

April 6, 2020

Mr. Riley Neumann
Wisconsin Department of Natural Resources
2300 North Doctor Martin Luther King Drive
Milwaukee, Wisconsin 53212

BRRTS:03-41-534110
PECFA: 53212-2934-77

RE: Budget Request - Former Jerry's Service
2477 North Holton Street
Milwaukee, Wisconsin 53212

Dear Mr. Neumann:

Seymour Environmental Services, Inc. is requesting a PECFA budget approval to conduct additional environmental assessment activities at the Former Jerry's Service site in Milwaukee, Wisconsin. The budget for this supplemental assessment work was prepared in response to the concerns raised by the WDNR after review of our report detailing the remedial excavation conducted at the site. Additional activities are proposed to better constrain the extent and levels of residual soil contamination, assess the impacts of the contamination on groundwater, and assess the vapor migration pathway at the site.

Proposed soil assessment includes sampling at 4 locations around the remedial excavation. Soil samples will be collected from the soil borings. The remedial excavation extended to the public right-of-way on the north and east sides. We propose to install one direct push boring along each of these sides of the remedial excavation within the sidewalk. Installation of these points will require access approval from the City of Milwaukee. In addition, a direct push boring will be installed beneath the canopy near the former dispensers. At each of these locations soil samples collected from the shallow, direct contact horizon will be sampled for PVOCs + naphthalene and PAHs, and those near the water table will be submitted for analysis of PVOCs + naphthalene.

Four monitoring wells will be installed at the site. Proposed well locations include, near the former fuel tank bed (source), west of the former dispensers (upgradient), south of the remedial excavation, and southeast of the site across Holton Avenue (downgradient). The wells will be constructed as water table monitoring wells with a depth of ~20 feet based on observations from the Milwaukee Regional Redevelopment Authority site located a block to the south along Holton Avenue. After the wells are installed, they will be developed, and the top of casing elevations will be surveyed. Groundwater samples from the wells initially will be collected for VOCs and PAHs.

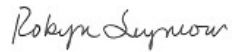
To assess vapor intrusion potential at the site a single subslab vapor probe will be installed through the floor of the building. The probe will be in the northeast portion of the building where high levels of petroleum-related compounds were present in the excavation sidewall samples. A single subslab vapor sample will be collected from the probe and analyzed for VOCs (TO15). No coupled sampling of indoor/outdoor air will be performed during the sampling since automotive related work is conducted at the site.

No sampling is proposed to assess of the potential vapor migration through the sanitary sewer present near the south side of the remedial excavation. Existing data indicates that the contaminated soil was removed from this area.

Riley Neumann
WDNR - Bureau of R&R
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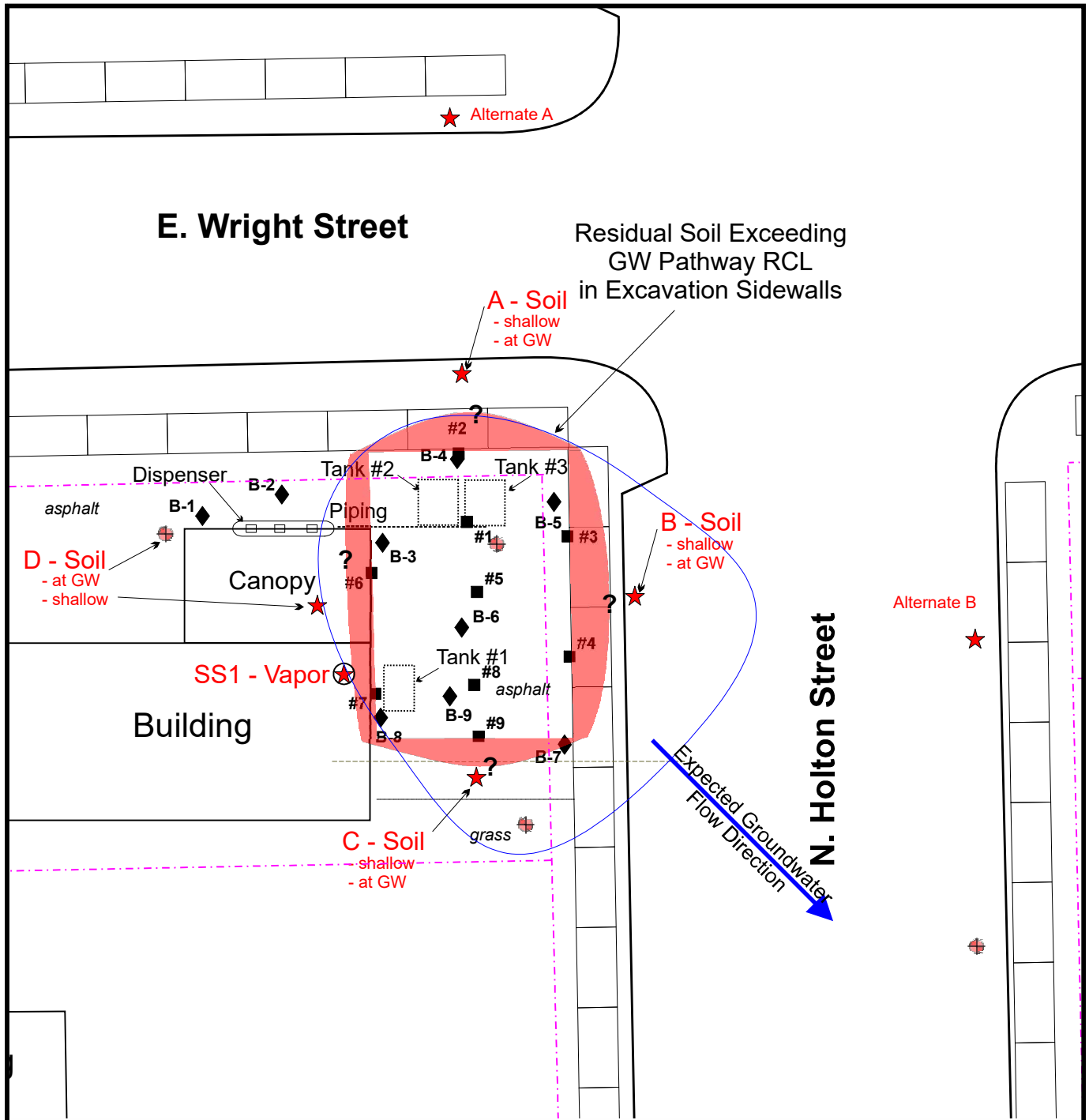
I hope that the enclosed information is sufficient to obtain approval for the additional investigation work costs. After the work is completed, we will submit a site investigation report detailing the soil and vapor sampling and post-remedial groundwater monitoring. Please call me if you have any questions at 608-838-9120 or 608-225-9407 (cell).

