



Excellence through experience™

709 Gillette St., Ste #3 ♦ La Crosse, WI 54603 ♦ 1-800-552-2932 ♦ Fax (608) 781-8893 Email: rona@metcohq.com ♦ www.metcohq.com

September 14, 2017

Tom Verstegen
Wisconsin Department of Natural Resources
625 E. County Y, Suite 700
Oshkosh, WI 54901-9731

Subject: Keller Property – Bid Deferment/Variance Request for Capping Project and additional groundwater monitoring (Revision #2).
BRRTS #: 02-38-560993, PECFA #: 54143-9999-02

Dear Ms. Chronert,

A Bid Deferment/Variance request is being submitted for additional groundwater monitoring and capping of the direct contact soil at the subject property located at 102 Water Street in Marinette, Wisconsin. The cost estimate will include: [1] Capping two adjacent areas measuring 190' x 40' and 117' x 70' with one foot (with tapering on the edges for a gradual grade) of either top soil or gravel depending on the area, [2] Resurvey the elevations of all site wells following capping project, [3] Conduct two quarterly rounds of groundwater monitoring from monitoring well MW-1 for PVOC and PAH analysis and collect water levels from other remaining site wells (6 total), and [4] Report. The cost estimate is as follows:


Capping Project (Commodity)	\$15,910.00 (Variance)
Capping Project (Consulting)	\$ 3,570.00 (Variance)
Consultant Overnight Per Diem	\$ 341.16
Surveying	\$ 660.90
Groundwater Monitoring	\$ 1,577.52
Laboratory Analysis	\$ 253.92
Letter Report	\$ 1,039.29
Change Order Request	<u>\$ 381.78</u>
Total	\$23,734.57

METCO is requesting a bid deferment/variance in the amount of **\$23,734.57** to complete the above workscope. Upon state and client approval of the proposed workscope and budget, METCO will proceed with the project.

Attached is site map showing the proposed cap area along with consulting & commodity (capping) cost estimates for the above workscope as required.

Should you have any questions, comments, or recommendations please contact me at our La Crosse office (608) 781-8879 or email at jasonp@metcohq.com.

Sincerely,

A handwritten signature in black ink that reads "Jason T. Powell". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Jason T. Powell
Staff Scientist

