

Konicek Environmental Consulting LLC

May 21, 2020

Mr. Doug Cieslak
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2300 N. Martin Luther King Jr. Dr.
Milwaukee, Wisconsin 53212-3128



Re: *Revised Additional Site Investigation Work Plan*
DERF Approval Bid Variance Approval Request
Twin Lakes Laundry
111 South Lake Avenue, Twin Lakes, Wisconsin 53181
BRRS # 02-30-545024
WDNR FID # 230117910

Dear Mr. Cieslak:

This submittal is being submitted in response to your September 17, 2019, email correspondence to Olsen Properties LLC by Konicek Environmental Consulting LLC (KEC). On behalf of Tom Olsen, Olsen Properties LLC., KEC has prepared this *Revised Additional Site Investigation Work Plan* with the proposed costs for the additional site activities for the above referenced case.

The proposed scope of work is based on the previously Wisconsin Department of Natural Resources (WDNR) Dry Cleaner Environmental Response Fund (DERF) funding January 29, 2016, scope of work approval reference in the WDNR July 18, 2019, letter and our conversations in April and May 2020.

In accordance with Wisconsin Administrative Code (WAC) Natural Resources (NR) 169.29, this submittal is being made to preserve the site DERF eligibility and to request an variance of the consultant bidding on the basis that time is of the essence to expedite the further investigation activities and move the case forward as indicated WDNR July 18, 2019, correspondence to Olsen Properties LLC.

SCOPE OF WORK

Task 1: Preparation of an Additional Site Investigation Work Plan – This document will serve as the Additional Site Investigation Work Plan. In addition, a Site Investigation Work Plan Preparation Checklist is provided as Attachment A.

Task 2: Additional Groundwater Well Sampling - A complete round of groundwater monitoring will be performed using the network of existing groundwater monitoring wells located in the vicinity of the site. The groundwater sampling will include seven shallow water table wells (MW-1 through MW-7) and one piezometer (PZ-1) as shown on Figures 1 and 2. For all the monitoring wells the following measurements will be recorded: depth to the water table, total depth and in-situ field parameters (Dissolved oxygen {DO}, pH, conductivity, salinity, temperature and Oxidation Reduction Potential {ORP}) to assess the groundwater biodegradation conditions. The wells will then be purged and sampled for volatile organic compounds (VOCs) by EPA Method 8260 laboratory analysis. The samples will be collected in accordance with the WDNR Groundwater Sampling Field Manual, PUB-DG-038 96 with well dedicated bailers and include one duplicate sample and a trip blank. The groundwater monitoring

wells/piezometer sample results will be reported to the WDNR using Form 4400-294 within 10 days of receiving results.

Task 3: Additional Potable Well Sampling – An attempt to sample fifteen (15) potable wells or properties will be made through the exterior building hose via. bib/spick due to the on-going COVID-19 pandemic. The properties are listed on Table 1 (Planned Environmental Work Activity Per Property) and as shown on Figures 1 and 2. The samples will be collected in accordance with the WDNR Groundwater Sampling Field Manual, PUB-DG-038 96 for VOCs by using EPA Method 524.2 laboratory analysis.

If potable well logs are available then the volume of water within the well casing will be calculated in accordance with NR 141.21 then purging four well volumes will commence. A garden hose flow meter will be used to keep track of the total gallons removed in the field and recorded. KEC will use the historic water depth listed on the logs as a basis of the water levels since KEC will not be measuring them. If no potable well logs exist for the property then purging of the potable wells will assume running the well pump for duration of 15-minutes¹ to ensure that the water is cold and that the pressure tank has had at least one or more full pump cycles to complete.

Access agreements will use the model templates on the WDNRs website for vapor intrusion and be modified as needed. WDNR will review a sample of the first draft going out, subsequents to follow. Access agreements will be made up to three times, if needed; 1st not-certified mail due to the on-going COVID-19 pandemic, 2nd certified mail and 3rd certified mail. If authorization is not made after the 3rd attempt KEC will not be responsible for sampling after this point. KEC is assuming a response time of 7 days in-between mailings. KEC will verify current occupancy status of all sampling properties. In addition, KEC may need to ask for help for access agreements through the Twin Lakes Village Administrator, if necessary.

Following receipt of the analytical results a letter will be sent to either the owner or occupant with the laboratory results, including a compressive table of past results and current, property specific figure (including the well location location on the property) and a discussion of the results within 10 days of receiving the results. WDNR will review a sample of the first draft going out, subsequents to follow.

A search of State of Wisconsin online well log records will be researched and compiled to determine if unique well identification numbers exist for the planned potable wells to be sampled. If not, then unique well ID stickers and WDNR well forms will be completed for the potable wells. Stickers obtained from the WDNR are to be provided by KEC to the owner/occupants to be placed on the water pressure tank.

Task 4: Sub-Slab Vapor Intrusion Investigation – It is proposed to collect five off-site vapor samples as identified on Table 1 and Figures 1 and 2. Off-site sub-slab locations will be attempted within the following buildings: two in the 110 building (Subway and Community Library), two in the 118 & 120 building (one in each half), and one in the 121 building. The vapor sample investigation will be conducted in accordance with the WDNR Vapor Intrusion Guidance Document PUB-RR-800 dated January 2018. Access agreements will follow the methodology and protocol of Task 3 above.

