

KPRG and Associates, Inc.

EXPANDED SITE INVESTIGATION BUDGET

July 24, 2007

Mr. James C. Delwiche, P.G.
Wisconsin Department of Natural Resources
141 NW Barstow Street
Room 180
Waukesha, WI 53188

VIA PRIORITY U.S. MAIL

Re: Expanded Site Investigation Budget
Jill's Dry Cleaners
S74 W16834 Janesville Road, Muskego, WI 53150
FID #268077480, BRRTS# 02-68-543070

DEPARTMENT OF
NATURAL RESOURCES
WAUKESHA SERVICE CENTER
2007 JUL 26 AM 11:12

Dear Mr. Delwiche:

The above referenced site is within the Wisconsin Department of Natural Resources (WDNR) Dry Cleaner Environmental Response Fund (DERF) program for cost reimbursement. The initial approved phase of site investigation was \$28,265 (KPRG proposal base bid plus the proposal's Additional Considerations estimate for installing the additional two off-site wells (MW-5 and MW-6) that was requested by WDNR to be included in the scope of work for the Work Plan). The current budget expended to date is \$30,293.85 which includes some additional out of scope soil sampling work which was performed at the direction of the WDNR after receipt of the initial sampling data. Upon review of the Site Investigation Report and subsequent correspondence discussions, the WDNR is requesting some additional investigation to be performed. The scope of the additional site investigation work has been defined by the WDNR in a letter dated June 27, 2007.

Prior to implementing any additional site investigation work, this letter has been prepared by KPRG and Associates, Inc. (KPRG), on behalf of Jill's Dry Cleaners (JDC) to request WDNR approval of the proposed budget for the additional work in order for the expenditures to qualify for reimbursement under the DERF program. For budget estimating purposes, the additional work is divided into the following tasks:

- Task 1 – Expanded Site Investigation Planning/Coordination
- Task 2 – Additional Expanded Site Investigation Implementation

- Task 3 – Site Investigation Report Addendum
- Task 4 – Disposal of Additional Investigation Derived Waste

The scope of each task is discussed separately below.

SCOPE OF WORK

Task 1 – Additional Expanded Site Investigation Planning/Coordination

The scope of this task includes the additional project management and planning that will be required for the successful completion of the expanded site investigation. This includes expanding the current property access agreement with the City of Muskego for additional soil borings and monitoring well installation on their property (north of JDC).

Task 2 – Implementation of Additional Site Investigation

The June 27, 2007 WDNR letter specifies the following additional expanded site investigation work:

- Drill two additional geoprobe borings (GP-5, GP-6) to the north of HA-4 and HA-5 to complete definition of the extent of soil impacts. Drill one additional geoprobe boring (GP-7) adjacent to hand auger location HA-3 to obtain a soil sample from a deeper interval to assist in defining the vertical extent of impacts. These will be placed at approximate locations shown on Figure 1 in accordance with the WDNR letter. The borings will extend to 10 feet below ground surface (bgs) and one soil sample will be collected from each geoprobe boring for VOC analysis based on photoionization detector field screening (PID) measurements. All borings will be properly abandoned upon completion. All work will be performed in accordance with methods specified in the approved Work Plan for this project.
- Drill two additional interior borings in the vicinity of previous sample locations HA-1 and HA-2 and collect soil samples from deeper intervals to assist in defining the vertical extent of impacts. The depths reached will be limited by the available technology since geoprobe equipment can not be used due to overhead and space constraints. The target sampling depth will be between eight and ten feet, if possible. The samples will be analyzed for VOCs.
- Drill and construct a new deep well to be clustered adjacent to existing well MW-6. This well will be labeled MW-6D. It will be drilled to a depth of approximately 40 feet bgs. It will be standard 2-inch PVC construction with 5 feet of 0.010 screen. The well will be completed as a flush mount. Construction will be in accordance with the current approved site investigation work plan. Develop the well. Survey in the top of casing to facilitate hydrogeologic water level interpretations.

- Collect one round of groundwater samples from the existing and new monitoring well. Analyze the samples for VOCs.

An updated map showing the approximate proposed well and boring locations is provided on Figure 1. As noted above, all sample collection, handling and analysis will be performed in accordance with the approved Work Plan for the initial phase of site investigation work.