Attachments

c: Ken Keller – Client

CITY OF MARINETTE PROPERTY

SLOPE DOWN TO MARSH

ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING NR720 GW RCLS

FORMER RAILROAD TRACKS - CANADIAN NATIONAL PROPERTY

PROPOSED CAPPING LOCATION MAP

KELLER PROPERTY

MARNETTE, WISCONSIN

709 Galleto St. Suite 3
La Crosse, WI 54603
Tel: (608) 781-8878
Fax: (608) 781-8883

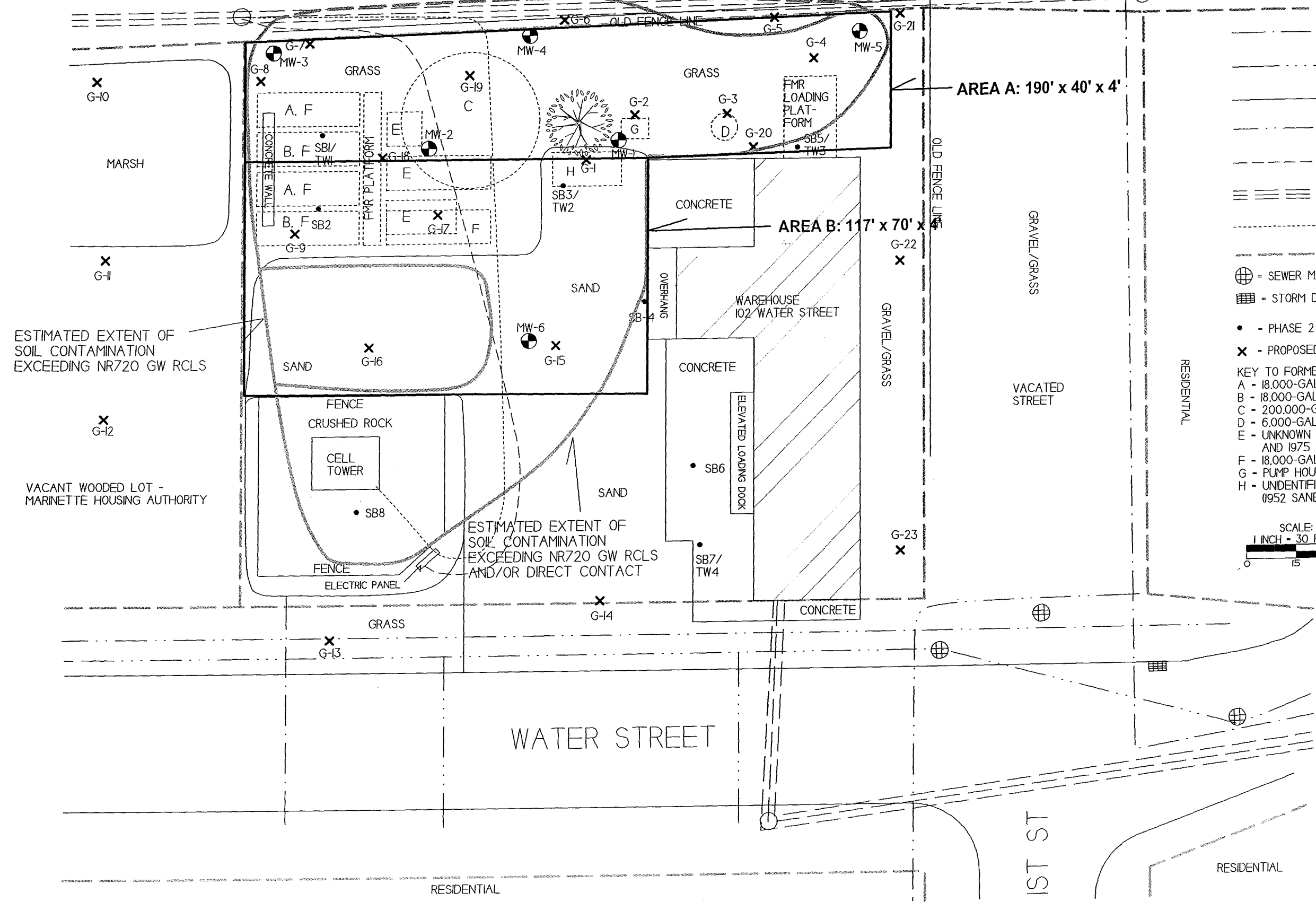
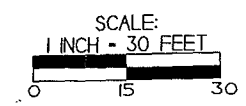
DATE: 3/30/2006

Drawn by: DP

NOTE: INFORMATION BASED ON AVAILABLE DATA. ACTUAL CONDITIONS MAY DIFFER.

- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- NATURAL GAS LINE
- BURIED ELECTRIC LINE
- OVERHEAD UTILITIES
- TELEPHONE/CABLE LINE
- PROPERTY LINE

- ⊕ - SEWER MANHOLE
 - ▣ - STORM DRAIN
 - - PHASE 2 ESA SOIL BORING LOCATION
 - ✕ - PROPOSED GEOPROBE BORING LOCATION
- KEY TO FORMER ASTS
- A - 18,000-GAL GASOLINE (1921 SANBORN MAP)
 - B - 18,000-GAL KEROSENE (1921 SANBORN MAP)
 - C - 200,000-GAL GASOLINE (1921 AND 1952 SANBORN MAP)
 - D - 6,000-GAL LUBRICATING OIL (1921 AND 1935 SANBORN MAP)
 - E - UNKNOWN CONTENTS (1969 AERIAL PHOTO AND 1975 TAX ASSESSORS RECORDS)
 - F - 18,000-GAL GASOLINE TANK (1952 SANBORN MAP)
 - G - PUMP HOUSE (1952 SANBORN MAP)
 - H - UNIDENTIFIED STRUCTURE/ POSSIBLE LOADING RACK (1952 SANBORN MAP)



ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING NR720 GW RCLS

ESTIMATED EXTENT OF SOIL CONTAMINATION EXCEEDING NR720 GW RCLS AND/OR DIRECT CONTACT

VACANT WOODED LOT - MARINETTE HOUSING AUTHORITY

RESIDENTIAL

1ST ST

RESIDENTIAL

Capping Project (Consulting)

Variance:

Project Management/Prep (6 hours @ \$85/hour)	\$ 510.00
Field Work – 3 days (36 hours @ \$85/hour)	<u>\$3,060.00</u>
Total	\$3,570.00

Capping Project (Commodity Bids)

JWK Trucking	\$15,910.00
Havelka Construction	\$16,935.00
MJB Ind. Inc	\$20,302.00

JNK Trucking
 W1331 County Road B
 Marinette, WI 54143
 (715) 735-7899 - (715) 587-8030

Date: 8/28/17 ATTN: Jason Powell
 Name: Metco
 Address: 709 Gillette St. Suite 3
 LaCrosse, WI. 54603
 Phone:
 Job Site: Cap w/Gravel
 Keller Property 102 Water St. Marinette WI.

