

## Boettcher, Andrew F - DNR

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**From:** Jeff Hosler <jlhosler@temco-llc.com>  
**Sent:** Wednesday, June 20, 2012 3:36 PM  
**To:** Boettcher, Andrew F - DNR  
**Subject:** Re: 700 Series of Six Points Redevelopment - Remedial Action Design / Partial Site Remediation Report

Andy – I'll address your questions in the same order you sent them, but first an update on the details of the overall construction plan:

The west side of the site will be graded to construction grade, including foundation excavations for Buildings Q and R and utility trenches, by 01SEP12. The plan also calls for paving the entire west side of the site this year. The remainder of the site will then be graded to construction grade, including the foundation excavations for the remaining three buildings and utility trenches. The excavated soil will be used to build up areas which require fill. Replaced soil in the western part of the site will be paved this year; replaced soil in other areas of the site will be covered with a minimum of eight inches of stone in preparation for receiving pavement in future years. All building foundation excavations will be sloped to drain to permanent or temporary storm water catch basins, topsoiled, and hydroseeded. All underground utility lines/conduits, including sanitary and storm sewers, water, natural gas, electric, and communications will be installed throughout the site this year, with minor exception as noted in 3 below. A site erosion control plan will be submitted to WDNR for review and approval which includes a temporary sediment trap located in the southwest corner of the site.

1) Since additional rounds of groundwater monitoring were potentially needed, I constructed the four temp wells with one-inch PVC casing and screen, sand pack, bentonite seal, and flush mount cover. Additional temp wells can be installed downgradient (south, west, and/or north) if required to determine extent. Also see my response to your question 5 below, as it will address this issue.

2) The construction plans have been refined somewhat since I prepared the report. The Building N foundation excavation will be partially completed this year. Some residual soil will be left in place adjacent to West National Avenue and South 66th street to maintain stability of the sidewalks and road bases. As with all of the other building excavations, the Building N excavation will be sloped to drain to the storm water management system, topsoiled, and hydroseeded to provide effective site drainage and prevent soil erosion. Prior to construction of Building N in a future year, the remainder of the residual soil will be excavated and replaced on-site in an area to be paved or capped with clean soil.

3) As indicated above, the current construction plan includes installation of all utilities throughout the site this year, with the exception of final storm sewer connections to catch basins in areas to be paved in future years. The project engineer estimates the total volume of soil to be excavated to facilitate these connections is approximately 25 cubic yards. He is confident that the small soil volumes which will be excavated to facilitate these connections can be replaced on-site in the area of whichever building is under construction beneath pavement or a clean soil cap.

4) I've revised Figure 7 several times already to show different types of data, e.g. clean vs. contaminated soil volumes to be excavated for use in estimating soil handling/off-site disposal costs. I'm open to ideas, but I'd like to discuss this with you first to make sure any changes actually accomplish your objectives. Changes are now a lot more difficult because the former employee who has to make them has a different career and limited free time, but I can get it done if we come up with specific changes we want to make. The unidentified sample result in the NE corner is from SB-48 and appears on Figure 3.3. It appears on Figure 7 because of the RCL exceedance for lead. The lack of the boring ID on Figure 7 is just an unfixed error, which happens a lot when you start mixing and changing data layers in CADD to show different types of information with the data.

5) A similar error caused soil borings E-2 and E-3 to be left off of all of the Figures. As I was researching this, it occurred to me that you need more information than just the location of these borings. I should have sent you a copy of the Updated Phase II ESA report for properties 701, 708, and 709, which was prepared in September 2009. In addition to showing the location of these soil borings, the report shows soil contaminant levels in the area downgradient from the former petroleum contamination source area in the northwestern part of the site. I'm putting a copy of the report in the mail to you, hopefully today. Since the City has already paid a review fee, and half of this report concerns the northwestern part of the site, (and it's small), I'm going to send it directly to you.

6) A search through all of the analytical data tables developed to date for the site found the following residual soil RCL exceedances for protection of groundwater:

E-1 (in report being sent to you), 07/16/02, 6'-7.5', [benzene@42](#) ug/kg  
Excavation Bottom 1, 04/22/05, 11', [benzene@1500](#) ug/kg, [ethylbenzene@3400](#) ug/kg  
EX-1, 05/08/06, 8', [benzene@37](#) ug/kg  
EX-3, 05/08/06, 8', [benzene@71](#) ug/kg  
EX-8, 05/09/06, 8', [benzene@299](#) ug/kg  
TW-3, 04/05/12, 6'-7', [benzene@400](#) ug/kg

Regards,

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**From:** [Boettcher, Andrew F - DNR](#)

**Sent:** Wednesday, June 13, 2012 2:02 PM

**To:** [Jeff Hosler](#)

**Subject:** 700 Series of Six Points Redevelopment - Remedial Action Design / Partial Site Remediation Report

Hi Jeff:

Since we were not able to connect by phone, I thought it would be best to send an email with the questions/comments from my review of the report you submitted for the 700 Series of Six Points Redevelopment (02-41-544080).

1. Have the temporary monitoring wells been abandoned? Because there is remaining groundwater contamination above the ES, I will need to take the case to the closure committee so I am unable to say with certainty whether any additional groundwater sampling will be required.
2. I wanted to clarify the plan for the Building N foundations. Will the actual foundations be constructed during construction of the rest of this phase? If so, will the actual foundations then be covered with clean soil or is the clean soil only being placed adjacent to the foundations to stabilize the slopes?
3. On Page 14 of the report you mention that some areas of future planned pavement will be left unpaved to allow future placement of soils from utility trench excavations. Please identify the specific areas where this is planned and whether any temporary cover is planned?
4. Figure 7 from the report is a very important figure to illustrate where there is residual contamination that is above the RCLs, however, the figure is somewhat confusing because of the way the information is portrayed and perhaps due to the amount of information contained. We may want to discuss how the basic layout of this figure could be changed to more clearly identify the locations with RCL exceedances. Also, there is a sample result in the NE corner (4-8 w/ 0-4 in a box) that does not appear to be tied to a sample location.
5. Please explain where sample locations E-1 and E-2, mentioned on Page 7 of the report, are located.
6. Are there any soil sample results which exceed the GW RCLs?

I hope this is helpful. Please contact me with any questions.

It appears that I will be back in the Milwaukee office next Wednesday, so you may want to contact me then.

Thanks!

Andy

**Andrew F Boettcher**

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