Thank You,
Seymour Environmental Service, Inc.



Robyn Seymour

Figure A
U&C Cost Form



LEGEND

- ★ - Geoprobe Boring (proposed)
- ⊕ - Monitoring Well (proposed)
- #9 ■ - Excavation Sample
- B-7 ◆ - Geoprobe (July 2017)

0 20' 40'

1 INCH = 20 FEET
SCALE IS APPROXIMATE

FILE/PATH: D:\PROJECTS\KPVentures
Fig2-Layout.cdr

DATE: 10/17/2016

PREPARED: MDF APPROVED:

SOURCE:
Milwaukee County Mapping
FIELD MEASUREMENTS

**SEYMOUR
ENVIRONMENTAL
SERVICES, INC.**

PROPOSED SAMPLING LOCATIONS
Former Jerry's Service
2477 N. Holton Street
Milwaukee, Wisconsin

**FIGURE
A**

Usual and Customary Standardized Invoice #27

January 2020 - June 2020



RR-113a-E

PECFA #: 53212-2934-77
 BRRTS #: 03-41-534110
 Site Name: Former Jerry' Service
 Site Address: 2477 N Holton St. MKE

Vendor Name: Seymour
 Invoice #: Cost Request
 Invoice Date: _____
 Check #: _____

U&C Total \$ 23,998.45
 Variance to U&C Total \$ -
 Grand Total \$ 23,998.45

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	2	\$ 1,381.84
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	\$ 141.24	2	\$ 282.48
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	8	\$ 891.12
4	Waste Disposal	Commodity	WD17	Landfill Environmental Fee (provide documentation)	ACTUAL COST			
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 316.47	4	\$ 1,265.88
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.52	56	\$ 309.12
12	Direct Push	Consultant	DP30	Primary Mob/Demob	Site	\$ 563.31	1	\$ 563.31
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 7.14	56	\$ 399.84
12	Direct Push	Commodity	DP50	GW Sample Collection (cost for tubing)	Ft	\$ 0.43		\$ -
12	Direct Push	Commodity	DP55	Expendable Drive Point	Each	\$ 14.92	4	\$ 59.68
12	Direct Push	Commodity	DP60	Borehole Abandonment	Ft	\$ 1.30	56	\$ 72.80
12	Direct Push	Commodity	DP65	Concrete Penetration	Each	\$ 20.70	4	\$ 82.80
12	Direct Push	Commodity	DP80	Mob/Demob (Includes decon)	Site	\$ 578.66	1	\$ 578.66
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.56		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR10	26 - 50 ft bgs	Ft	\$ 5.84		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR15	51 - 75 ft bgs	Ft	\$ 7.52		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	\$ 652.34	1	\$ 652.34
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR25	Consultant Oversight	Ft	\$ 1.63	80	\$ 130.40