¹ According to the WDNR Groundwater Sampling Field Manual, PUB-DG-038 96 small water supply systems are to be run for 5-minutes. KEC is proposing 3-times that amount for quality assurance.

The sub-slab vapor sampling locations will be determined in the field based on building interior design/accommodation and utilizing the FLX-VP Vapor Pin® and in accordance with Cox-Colvin & Associates, Inc. standard operating procedure. The vapor samples will then be collected in a laboratory supplied 6.0-liter SUMMA canister submitted to a certified laboratory for analysis using EPA Method TO-15. In addition, to the five sub-slab vapor samples, an indoor ambient air sample from each building location will be collected and one outdoor ambient air sample from the general exterior area of the three buildings will be collected utilizing 6.0-liter SUMMA canisters for TO-15 analysis. All samples will be run for duration of 30-minutes.

Following receipt of the analytical results a letter will be sent to either the owner or occupant with the laboratory results, including a table of the results, property specific figure and a discussion of the results within 10 days of receiving the results. WDNR will review a sample of the first draft going out, subsequents to follow.

Task 5: Evaluate On-Site Sub-Slab Vent System - To evaluate the effectiveness of the sub-slab vent system a sub-slab vapor sample will be collected from inside the Southeast source area of Twin Lakes Laundry building and collecting one indoor ambient air sample. The samples will be collected in accordance with same procedures described in Task 4 and will be conducted while the current vapor system is operating.

In addition, KEC will figure what the layout is for the subject-site for both for the 407 Basset St. and 111 S. Lake St. addresses for the potential of future sub-slab locations.

Task 6: Utility Identification - To evaluate the potential vapor migration pathways associated with the area buried utility locations will be obtained from digger's hotline markings and Village of Twin Lakes Department of Public Works plans. Attempts to identify the depths of the utilities will also be made to determine if they maybe intersecting the groundwater table.

Task 7: Evaluate Source Area Soil Conditions - A total of eight soil probes are proposed to evaluate the source area soil conditions near the southeast corner of the Twin Lakes Laundry building. Three of the soil probes (pounded by hand) will be installed inside the building and completed relatively shallow to collect a soil sample from one to two feet below the slab. A private utility locating service will be used to check the proposed hand probe locations. Five additional soil probes are proposed outside the southeast corner of the laundry building. The locations of the soil probes are shown on Figure 2.

At each location continuous soil sampling will be performed from ground surface to a depth of approximately 10 feet below ground surface (bgs). The soil samples will be screened in the field using a photoionization detector (PID) and visually inspected for color and staining. Soil samples from 1-2 feet bgs and at the groundwater interface expected to be 6-8 feet bgs will be submitted for VOCs by EPA Method 8260 laboratory analysis. The interior of the building configuration may alter or prohibit the exhibited soil probe locations. An access agreement will follow the methodology and protocol of Task 3 above.

Soil sample results will be reported to the WDNR using Form 4400-294 within 10 days of receiving results.

Task 8: Sub-Slab Vent System Documentation and O&M Plan - At the request of the WDNR the sub-slab vent system installed at the former Twin Lakes Laundry will be field verified;

photographed and as-built information will be compiled. Sub-slab vacuum field measurements will be drilled through the floor by a subcontractor retained by KEC to evaluate the effectiveness of the sub-slab vent system. The concrete holes will be filled in following the collection of the field measurements. Manometers will also be installed if there are none present. A System Operation and Maintenance (O&M) plan will be prepared in accordance with the WDNR Vapor Intrusion Guidance Document PUB-RR-800 dated January 2018.

Task 9: Data Evaluation and Report – The additional site investigation activities will be compiled, evaluated and presented in an update site investigation report to the WDNR. The updated report will incorporate past analytical data with the new collected data and recommendations to address vapor intrusion concerns, impacted soil and groundwater contaminate plume margin.

COST

The cost breakdown for each of the proposed activities and costs for each task are summarized below:

TASK 1: Preparation of an Additional Site Investigation Work Plan = \$3,230

This document will serve as the Additional Site Investigation Work Plan.

TASK 2: Additional Groundwater Well Sampling = \$3,210

For cost estimating purposes it is assumed that all the monitoring wells/piezometer are accessible and can be sampled and that access to all of the potable wells can be gained. The cost includes collection of two (one duplicate groundwater sample from PZ-1 and one trip blank is proposed) quality assurance/quality control (QA/QC) samples, disposal of purge water, laboratory fees, data compilation and reporting.

Task 3: Additional Potable Well Sampling = \$6,815

The cost assumes three site visits to ensure collection of water samples from some of the residences if access is not available during the initial visit. The cost also includes collection of two (one duplicate potable well sample from 202 S. Lake Street and one trip blank is proposed) QA/QC samples, laboratory fees, preparation of accesses agreements, coordination with residences, data compilation and reporting.

