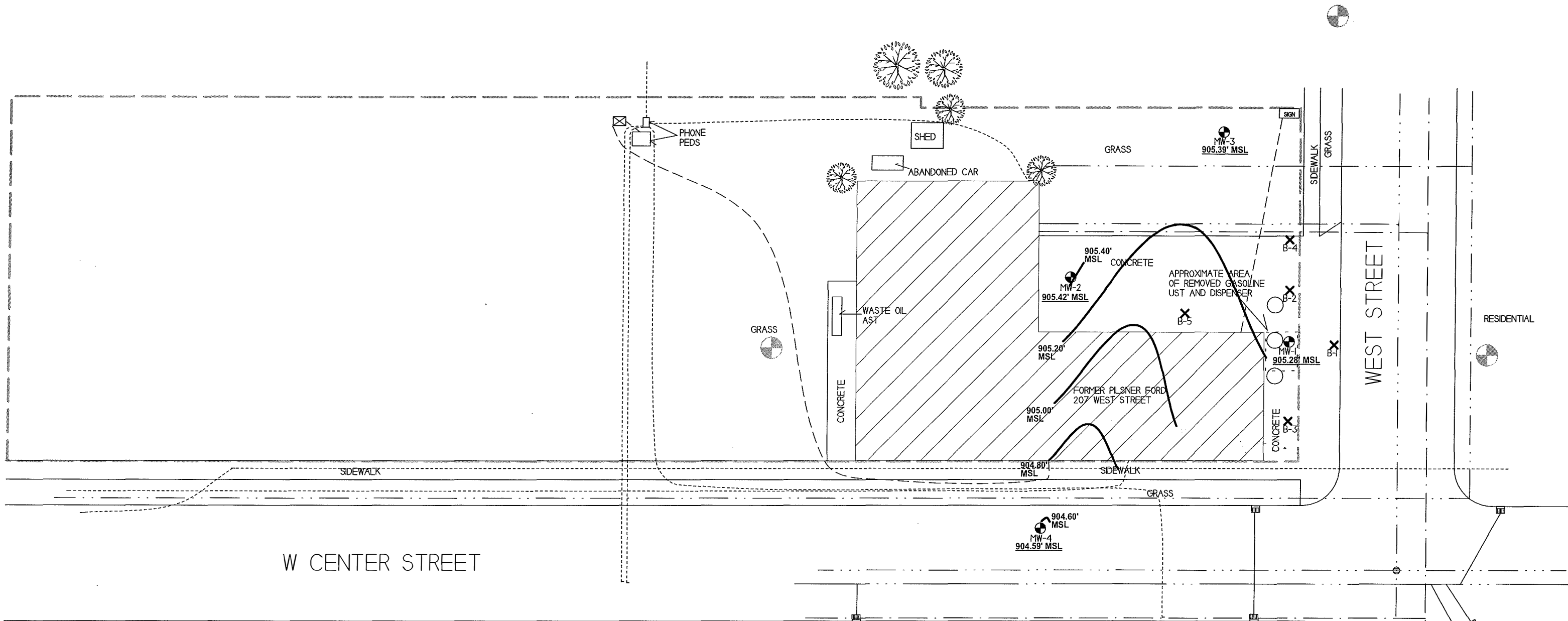
Sincerely,



Jason T. Powell  
Staff Scientist

Attachments

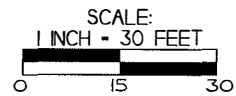
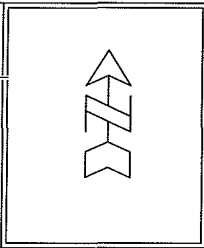
c: Dianna Williams – Client



**GROUNDWATER FLOW MAP**  
(5/3/17)

**PILSNER FORD**

**METCO**  
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JUNEAU, WISCONSIN  
DRAWN BY: ED  
DATE: 2/26/16



- NOTE: INFORMATION BASED ON AVAILABLE DATA ACTUAL CONDITIONS MAY DIFFER
- ✕ - SOIL BORING LOCATION
  - - MONITORING WELL LOCATION
  - - GAS TANK 1926 AND 1941 SANBORN MAPS
  - - CURB INLET
  - - SEWER COVER
  - ⊠ - ELECTRICAL TRANSFORMER
  - ⊙ - PROPOSED MONITORING WELL LOCATION

- - - - - WATER LINE
- . . . . . SANITARY SEWER LINE
- - - - - STORM SEWER LINE
- - - - - NATURAL GAS LINE
- - - - - BURIED ELECTRIC LINE
- - - - - TELEPHONE/FIBER OPTIC LINE
- - - - - PROPERTY BOUNDARY

DODGE COUNTY  
SHERIFFS DEPT  
CLOSED LUST SITES  
BRRTS# 03-14-001606  
BRRTS# 03-14-002216