Task 3 – Site Investigation Report Addendum

Upon receipt of all analytical data, an addendum to the site investigation report will be developed and submitted to the WDNR integrating both rounds of expanded site investigation work. The addendum will include, but not be limited to:

- Objective of additional site investigations.
- Documentation of field activities.
- Updated groundwater flow map.
- Updated evaluation of the extent of soil impacts.
- Updated evaluation of the extent of groundwater impacts.
- Summary/Conclusions.

Summary data tables will include all data from the initial phase of site investigation work along with the new data generated as part of this expanded site investigation.

Task 4 – Disposal of Investigation Derived Waste

At this time, all investigation derived waste (IDW) has been removed from the site for proper disposal. This additional work is estimated to generate four additional drums of IDW that will require disposal.

COST ESTIMATE

The estimated cost for the expanded site investigation scope of work defined above is summarized in Table 1. The detailed costing sheets are also provided with the table with the costs itemized per task. Competitive bids were obtained from three qualified drilling firms and are provided in Attachment 1. The low bid was determined to be Horizon Construction & Testing (a.k.a., Moraine). The laboratory analysis work and IDW disposal for the expanded site investigation does not need to be rebid since the unit rates are the same.

The estimated cost for the expanded site investigation is based on the following assumptions:

- Up to 4 hours of project management time for the coordination of the expanded site investigation effort including obtaining access agreements for the installation of the off-site borings and well.
- Up to 9 groundwater samples analyzed for VOCs. This includes sampling of all seven existing monitoring wells, one new well (MW-6D) and one duplicate sample.
- Up to 5 additional soil samples to be analyzed for VOCs.
- Up to 4 field days for the implementation of the expanded site investigation scope of work (soil borings, well installation, well development, additional round of groundwater sampling).
- A focused site investigation addendum report that integrates data from the initial site investigation and the expanded site investigation work.
- The IDW can be handled and disposed as non-hazardous waste under the contained out rule and based on the waste profile sampling.
- Up to four additional drums of IDW will need to be transported and disposed.

Only those costs incurred will be billed. All billing will be performed on a monthly basis and will be broken down by task and unit rates. A modified total budget of \$40,391 (i.e., cost to date plus estimated additional cost for expanded site investigation) is requested.

No additional work will be performed until formal WDNR approval of the proposed budget is received. KPRG and Jill's Dry Cleaners look forward to working with the WDNR towards the successful completion of the site investigation and remediation. If there are any questions, please contact me at 262-781-0475.

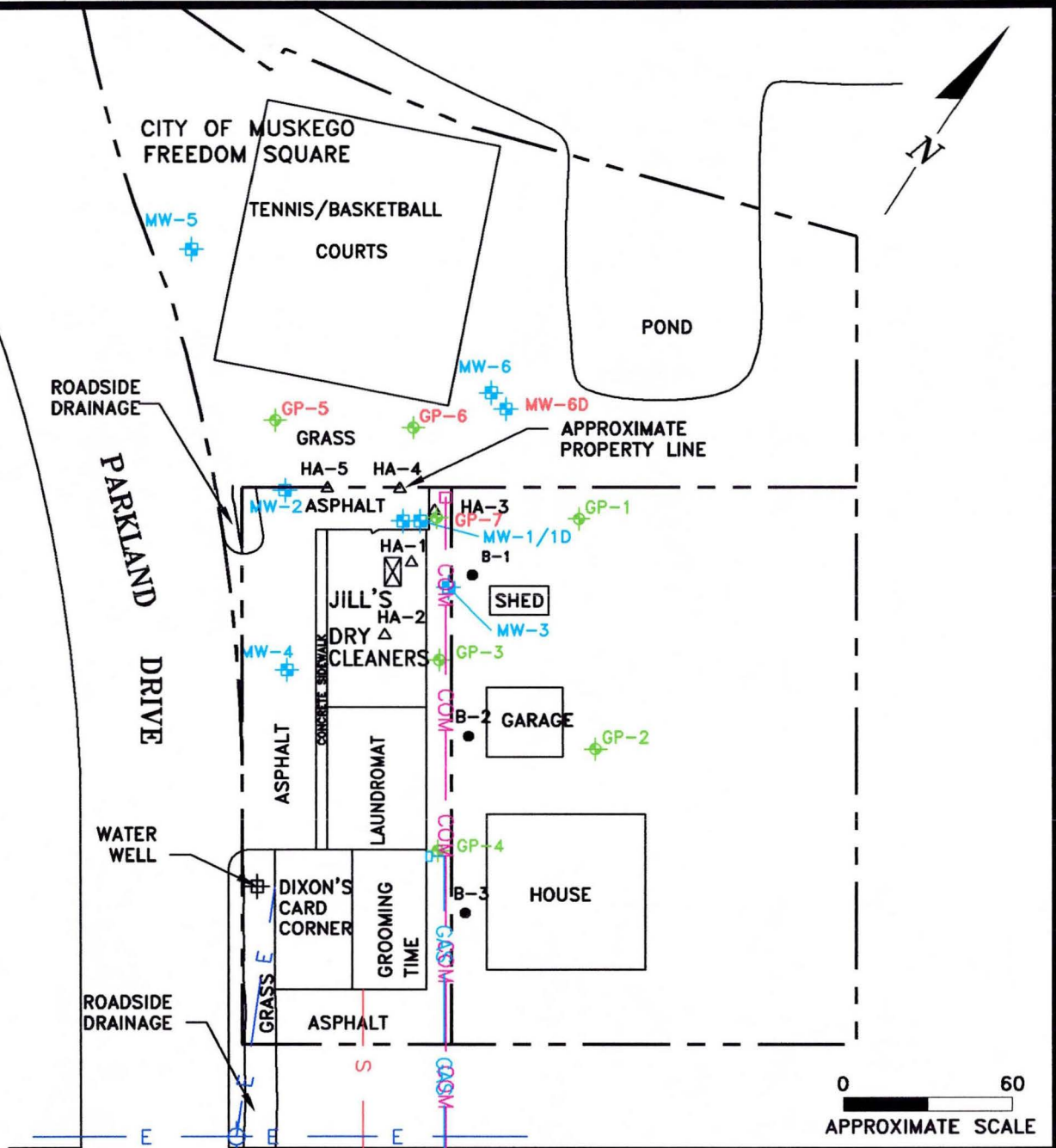
Sincerely,
KPRG and Associates, Inc.