TASK 4: Off-site Sub-Slab Vapor Intrusion Investigation = \$5,390

The cost estimate includes obtaining access to the off-site properties, the installation of five sub-slab vapor pins and 30-minute laboratory supplied and calibrated SUMMA canister sample collection for T0-15 laboratory analysis. The cost also includes the collection and analysis of a four background ambient air samples utilizing 30-minute laboratory supplied and calibrated SUMMA canister for T0-15 laboratory analysis. The cost also includes preparation of accesses agreements, coordination with residences, laboratory fees, data compilation and reporting.

TASK 5: Evaluate On-Site Sub-Slab Vapor Conditions = \$990

The cost estimate includes the installation of one sub-slab vapor pins and 30-minute laboratory supplied and calibrated SUMMA canister sample collection for T0-15 laboratory analysis. The cost also includes the collection and analysis of a background ambient air samples utilizing 30-minute laboratory supplied and calibrated SUMMA canister for T0-15 laboratory analysis. The cost also included laboratory fees.

TASK 6: Utility Identification = \$1,360

The cost estimate includes efforts to contact the Village of Twin Lakes and digger's hotline to locate existing utilities, mark the locations on a site map and if needed measure the sewer invert elevations where appropriate.

TASK 7: Evaluate Source Area Soil Conditions = \$6,975

The cost estimate assumes installation of three shallow hand soil probes inside the building and five soil probes outside the southeast corner of the building. The cost included laboratory analysis of 13 soil samples for VOC analysis, retaining a private utility locating service, preparation of an access agreement, coordination with one commercial property owner, data compilation and reporting.

TASK 8: Sub-Slab Vent System Documentation and O&M Plan= \$3,250

At the request of the WDNR the sub-slab vent system installed at the former Twin Lakes Laundry will be field verified and as-built information will be compiled. In addition, sub-slab vacuum field measurements will be made by a subcontractor of KEC to evaluate the effectiveness of the vent system. A System O&M plan will be prepared in accordance with the WDNR Vapor Intrusion Guidance Document PUB-RR-800 January 2018.

TASK 9: Data Evaluation and Report = \$6,800

The cost estimate includes preparation of a comprehensive report including development of a conceptual site model and recommendation for future activities.

The total cost for Task 1 through 9 is a grand total of \$38,020 which is presented within Attachment 2 and is summarized on the Work Authorization #1 form in Attachment 3.

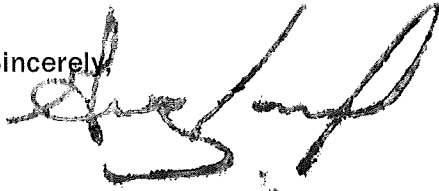
SCHEDULE

Pending Olsen Properties LLC. and WDNR approval, it is anticipated that letters to property owners requesting access to the off-site properties for Task 3, Task 4 and Task 7 will be implemented upon authorization with sampling conducted within a one to three weeks of granted access permission. The groundwater monitoring Task 2 is anticipated to be completed within two weeks following completion of mailing the access agreements. The utility identification Task 6 is anticipated to be implemented upon authorization with verification of utilities conducted during the Task 5 and Task 7 field activities. The implementation of the Task 8 is anticipated to be completed within four weeks following completion of Task 7, and Task 9 is anticipated to be completed within four weeks after the field sampling and laboratory data is complete.

CLOSING

KEC's will complete the field services utilizing the WDNRs Chapter 141, 169, and the NR 700 Series Wisconsin Administrative Cod (WAC) plus various WDNRs guidance documents as outlined in this scope of work. KEC will complete our services and procuring subcontractors using the degree of care and skill ordinarily exercised under similar circumstances, by environmental consultants practicing in this or similar localities. If you should have any questions or comments regarding the scope of work outlined, please feel free to contact our office.

Sincerely,



Gregory A. Konicek, P.G., CHMM

Cc: Tom Olsen, Olsen Properties LLC.