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1,150 TN	Gravel	10.90	12,535.00
	Remove Concrete Well		
	Haul Away	525.00	525.00
	Raise 6 Wells 1 Ft.	1350.00	1,350.00
	Level - Compact Gravel	1500.00	1,500.00
Comments:		Other:	
		TOTAL:	\$ 15,910 910

Bill payable upon receipt. Thanks for your business.

Jason Powell

From: Microsoft Corporation Online safety <havelkaconst@hotmail.com>
Sent: Thursday, August 24, 2017 7:34 AM
To: Jason Powell
Subject: Re: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Jason,
1100 ton gravel delivered \$11000.00
Mob/demob \$2500.00
place and compact \$3225.00
Adjust pvc wells \$210.00
total. \$16935.00

From: Jason Powell <jasonp@metcohq.com>
Sent: Wednesday, August 23, 2017 5:12:34 AM
To: Microsoft Corporation Online safety
Subject: RE: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Jeremy, could you adjust your bid to plan for 1,100 tons of gravel. This is what I figured for 1' of compacted gravel cap with taper. I just want everyone to use same amount of gravel to compare apples to apples.
Thanks,

Jason Powell

METCO - Staff Scientist
jasonp@metcohq.com / 608.781.8879
709 Gillette Street - Suite 3, La Crosse WI 54603
www.metcohq.com

From: Microsoft Corporation Online safety [mailto:havelkaconst@hotmail.com]
Sent: Monday, August 14, 2017 7:25 AM
To: Jason Powell <jasonp@metcohq.com>
Subject: Re: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Jason,
Here are the prices for the Keller property
mob/demob \$2500.00
903 ton gravel delivered \$10 per ton \$9030.00
place and compact \$3225.00
raise pvc wells \$210.00
total \$14965.00
let me know if you have any questions
Thanks,
Jeremy

From: Jason Powell <jasonp@metcohq.com>
Sent: Thursday, August 10, 2017 6:02:02 AM
To: Microsoft Corporation Online safety
Subject: RE: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Yes.

Jason Powell

From: Brian Gabriel <Brian.Gabriel@mjbindinc.com>
Sent: Wednesday, August 23, 2017 9:25 AM
To: Jason Powell
Subject: RE: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Jason,

Here is our quote for the Keller property gravel. Our quote also includes removal of unstable stone wall to a safe height. If you have any other questions or need anything else please let me know.

Thank you,

Mob/Demob				\$1,000
Gravel	1,100 tons	\$12.82	\$/ton	\$14,102
Place/Compact				\$4,000
Reset Monitoring Well Elevations to Grade				\$ 1,200
			Total	\$20,302

Brian Gabriel
Construction Division
MJB Ind. Inc.
W1923 Flame Rd
PO Box 628
Marinette, WI 54143
Phone (715) 735-9771
Cell (715) 923-6534
brian.gabriel@mjbindinc.com

From: Jason Powell [mailto:jasonp@metcohq.com]
Sent: Wednesday, August 23, 2017 7:09 AM
To: Brian Gabriel
Subject: RE: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Brian, will you be getting us an estimate for the job below. Also, I calculated ~1,100 tons of gravel so I want to be sure everyone bids for that amount of gravel as one bid came in with only 900 tons and I don't believe that will be enough with compaction to get a 1' thick gravel cap. Any questions let me know.

Thanks,

Jason Powell

METCO - Staff Scientist

jasonp@metcohq.com / 608.781.8879

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www.metcohq.com

From: Jason Powell
Sent: Tuesday, August 08, 2017 11:19 AM
To: 'Brian.Gabriel@MJBINDINC.com' <Brian.Gabriel@MJBINDINC.com>
Subject: Keller Property - one foot of gravel cap - 102 Water Street, Marinette, WI