Richard R. Gnat, P.G.
Principal

Cc: Ms. Jill Fitzgerald, Jill's Dry Cleaners
Mr. Donald P. Gallo, Reinhart Boerner Van Deuren, SC

FIGURE



LEGEND

- ☒ LOCATION OF DRY CLEANING MACHINE
- B-1 BENCHMARK ENVIRONMENTAL BORING WITH PCE SOIL CONCENTRATIONS IN mg/kg
- HA-1 HAND AUGER BORING
- GP-2 GEOPROBE BORING - Red indicates added
- MW-4 MONITORING WELL LOCATION
Red indicates new added well.
- OVERHEAD ELECTRIC
- SANITARY SEWER
- GAS
- COMMUNICATIONS

ENVIRONMENTAL CONSULTATION & REMEDIATION

SITE LAYOUT MAP

K P R G

KPRG and Associates, Inc.

JILL'S DRY CLEANERS
MUSKEGO, WISCONSIN

Scale: SEE BARSCALE | Date: January 22, 2007

14665 West Liebon Road, Suite 2B Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478
414 Plaza Drive, Suite 106 Westmont, Illinois 80559 Telephone 830-325-1300 Facsimile 830-325-1593

KPRG Project No. 13905

FIGURE 1

TABLE AND TASK COST BACKUP

Table 1. Estimated Expanded SI Cost Summary - Jill's Dry Cleaners - Muskego, WI

Task	KPRG Labor	Expenses	Contractors				Totals
			Analytical	Surveying	Drilling	IDW Disp.	
1) Expanded SI Planning/Coordination	\$545	\$0	\$0	\$0	\$0	\$0	\$545
2) Implement Additional SI	\$2,766	\$745	\$650	\$250	\$2,485	\$0	\$6,896
3) SI Report Addendum	\$1,981	\$50	\$0	\$0	\$0	\$0	\$2,031
4) IDW Disposal	\$125	\$0	\$0	\$0	\$0	\$500	\$625
Totals	\$5,417	\$795	\$650	\$250	\$2,485	\$500	\$10,097

KPRG TASK COSTING SHEET

Project: Jill's Dry Cleaners - Muskego, WI

Task: 1 - Expanded SI Planning/Coordination

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125		4	\$500.00
Field Eng./Sci.	\$68		0	\$0.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		1	\$45.00
			Total Labor	<u>\$545.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$25	Est.	0	\$0.00
Field Vehicle	\$45	Daily	0	\$0.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Exp.	<u>\$0.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None	\$0		0	\$0.00
			Total Contractors	<u>\$0.00</u>