Figure 1 - Former and Planned Site Investigation Sampling Locations

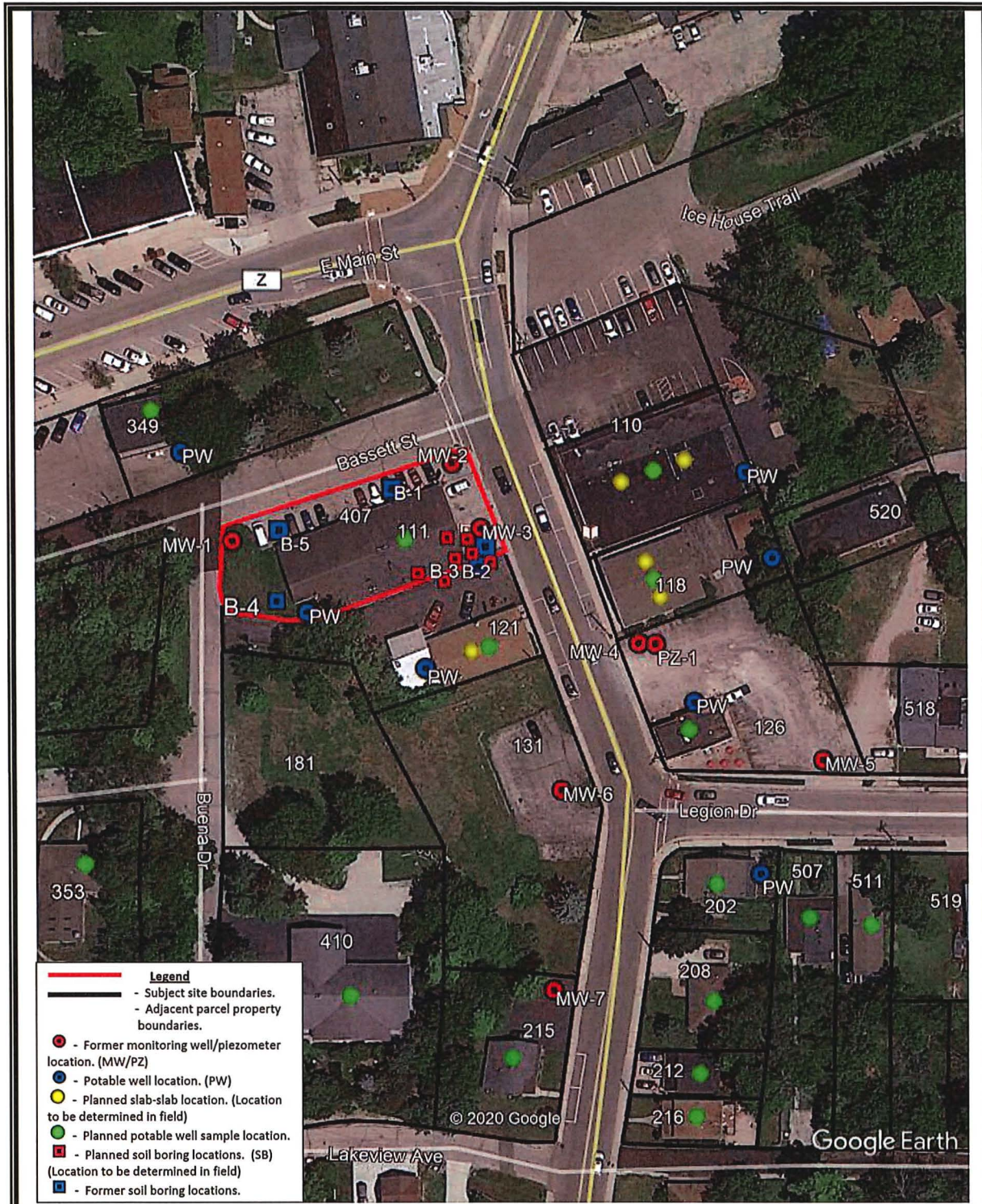
Figure 2 - Former and Planned Site Investigation Sampling Locations (Subject Site)

