



# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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August 28, 2012

Bishop's Creek Community Development Corporation  
3500 Mother Daniels Way  
Milwaukee, Wisconsin 53209

Attention: Bishop Sedgwick Daniels c/o  
Mr. Daren Daniels

Subject: Work Plan for Soil and Groundwater Investigation  
Building No.1 Oil Spill Area  
Bishop's Creek Community Development Corporation  
4759 North 32<sup>nd</sup> Street  
Milwaukee, Wisconsin  
WDNR BRRTS No. 03-41-556393  
Project No. 1E-1011009

Dear Bishop Daniels:

In accordance with your request, Giles Engineering Associates, Inc. (Giles) is pleased to submit this Work Plan to Bishop's Creek Community Development Corporation (BC CDC) for Soil and Groundwater Investigation Services associated with the documented oil release area on the northeast corner of Building No. 1, on Lot 3 (North Parcel) at 4759 North 32<sup>nd</sup> Street, in the City of Milwaukee, Milwaukee County, Wisconsin (the "Site"). A brief description of the project background, the scope of services, and schedule are presented in the subsequent sections of this document.

An oil spill/release was documented by Genesis Construction Management on November 4, 2010, during utility excavation activities associated with the renovation of Building No. 1. At the time, Giles Engineering was instructed by Genesis Construction to collect soil confirmation samples from the release area and to provide notification to the Wisconsin Department of Natural Resources (WDNR). The WDNR was provided verbal notification on the same day; subsequently, the WDNR project Manager (Mr. John Hnat) visited the Site for an inspection. On November 30, 2010, the WDNR issued a "Responsible Party" ("RP") letter, informing BC CDC of their statutory obligation to investigate and remediate the contaminated soil and groundwater associated with the oil release.

The actual source of the oil spill is unknown, however, Giles infers the release to be associated with the former 10,000 gallon fuel tank system for a boiler room that existed immediately east of Building No. 1. The soil and groundwater sampling associated with this investigation is intended to provide data sufficient to define the extent and magnitude of contamination associated with the spill area. In addition, Giles will utilize a portion of the existing soil boring data and a monitoring well network to evaluate the direction of groundwater flow in conjunction with the quarterly groundwater sampling events.

## SCOPE OF SERVICES

The scope of services for the soil and groundwater investigation activities includes the following:

- ◆ Assist BC CDC with applying for and obtaining Site Assessment Grant (SAG) funding through the Wisconsin Economic Development Corporation.
- ◆ Prepare a Site Investigation Work Plan in general accordance with Chapter NR 716.
- ◆ Coordinate field activities, request a utility locate, and communicate schedule fieldwork with the client.
- ◆ Complete three hollow-stem auger (HSA) borings to a maximum depth of 20 to 25 feet below ground surface (bgs); one soil boring will be completed near the spill area to 25 feet, one boring will be completed approximately 20 feet northeast of the spill area to 20 feet bgs, and one boring will be completed approximately 20 feet northwest of the spill area to 20 feet bgs.
- ◆ Subject the soil samples collected from the borings during the drilling activities to a visual evaluation, USCS classification, and field screening for the presence of organic vapors utilizing a photoionization detector (PID) equipped with a 10.6 electron-volt (eV) lamp calibrated to a benzene equivalent gas standard.
- ◆ Complete one ch NR 141-compliant well in the boring completed proximate to the source area and develop in accordance with ch NR 141.
- ◆ Observe and document the exploration activities performed, including the location, elevation, depth of the soil borings, and the abandonment of the borings.
- ◆ Submit up to 6 soil samples (two samples per boring) to a State of Wisconsin certified analytical laboratory for the analysis of petroleum volatile organic compounds (PVOC) plus naphthalene by EPA Method 8021 and polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8310.
- ◆ Perform two groundwater sampling events to evaluate the contaminant trends from the newly installed monitoring well, and existing wells GMW-2 and GMW-3. Groundwater level gauging will be conducted with the two quarterly events to establish the direction of groundwater flow.
- ◆ Submit groundwater samples to a State of Wisconsin certified analytical laboratory for the analysis of PVOCs plus naphthalene.
- ◆ Complete data verification and data reduction.
- ◆ Evaluate the information collected and provide the Client with verbal communication of our findings.
- ◆ Prepare a closure packet if conditions show to be favorable.



Work Plan for Soil and Groundwater Investigation  
Building No. 1 Oil Spill Area  
Bishop's Creek CDC-Northern Parcel  
Milwaukee, Wisconsin  
Project No. 1E-1011009  
Page 3

## SCHEDULE

Giles proposes to initiate the above referenced scope of services upon receipt of authorization to proceed. The following schedule is anticipated:

1. The SAG funding application and approval is anticipated to take approximately 30 days to prepare (August 2012) and 30 days to review and approve (September 2012).
2. The soil boring and monitoring well installation field activities will be completed in October 2012.
3. The first quarterly groundwater sampling event will be completed in October 2012. The second groundwater sampling event will be completed in February 2013.
4. The closure documentation will be submitted in February/March 2013, if conditions are favorable.


## CLOSURE

We will proceed with the scope of work outlined upon receipt of your authorization. Thank you for the opportunity to offer our engineering services. Should you have any questions relating to the proposed services or if we can be of additional assistance, please do not hesitate to call.

Respectfully submitted,

GILES ENGINEERING ASSOCIATES, INC.

  
Kevin T. Bugel, P.G., C.P.G.  
Environmental Division Manager

  
Thomas J. Bauman, P.G.  
Project Hydrogeologist