TASK TOTAL:	\$545.00
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KPRG TASK COSTING SHEET

Project: Jill's Dry Cleaners - Muskego, WI

Task: 2 - Implement Additional Site Investigation

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125		4	\$500.00
Field Eng./Sci.	\$68		32	\$2,176.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		2	\$90.00
			Total Labor	\$2,766.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Photoionization Detector	\$50	Daily	2	\$100.00
Field Vehicle	\$60	Daily	4	\$240.00
Soil Sampling Supplies	\$20	Daily	1	\$20.00
Soil Gas Samp. Equip	\$110	Daily	0	\$0.00
GW Qual. Meters	\$150	Daily	1	\$150.00
Water Level Meter	\$25	Daily	1	\$25.00
Bailers (Disp.)	\$20	Each	8	\$160.00
Slug Test Equip.	\$200	Daily	0	\$0.00
Shipping	\$50	Est.	1	\$50.00
			Total Exp.	\$745.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Drilling/Geoprobe	See Preliminary Bid in Appendix A			\$2,485.00
Surveyor	\$250	Est.	1	\$250.00
Analytical	\$50	VOC-Soil	5	\$250.00
	\$50	VOC-Water	8	\$400.00
	\$100	NA Para. - Water	0	\$0.00
	\$50	TOC-Soil	0	\$0.00
	\$22	TOC-Water	0	\$0.00
	\$250	Profile	0	\$0.00
			Total Contractors	\$3,385.00

TASK TOTAL:	\$6,896.00
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KPRG TASK COSTING SHEET

Project: Jill's Dry Cleaners - Muskego, WI

Task: 3 - SI Report Addendum

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125		8	\$1,000.00
Field Eng./Sci.	\$68		12	\$816.00
CADD	\$60		2	\$120.00
Admin. Asst/ Word Proc.	\$45		1	\$45.00
			Total Labor	<u>\$1,981.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	1	\$50.00
Field Vehicle	\$60	Daily	0	\$0.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Exp.	<u>\$50.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None.				\$0.00
			Total Contractors	<u>\$0.00</u>

TASK TOTAL: \$2,031.00

KPRG TASK COSTING SHEET

Project: Jill's Dry Cleaners - Muskego, WI

Task: 4 - IDW Disposal

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125		1	\$125.00
Field Eng./Sci.	\$68		0	\$0.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		0	\$0.00
			Total Labor	<u>\$125.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Photoionization Detector	\$50	Daily	0	\$0.00
Field Vehicle	\$60	Daily	0	\$0.00
Soil Sampling Supplies	\$20	Daily	0	\$0.00
Soil Gas Samp. Equip	\$110	Daily	0	\$0.00
GW Qual. Meters	\$150	Daily	0	\$0.00
Water Level Meter	\$25	Daily	0	\$0.00
Bailers (Disp.)	\$20	Each	0	\$0.00
Slug Test Equip.	\$200	Daily	0	\$0.00
Shipping	\$50	Est.	0	\$0.00
			Total Exp.	<u>\$0.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
IDW Disposal	\$125	Per Drum Est	4	\$500.00
			Total Contractors	<u>\$500.00</u>

Task Total	\$625.00
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ATTACHMENT 1
DRILLING BIDS FOR ADDITIONAL SITE INVESTIGATION

Horizon Construction & Testing

A Division of Moraine Environmental, Inc.