Table 1 - Planned Environmental Work Activity per Property

Attachment 1 - Site Investigation Work Plan Preparation Checklist

Attachment 2 - Spreadsheet of the Estimated Cost

Attachment 3 - Work Authorization #1

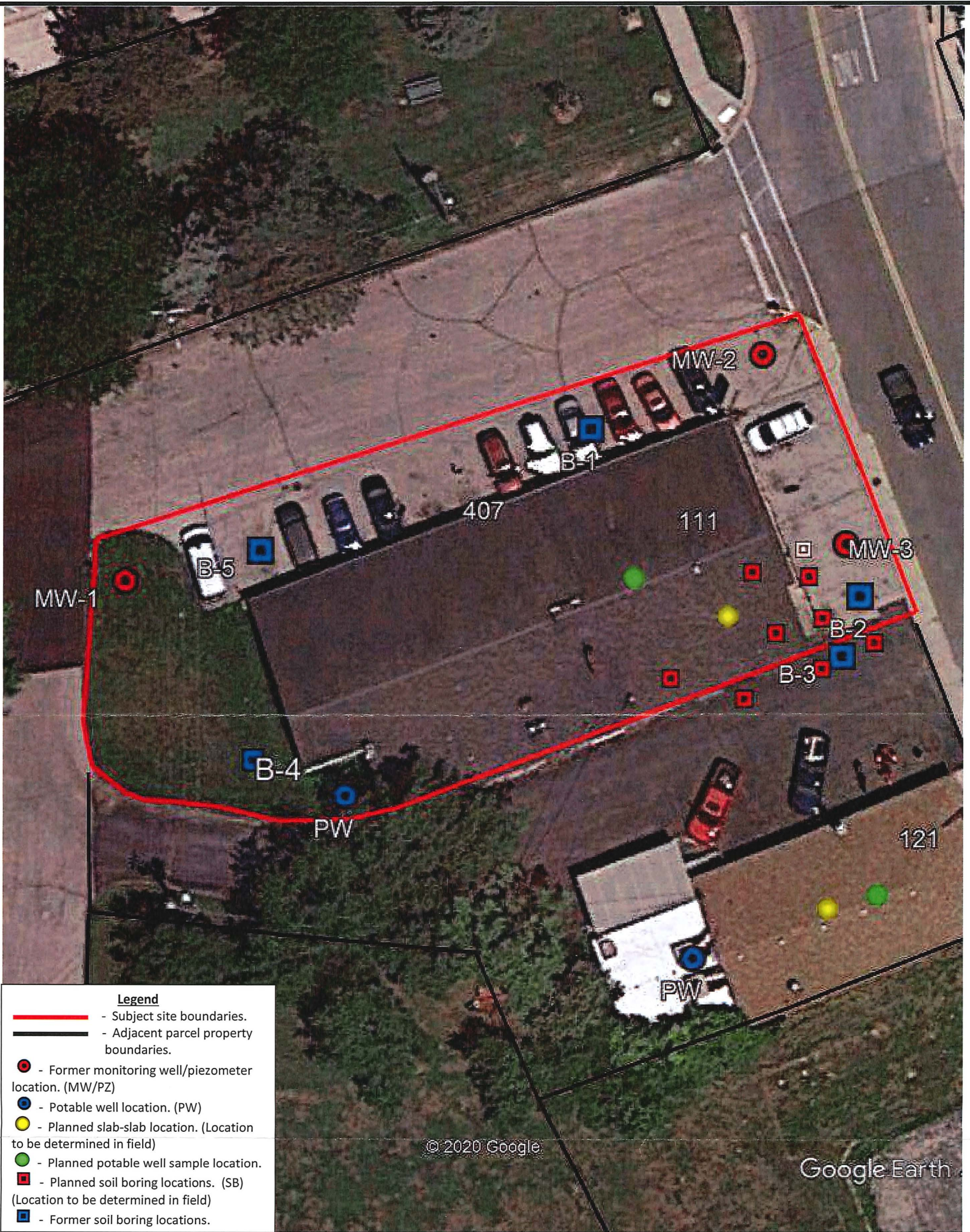


Scale: 1" = 65' (scale is approximate)

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Created by: JB
Date: 4/22/2020

Figure 1 - Former and Planned Site Investigation Sampling Locations
 BRRTS: 02-30-545024
 Twin Lakes Laundry
 111 S. Lake Avenue, Twin Lakes, WI 53181





Scale: 1"= 23' (scale is approximate)

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Created by: JB
Date: 4/22/2020

Figure 2 - Former and Planned Site Investigation Sampling Locations (Subject Site)
 BRRTS: 02-30-545024
 Twin Lakes Laundry
 111 S. Lake Avenue, Twin Lakes, WI 53181

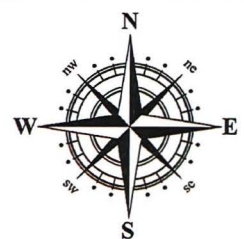


Table 1 - Planned Environmental Work Activity Per Property

Twin Lakes Laundry
 111 S. Lake Ave., Twin Lakes, WI 53181
 BRRTS #: 02-30-545024 & FID #: 230117910

Address	Owner	Billing Address	Sample Type
Twin Lakes Laundry - 111 S. Lake Ave.	Olsen Properties LLC	OLSEN PROPERTIES LLC 3010 BRISBANE DR LAKE IN THE HILLS, IL 60156	Potable well, Sub-slab, Soil probes & Communication testing
Twin Lakes Area and Chamber Business Assoc. - 349 E. Main St.	Bear Development LLC	BEAR DEVELOPMENT LLC 4011 80TH ST. KENOSHA, WI 53142	Potable well
Subway/Community Library Building - 110 S. Lake Ave. Businesses - 118 & 120 S. Lake Ave.	South Lake Avenue Corp	SOUTH LAKE AVENUE CORP C/O DANIEL HALIAN 7504 MEYER RD SPRING GROVE, IL 60080	Potable well, Sub-slab
118 - Biro Properties & Brio Prime Realty 120 - Lake Avenue Real Estate	Tarmac LLC	TARMAC LLC 20814 82ND ST BRISTOL, WI 53104	Potable well, Sub-slab
Touch of Class, Food & Spirits - 121 S. Lake Ave.	Touch of Class Real Estate LLC	TOUCH OF CLASS REAL ESTATE LLC 5010 MESA CT. WATERFORD, WI 53185	Potable well, Sub-slab, Soil probes & Communication testing
The Straw Hat, Fast Food Restaurant - 126 S. Lake Ave.	Tom's Straw Hat LLC	TOM'S STRAW HAT LLC 20814 82ND ST BRISTOL, WI 53104	Potable well
Residence - 202 S. Lake Ave.	Richard A Stoerp	RICHARD A STOERP 202 S LAKE AVE TWIN LAKES, WI 53181	Potable well
Residence - 208 S. Lake Ave.	James E. & Nancy B. Burke	JAMES E. & NANCY B. BURKE 9N509 NESLER RD ELGIN, IL 60124	Potable well
Residence - 212 S. Lake Ave.	Terry & Maryellyn Lauesen Living Trust	TERRY & MARYELLYN LARSON LIVING TRUST 6736 N. ODELL AVE. CHICAGO, IL 60631-3920	Potable well
Business - 215 S. Lake Ave. 215 - Adcock Farm & Co., Women's Clothing	Bernhard Diekhues Living Revocable Trust	BERNHARD DIEKHUES LIVING REVOCABLE TRUST ZUR KARLSHAAR 2 49163 BOHMTE-HUNTEBURG GERMANY	Potable well
Residence - 216 S. Lake Ave.	Katherine E. Gumina	KATHERINE E. GUMINA 5354 HUNT CLUB RD. RACINE WI 53402	Potable well
Residence - 410 Lakeview Ave.	Bernhard Diekhues Living Revocable Trust	BERNHARD DIEKHUES LIVING REVOCABLE TRUST ZUR KARLSHAAR 2 49163 BOHMTE-HUNTEBURG GERMANY	Potable well
Residence - 507 Legion Dr.	Rachel M. Scull	RACHEL M. SCULL 507 LEGION DR. TWIN LAKES, WI 53181	Potable well
Residence - 511 Legion Dr.	Patrick J. & Lisa A. Kirchens	PATRICK J. & LISA A. KIRCHENS 1270 HIGHGOAL DR. WHEELING, IL 60090	Potable well
Residence - 353 Hillview Ct.	Izabela Jones	IZABELA JONES 353 HILLVIEW CT. TWIN LAKES, WI 53181	Potable well