Usual and Customary Standardized Invoice #21
January 2017 - June 2017



RR-068A

TOTAL LAB CHARGES \$253.92 TASK 33 6 \$253.92 TASK 24 0 \$-

MATRIX REF CODE	REIMBURSABLE ANALYTE	UNITS	MAX COST	SAMPLES	TOTAL	MAX COST	SAMPLES	TOTAL
AIR	A1	Benzene	\$44.94		\$-			
AIR	A2	BETX	\$49.46		\$-			
AIR	A3	GRO	\$46.10		\$-			
AIR	A4	VOC's	\$71.93		\$-			
WATER	W1	GRO/PVOC	\$29.19		\$-			
WATER	W2	PVOC	\$26.99	4	\$107.96			
WATER	W3	PVOC + 1,2 DCA	\$43.79		\$-			
WATER	W4	PVOC + Naphthalene	\$30.35		\$-			
WATER	W5	VOC	\$71.93		\$-			
WATER	W6	PAH	\$72.98	2	\$145.96			
WATER	W7	Lead	\$12.39		\$-			
WATER	W8	Cadmium	\$13.55		\$-			
WATER	W9	Hardness	\$12.39		\$-			
WATER	W10	BOD, Total	\$23.63		\$-			
WATER	W11	Nitrate	\$11.24		\$-			
WATER	W12	Total Kjeldahl	\$20.27		\$-			
WATER	W13	Ammonia	\$16.91		\$-			
WATER	W14	Sulfate	\$10.19		\$-			
WATER	W15	Iron	\$10.19		\$-			
WATER	W16	Manganese	\$10.19		\$-			
WATER	W17	Alkalinity	\$10.19		\$-			
WATER	W18	methane	\$46.10		\$-			
WATER	W19	Phosphorous	\$18.06		\$-			
WATER	W20	VOC Method 524.2	\$176.30		\$-			
WATER	W21	EDB Method 504	\$95.45		\$-			
						MAX COST	SAMPLES	TOTAL
SOILS	S1	GRO	\$24.78		\$-	\$24.78		\$-
SOILS	S2	DRO	\$30.35		\$-	\$30.35		\$-
SOILS	S3	GRO/PVOC	\$28.14		\$-	\$28.14		\$-
SOILS	S4	PVOC	\$25.83		\$-	\$25.83		\$-
SOILS	S5	PVOC + 1,2 DCA + Naphthalene	\$49.46		\$-	\$49.46		\$-
SOILS	S6	PVOC + Naphthalene	\$36.02		\$-	\$36.02		\$-
SOILS	S7	VOC	\$71.93		\$-	\$71.93		\$-
SOILS	S8	SPLP Extraction VOC only	\$50.61		\$-	\$50.61		\$-
SOILS	S9	PAH	\$72.98		\$-	\$72.98		\$-
SOILS	S10	Lead	\$12.39		\$-	\$12.39		\$-
						TASK 24 TOTAL		
SOILS	S11	Cadmium	\$14.60		\$-			\$-
SOILS	S12	Free Liquid	\$11.24		\$-			\$-
SOILS	S13	Flash Point	\$25.83		\$-			\$-
SOILS	S14	Grain Size - dry	\$42.74		\$-			\$-
SOILS	S15	Grain Size - wet	\$57.33		\$-			\$-
SOILS	S16	Bulk Density	\$13.55		\$-			\$-
SOILS	S17	Permeability	\$41.58		\$-			\$-
SOILS	S18	Nitrogen as Total Kjeldahl	\$20.27		\$-			\$-
SOILS	S19	Nitrogen as Ammonia	\$16.91		\$-			\$-
SOILS	S20	% Organic Matter	\$29.19		\$-			\$-
SOILS	S21	TOC as NPOC	\$57.33		\$-			\$-
SOILS	S22	Soil Moisture Content	\$6.83		\$-			\$-
SOILS	S23	Air Filled Porosity	\$25.83		\$-			\$-
SOILS	S24	% Total Solids	\$6.83		\$-			\$-
SOILS	S25	Field Capacity	\$28.14		\$-			\$-
SOILS	S26	TCLP Lead	\$83.16		\$-			\$-
SOILS	S27	Cation Exchange (Ca, MG, & K)	\$26.99		\$-			\$-
SOILS	S28	TCLP Cadmium	\$83.16		\$-			\$-
SOILS	S29	TCLP Benzene	\$83.16		\$-			\$-
SOILS		Viscosity + Density						
LNAPL	LFPS01	Interfacial tension I (LNAPL/water) [dyne/cm]	\$561.33		\$-			\$-
LNAPL		Interfacial tension II (LNAPL/air) [dyne/cm]						
LNAPL		Interfacial tension III (water/air) [dyne/cm]						
					TASK 33 TOTAL	\$253.92		