1402 7th Avenue, Grafton, Wisconsin 53024-2330

Phone: (262) 377-9060 Fax: (262) 377-9770 Toll Free: 1(800) 920-2205

www.moraineenvironmental.com E-mail - moraine@execpc.com

Fax Transmission	
From: Thomas C. Sweet	# Pgs: <u>1/2</u> Date: <u>7/5/07</u>
To: <u>Rich Gnat</u>	Fax #: <u>262-781-0478</u>
Company: <u>KPRG</u>	Phone #:
Re: Geoprobe Proposal	
Location: <u>Dry Cleaning Facility</u> <u>Muskoga, WI</u>	
Workscope: <u>2 Mini-Geoprobe borings to 10' bgs (Interior)</u> <u>3 Geoprobe borings to 15' bgs (Interior)</u>	
MEI Project #: <u>3771d</u>	
Mobilization @ \$ <u>250</u> / day.....\$ <u>250</u>	
Geoprobng \$ <u>15</u> / foot X <u>20'</u> feet (Interior).....\$ <u>300</u> *	
Geoprobng \$ <u>7</u> / foot X <u>30'</u> feet... (exterior).....\$ <u>210</u>	
Temporary Wells (1" diameter) @ \$ <u>—</u> / foot x <u>—</u> feet.....\$ <u>—</u>	
Decon @ \$75.00 day.....\$ <u>75</u>	
Borehole Abandonment with Bentonite @ \$ <u>0.50</u> / foot.....\$ <u>25</u>	
Water Samples @ \$ <u>—</u> / Sample x \$ <u>—</u> Sample (s).....\$ <u>—</u>	
Mini Flush Mounts @ \$75.00 / each x <u>—</u> flush mounts.....\$ <u>—</u>	
Concrete Coring @ \$50.00 / each x <u>2</u> / each. (Interior).....\$ <u>100</u>	
Total Project Cost.....\$ <u>960</u>	
* Costs per foot higher due to increased labor and pneumatic jack hammer rental.	
Consultant / Owner Responsible for Marking ALL Private Utilities, as applicable.	

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Total \$960
\$1,525 (see next pg)
\$2,485 ✓

Horizon Construction & Testing

A Division of Moraine Environmental, Inc.

1402 7th Avenue, Grafton, Wisconsin 53024-2330

Phone: (262) 377-9060 Fax: (262) 377-9770 Toll Free: 1(800) 920-2205

www.moraineenvironmental.com E-mail - moraine@execpc.com

Fax Transmission

From: Thomas C. Sweet

Pgs: 2 of 2

Date: 7/5/07

To: Rich Gnat

Fax #: 262-781-0478

Company: KPR6

Phone #:

Re: Hollow Stem Auger Drilling Proposal

Location: Dry Cleaner Operatin
Moskogo, WI

Workscope: 1-40' bgs boring / NE 141 well
Continuous Sampling from 14' bgs / Flush mount

MEI Project #: 3771d

Mobilization @ \$ <u>300⁰⁰</u> / day.....	\$ <u>300⁰⁰</u>
Soil Borings \$ <u>11⁰⁰</u> / foot X <u>40</u> feet.....	\$ <u>440⁰⁰</u>
Wells Installation (2" diameter) @ \$ <u>12⁰⁰</u> / foot x <u>40</u> feet.....	\$ <u>480⁰⁰</u>
Decon @ \$75.00 day	\$ <u>75⁰⁰</u>
Borehole Abandonment with Bentonite @ \$ <u>-</u> / foot.....	\$ <u>-</u>
Water Samples @ \$25.00 / Sample x <u>-</u> Sample (s).....	\$ <u>-</u>
Flush Mounts or Stick - Ups @ \$95.00 / each x <u>1</u> / each.....	\$ <u>95⁰⁰</u>
Drums @ \$45.00 / each x <u>3</u> each.....	\$ <u>135⁰⁰</u>
Concrete Coring @ \$50.00 / each x <u>-</u> / each.....	\$ <u>-</u>
Total Project Cost.....	\$ <u>1525⁰⁰</u> *

* note: Cost assumes that bedrock is not present to 40' bgs

Consultant / Owner Responsible for Marking ALL Private Utilities, as applicable.

Total project cost = \$ 2,485⁰⁰

Rich R. Gnat

From: John Noyes [cabeno@sbcglobal.net]
Sent: Monday, July 09, 2007 5:39 PM
To: Rich R. Gnat
Subject: Muskego, WI

Hello Rich

Attached is the quote. I do not have the inhouse capability to auger to 40-feet. My numbers reflect subing it out.

Sincerely
CABENO Environmental Field Services, LLC
John Noyes

7/10/2007

Cost Estimate for Field Services

KPRG Associates

Muskego, WI

July 9, 2007

Cabeno Field Services Est.