Attachment 1

Wisconsin DNR – NR 700 Process

Remediation and Redevelopment Program

April 2019

Purpose

This guidance is offered as an optional tool to help develop and review site investigation work plans for compliance with Wis. Admin. Code ch. NR 716 Site Investigation requirements. Consultants may choose to use this checklist as an outline for preparation of the site investigation work plan. Use of this checklist is not required. Rule citations are added for clarity. The checklist is meant for use with Wis. Admin. Code § NR 716.09 and other site investigation related guidance. For more comprehensive site investigation related information, visit our web page at dnr.wi.gov and search: "site investigation."

Receipt of Site Investigation Work Plan NR 716.09 (1)		Comments
<input checked="" type="checkbox"/> NR 716.09 (1)	Within 60 days of receipt of RP letter, or other notification that a site investigation is required	
<input checked="" type="checkbox"/> NR 716.09 (1), NR 700.11 (3g)	One paper copy	Paper Copy mailed to SE District Head Quarters on MLK Jr. Dr.
<input checked="" type="checkbox"/> NR 716.09 (1), NR 700.11 (3g)	One electronic copy	Electronic to Doug Cieslak
<input checked="" type="checkbox"/> NR 749	Review fee, if review by DNR is requested	Not submitted because the work scope was previously approved.
Purpose NR 716.01		Comments
<input checked="" type="checkbox"/> NR 716.01	Proposed investigation will define the nature, degree and extent of contamination	Yes the work scope was previously approved.
<input checked="" type="checkbox"/> NR 716.01	Proposed investigation will define the source or sources of contamination	Yes the work scope was previously approved.
<input checked="" type="checkbox"/> NR 716.01	Proposed investigation will determine the need for an interim and/or remedial action	Yes the work scope was previously approved.
<input checked="" type="checkbox"/> NR 716.01	Proposed investigation will provide information needed to select an interim and/or remedial action	Yes the work scope was previously approved.
Contents NR 716.09 (2)		Comments
<input checked="" type="checkbox"/> NR 716.09 (2) (a)	Site name and address	Twin Lakes Laundry, 111 South Lake Avenue, Twin Lakes, WI
<input checked="" type="checkbox"/> NR 716.09 (2) (a)	Site location – ¼ ¼ section, Township, Range, County	SE1/4 of the NE1/4 SEC 21, T10N, R19E
<input checked="" type="checkbox"/> NR 716.09 (2) (a)	WTM coordinates	Lat: 45.5316012, Long: -88.2485055
<input checked="" type="checkbox"/> NR 716.09 (2) (b)	RP's name and address (May be more than one RP – current property owner, lessee, operator, other RP.)	Tom Olsen - Olsen Properties LLC, 3010 Brisbane Dr., Lake of the Hills, IL 60156
<input checked="" type="checkbox"/> NR 716.09 (2) (b)	Consultant or contractor's name and address	Konicek Environmental Consulting 1032 S. Spring Street, Port Washington, WI 53074
<input checked="" type="checkbox"/> NR 716.09 (2) (c)	Site location on a USGS topo map	From Surface Water Data Viewer Map
<input checked="" type="checkbox"/> NR 716.09 (2) (c)	Site layout map(s) with: buildings, roads, discharge location & other relevant site features	From RR Sites Map Aerial Images
<input type="checkbox"/> NR 716.09 (2) (d)	Scoping of the Investigation:	
<input checked="" type="checkbox"/> NR 716.07 (1)	<ul style="list-style-type: none"> History of the site or facility, including land uses that may have one or more associated hazardous substance discharges or environmental pollution, including emerging contaminants such as PFAS 	Historic dry cleaning with an apparent release of solvent

Site Investigation Work Plan Preparation Checklist Wis. Admin. Code § NR 716.07

Form 4400-316 (R 07/19)