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR30	Primary Mob/Demob	Site	\$ 555.68	1 \$	555.68
13.e	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Commodity	DR60	Drilling in Unconsolidated Soils	Ft	\$ 12.33	80 \$	986.40
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 4.01	80 \$	320.80
14	Monitoring Well Installation	Consultant	MWI10	26 - 75 ft bgs	Ft	\$ 2.81	\$	-
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing	Ft	\$ 17.20	80 \$	1,376.00
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 152.06	4 \$	608.24
14	Monitoring Well Installation	Commodity	MWI25	Mob/Demob (For development of grout or slurry sealed wells	Site	\$ 603.49	\$	-
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	4 \$	834.92
15	Misc. Drilling Activities & Supplies		MDT15	Stickup Well Cover	Each	\$ 168.83	\$	-
15	Misc. Drilling Activities & Supplies		MDT20	Bumper Guard Posts	Each	\$ 71.38	\$	-
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel	Each	\$ 56.78	12 \$	681.36
15	Misc. Drilling Activities & Supplies		MDT25	Commodity Service Provider Per Diem (drilling and direct push)	Person	\$ 209.38	1 \$	209.38
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 75.06	4 \$	300.24
15	Misc. Drilling Activities & Supplies		MDT41	Private Utility Locate	ACTUAL COST		\$	-
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 8.22	4 \$	32.88
19	Hydraulic Conductivity Testing		HCT05	Hydraulic Conductivity Testing	Well	\$ 60.35	2 \$	120.70
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	\$ 253.50	\$	-
20	Soil Boring/Monitoring Well Permits		SBMWP10	Permit Fee (copy of permit & fee receipt required)	Permit Fee			
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 5,114.31	1 \$	5,114.31
24	Limited Soil Excavation	Commodity	LSE13	Laboratory (see task 24 total on Lab Schedule)	Lab Schedule		0 \$	-
31	Consultant Overnight Per Diem		COPD05	Overnight	Night	\$ 125.09	1 \$	125.09
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule		\$	1,783.77
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 393.23	1 \$	393.23
37	Vapor Point Installation & Sampling		VIS05	Initial Installation & Sampling	Point	\$ 510.26	1 \$	510.26
37	Vapor Point Installation & Sampling		VIS06	Installation Equipment	Day	\$ 170.00	1 \$	170.00
37	Vapor Point Installation & Sampling		VIS10	Mob/Demob	Event	\$ 569.95	1 \$	569.95
37	Vapor Point Installation & Sampling		VIS15	Subsequent Vapor Sampling	Point	\$ 369.07	\$	-

Usual and Customary Standardized Invoice #27

January 2020- June 2020



RR-0113a-E

TOTAL LAB CHARGES \$ 1,783.77 TASK 33 32 \$ 1,783.77 TASK 24 0 \$ -

MATRIX	REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
WATER	W4	PVOC + Naphthalene	SAMPLE	\$ 31.26	5	\$ 156.30			
WATER	W5	VOC	SAMPLE	\$ 74.09	5	\$ 370.45			
WATER	W6	PAH	SAMPLE	\$ 75.17	10	\$ 751.70			
WATER	W21	EDB Method 504	SAMPLE	\$ 98.31		\$ -	MAX COST	SAMPLES	TOTAL
SOILS	S1	GRO	SAMPLE	\$ 25.52		\$ -	\$ 25.52		\$ -
SOILS	S2	DRO	SAMPLE	\$ 31.26		\$ -	\$ 31.26		\$ -
SOILS	S3	GRO/PVOC	SAMPLE	\$ 28.98		\$ -	\$ 28.98		\$ -
SOILS	S4	PVOC	SAMPLE	\$ 26.60		\$ -	\$ 26.60		\$ -
SOILS	S5	PVOC + 1,2 DCA + Naphthalene	SAMPLE	\$ 50.94		\$ -	\$ 50.94		\$ -
SOILS	S6	PVOC + Naphthalene	SAMPLE	\$ 37.10	8	\$ 296.80	\$ 37.10		\$ -
SOILS	S7	VOC	SAMPLE	\$ 74.09		\$ -	\$ 74.09		\$ -
SOILS	S8	SPLP Extraction VOC only	SAMPLE	\$ 52.13	4	\$ 208.52	\$ 52.13		\$ -
SOILS	S9	PAH	SAMPLE	\$ 75.17		\$ -	\$ 75.17		\$ -
SOILS	S10	Lead	SAMPLE	\$ 12.76		\$ -	\$ 12.76		\$ -
SOILS	S11	Cadmium	SAMPLE	\$ 15.04		\$ -			\$ -
TASK 33 TOTAL						\$ 1,783.77			
							TASK 24 TOTAL		\$ -