Task	Units	Unit Cost	Estimated No. of Units	Totals
Geoprobng and Shallow Monitoring Well Installation				
Mobilization	Lump Sum	\$300.00	1	\$300.00
Geoprobe jackhammer inside and cart rig outside using Macrocore sampling system	Per day	\$1,100.00	1	\$1,100.00
Liners, 5-foot clear plastic w/ core catchers	Each	\$5.00	15	\$75.00
Concrete coring machine and bit for interior borings	Per day	\$250.00	1	\$250.00
Bentonite chips for backfill	Bag	\$12.00	2	\$24.00
Asphalt/Concrete Patch	Per bag	\$12.00	0	\$0.00
Per-diem (2-person crew)	Per day	\$200.00	0	\$0.00
55-Gallon drums	Each	\$35.00	1	\$35.00
Overtime (after 8-hours per day)	Per hour	\$150.00	0	\$0.00
Subtotals:				\$1,784.00
Deep Monitoring Well				
Mob, Rig, Labor, Continuous Sampling starting at 15'bgs, well material installed.	Lump Sum	\$2,000.00	1	\$2,000.00

Total: \$3,784.00

Transshield Underground Services, Inc.
 PO Box 405
 West Chicago, Illinois 60186-0405
 630-231-6996 phone / 630-231-9068 fax



July 5, 2007

Patrick Allenstein
 KPRG and Associates
 14665 West Lisbon Road, Suite #2B
 Brookfield, Wisconsin 53005

Proposal No: K070507-CHC
 Client Job No:
 Phone: 262-781-0475
 Fax: 262-781-0478

Scope of Work: Advance five (5) Geoprobe® soil borings to 10 ft continuous sampling. Backfill borings with bentonite and patch surface with like materials. Two (2) locations are inside of an active dry cleaner facility with 8 ft ceilings. Concrete coring is required. The remaining borings are outside in grass and easily accessible. Advance one (1) soil boring to 40 ft continuous sampling. Water table is ~ 5 ft bls. Convert boring to a 2" PVC monitoring well with 10 ft screens, clean filter pack from the bottom of the boring to 2 ft above the top of the screen, bentonite seal, expandable well cap, flush well boxes and concrete pads. Location is outside of building in grass and easily accessible. All decon water, drilling fluids will be contained in drums and left on site for disposal by others.

Location: Dry Cleaning Facility, Muskego, Wisconsin

Description	Amount	Unit	Quantity	Total
Public Utility Locate	\$ 125.00	lump	1	No Charge
Combo Rig Services				
Mobilization	450.00	lump	1	\$ 450.00
8 hr. min @ \$150.00/hr	1,200.00	day	2	2,400.00
Overtime \$195.00/hr	195.00	hour		-
Decon Equipment	125.00	day	2	250.00
Hand Car/Hand Tool Surcharge	250.00	day	1	250.00
Macrocore Liners	4.00	each	20	80.00
Concrete Coring Machine	150.00	day	1	150.00
2" X 10' PVC Screen	35.00	each	1	35.00
2" X 10' PVC Riser	20.00	each	4	80.00
2" PVC Endcap	8.00	each	1	8.00
2" Locking Cap	20.00	each	1	20.00
Sand (1020)	10.00	bag	6	60.00
Sand (4000)	10.00	bag	1	10.00
Flush Well Box	75.00	each	1	75.00
Bentonite Chips	12.00	bag	4	48.00
Bentonite Grout	30.00	bag	1	30.00
Concrete/Asphalt Patch	10.00	bag	3	30.00
55 Gallon Drum	35.00	each	3	105.00
Per Diem	175.00	day	1	175.00
Estimated Total				\$ 4,256.00

Payment Terms: Net 45 Days This proposal is valid for 90 days.

This proposal is being submitted as an estimate, unit quantities may vary. Any information not identified in the above Scope of Work or Description of services is not included as a part of this estimate. Client will provide Transshield Underground Services, Inc. (Transshield) pertinent project information in order to assure proper utility clearance. Transshield will contact the appropriate state "One-Call" center prior to commencing any work. This proposal is based on the assumption that this project is not subject to federal, state or local prevailing wage requirements. If that assumption is incorrect this proposal will be void. If at any time in the future, it is determined that this project is subject to a prevailing wage, Client agrees to reimburse Transshield for any back wages owed to Transshield's employees, and to pay for any and suits, legal or administrative proceedings, claims, demands, causes of action, losses, damages, penalties, fines, costs and expenses of whatsoever kind or character (including but not limited to reasonable attorneys' fees and expenses and court costs), for financial penalties or fines and any associated legal fees incurred by the Subcontractor related to such a determination. Your signature below affirms your agreement to the aforementioned terms.

Prepared by:

Accepted by:

Kyle Arney, P.G.
 Vice President of Client Services
 Transshield Underground Services, Inc.

(signature/date)

 (print name/title)