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Contents (continue) NR 716.09 (2)	Comments	
<input checked="" type="checkbox"/> NR 716.07 (2)	<ul style="list-style-type: none"> Type and amount of contamination, if known 	PCE, unknown
<input checked="" type="checkbox"/> NR 716.07 (3)	<ul style="list-style-type: none"> History of previous hazardous substance discharges or environmental pollution 	Release reported 03--05-2006
<input checked="" type="checkbox"/> NR 716.07 (4)	<ul style="list-style-type: none"> Environmental media affected or potentially affected by contamination 	Soil, Groundwater, Vapor
<input checked="" type="checkbox"/> NR 716.07 (5)	<ul style="list-style-type: none"> Location of the site or facility and its proximity to other sources of contamination 	RR Sites Map
<input checked="" type="checkbox"/> NR 716.07 (6)	<ul style="list-style-type: none"> Need for permission from property owners to allow access to the site or facility and to adjacent or nearby properties 	Access has been attempted by others that experienced difficulty due to many our not owner occupied.
<input checked="" type="checkbox"/> NR 716.07 (7)	<ul style="list-style-type: none"> Potential or known impacts to receptors, including buildings, utilities or other subsurface improvements, and water supply wells within 1,200 feet of outermost edge of contamination 	Potential utility migration and potable well impacts.
<input checked="" type="checkbox"/> NR 716.07 (8) (a), (b), (c), (d)	<ul style="list-style-type: none"> Potential for impacts to sensitive species, habitats or ecosystems, wetlands, resource waters, sites of historical/archaeological significance 	None known at this time.
<input checked="" type="checkbox"/> NR 716.07 (9)	<ul style="list-style-type: none"> Potential interim and remedial actions applicable to the contamination 	Sub slab vapor mitigation.
<input checked="" type="checkbox"/> NR 716.07 (10)	<ul style="list-style-type: none"> Immediate or interim actions taken or in progress, including any evaluations made of whether an interim action is necessary 	Sub Slab vapor mitigation.
<input checked="" type="checkbox"/> NR 716.07 (11)	<ul style="list-style-type: none"> Any other items, including climatological conditions and background water or soil quality info that may affect the scope or conduct of the investigation 	None at this time.
<input checked="" type="checkbox"/> NR 716.07 (12)	<ul style="list-style-type: none"> Need to gather data to determine the hydraulic conductivity of materials where contaminated groundwater is found 	Will be collected as needed.
<input type="checkbox"/> NR 716.09 (2) (e)	Physiographical and geological setting of the site necessary to choose sampling methods and locations, including:	
<input checked="" type="checkbox"/> NR 716.09 (2) (e) 1.	<ul style="list-style-type: none"> Existing topography, including prominent topographic features 	From USGS Topographic Map No prominent features. Topography sloping south towards Lake Mary.
<input checked="" type="checkbox"/> NR 716.09 (2) (e) 2.	<ul style="list-style-type: none"> Surface water drainage patterns and significant hydrologic features, such as surface waters, springs, drainage basins, divides, wetlands, floodplain or floodway 	From Surface Water Data Viewer No significant features depicted on subject site. Located within Lake Mary watershed.
<input checked="" type="checkbox"/> NR 716.09 (2) (e) 3.	<ul style="list-style-type: none"> Texture and classification of surficial soils 	To be determined.
<input checked="" type="checkbox"/> NR 716.09 (2) (e) 4.	<ul style="list-style-type: none"> Nature and distribution of geologic materials, including the thickness and type of unconsolidated materials and type and nature of bedrock 	To be determined.
<input checked="" type="checkbox"/> NR 716.09 (2) (e) 5.	<ul style="list-style-type: none"> General hydrogeologic information 	To be determined.
<input checked="" type="checkbox"/> NR 716.09 (2) (e) 6.	<ul style="list-style-type: none"> Potential hazardous substance migration pathways 	Groundwater and vapor.
<input type="checkbox"/> NR 716.09 (2) (f)	Sampling and analysis strategy to be used during the field investigation, including:	
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 1.	<ul style="list-style-type: none"> Description of the investigative techniques to be used to characterize the site or facility 	Dedicated bailers. Cox-Colvin sub slab technique

Site Investigation Work Plan Preparation Checklist Wis. Admin. Code § NR 716.07

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Contents (continue) NR 716.09 (2)	Comments	
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 2.	<ul style="list-style-type: none"> Site layout map(s), in planimetric and vertical views, with locations from which samples of environmental media will be obtained or a description of the strategy to be used for determining sample locations 	To be determined.
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 3.	<ul style="list-style-type: none"> Description of sampling methods to be used, including methods for collecting, preserving, and delivering samples and leak detection methods (for vapor sampling) 	Shut in and water dam
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 4.	<ul style="list-style-type: none"> List of the parameters for which samples will be analyzed, analytical methods to be used including method detection limits 	VOCs 8260 for GW and TO 15 for vapor.
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 5.	<ul style="list-style-type: none"> Description of quality control and quality assurance procedures to be used per sampling method, including the items listed in NR 716.13 	Field blanks. Shut in and water dam.
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 6.	<ul style="list-style-type: none"> Description of procedures to prevent cross-contamination between samples 	Dedicated bailers.
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 7.	<ul style="list-style-type: none"> Description of the type of investigative wastes that will be generated during the site investigation and how they will be collected, stored, transported, treated or disposed 	GW to be drummed and disposed through waste hauling company.
<input checked="" type="checkbox"/> NR 716.09 (2) (f) 8.	<ul style="list-style-type: none"> Discussion of how the sampling and analysis results will be related to previous investigations at the site or facility and how the results will be used to determine the degree and extent of contamination and the selection of a remedial action, including natural attenuation, where appropriate 	Results will be tabulated and evaluated.
<input checked="" type="checkbox"/> NR 716.09 (2) (g)	Description of other procedures to be used for site management, including erosion control and repair of structural, soil or ground disturbance	To be determined as needed.
<input checked="" type="checkbox"/> NR 716.09 (2) (h)	Schedule for conducting the field investigation and reporting the results to the DNR	To be determined
<input checked="" type="checkbox"/> NR 712	Certification of professional(s) that will conduct or supervise the work necessary to obtain data, develop conclusions and recommendations, and prepare the site investigation submittal, per Wis. Admin. Code NR 712	Will comply as needed.

Site Investigation Work Plan Preparation Checklist

Wis. Admin. Code § NR 716.07

Form 4400-316 (R 07/19)

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This document is intended solely as guidance and does not contain any mandatory requirements except where requirements found in statute or administrative rule are referenced. This guidance does not establish or affect legal rights or obligations and is not finally determinative of any of the issues addressed. This guidance does not create any rights enforceable by any party in litigation with the State of Wisconsin or the Department of Natural Resources. Any regulatory decisions made by the Department of Natural Resources in any matter addressed by this guidance will be made by applying the governing statutes and administrative rules to the relevant facts.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Chief, Public Civil Rights, Office of Civil Rights, U.S. Department of the Interior, 1849 C. Street, NW, Washington, D.C. 20240.

This publication is available in alternative format (large print, Braille, etc.) upon request. Please call for more information. Note: If you need technical assistance or more information, call the Accessibility Coordinator at 608-267-7490 / TTY Access via relay - 711.

Attachment 2

KEC Project No.: 1908091
 Site Name: Twin Lakes Laundry
 Site Address: 111 S. Lake Avenue
 Site City/State/Zip: Twin Lakes, WI 53181

5/13/2020

Labor	Rate	Units	Task - 1	Task - 2	Task - 3	Task - 4	Task - 5	Task - 6	Task - 7	Task - 8	Task - 9	Total	Totals
Staff Professional	\$ 85.00	Hour	38	16	67	38	6	16	28	30	80	319	\$ 27,115.00
Labor Subtotal:												319	\$ 27,115.00
Subcontractors/Expenses													
Analytical													
VOCs (8260)	\$ 65.00	Each		10					13			23	\$ 1,495.00
VOCs (524.2)	\$ 70.00	LS			16							16	\$ 1,120.00
TO-15	\$ 240.00	LS				9	2					11	\$ 2,640.00
Soil Probe Services	\$ 1,500.00	Day							2			2	\$ 3,000.00
Private Utility Locate Services	\$ 750.00	LS							1			1	\$ 750.00
Communication Testing	\$ 700.00	LS								1		1	\$ 700.00
Purge Water Disposal	\$ 1,000.00	LS		1								1	\$ 1,000.00
Water Quality Meter Rental	\$ 200.00	Day		1								1	\$ 200.00
Subcontractor Subtotal:													\$ 10,905.00

Grand Total: \$ 38,020.00

Attachment 3

WORK AUTHORIZATION NO. 1

KEC Project #190809

This Work Authorization is entered into by and between Konicek Environmental Consulting LLC (KEC) and Olsen Properties LLC ("Client" This Work Authorization is to incorporate the Wisconsin Department of Natural Resources (WDNR) request for KEC Additional Sampling & Si Investigation activities at Twin Lakes Laundry scope of work dated May 13,2020, and submitted to the WDNR on your behalf for WDNR review The Agreement is hereby amended and supplemented as follows:

Site: Twin Lakes Laundry 111 S. Lake Avenue, Twin Lakes, WI 53181

General Description of Basic Services.

Client hereby authorizes KEC to perform and complete the following Service(s):

1. Those Services contained in KEC's May 13, 2020, scope which is attached hereto and supersedes previous proposals.
2. -

Compensation.

Task 1:	Preparation of an Additional SIWP	\$3,230
Task 2:	Additional Groundwater Well Sampling	\$3,210
Task 3:	Additional Potable Well Sampling	\$6,815
Task 4:	Off-site Sub-Slab Vapor Intrusion Investigation	\$5,390
Task 5:	Evaluate On-site Sub-Slab Vapor Conditions	\$990
Task 6:	Utility Identification	\$1,360
Task 7:	Evaluate Source Area Soil Conditions	\$6,975
Task 8:	Sub-Slab Vent System Documentation and O&M Plan	\$3,250
Task 9:	Data Evaluation and Report	\$6,800
Total =		\$38,020

Conditions: Pending WDNR approval of KEC submittal.

Firm: OLSEN PROPERTIES, LLC

Signature:

Name (please print):

Title (please print):

Date:

KEC

Signature:

Name (please print): Gregory A. Konicek

Title (please print):

Date:

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Firm: OLSEN PROPERTIES, LLC

Signature: _____

Name (please print): _____

Title (please print): _____

Date: _____

KEC

Signature: _____

Name (please print): Gregory A. Konicek

Title (please print): _____

Date: _____