

Holt, Rebecca R - DNR

From: Prager, Michael A - DNR
Sent: Thursday, September 9, 2021 1:29 PM
To: Thimke, Mark A.; Kai Hansen
Cc: Snejana Karakis; Moll, John G - DNR (Gregory); Peotter, Jodie M - DNR; Nelson, William J - DNR
Subject: Scot Industries -- Galena Street, Milwaukee VPLE - Negotiated Agreement
Attachments: Negot. Agreement Scot with DNR revisions clean.docx; Negot. Agreement Scot with DNR revisions.docx

Hello Mark and Kai –

Attached is our suggested changes to the negotiated agreement you proposed for the Scot Industries property located at 1532 W GALENA ST in Milwaukee. We received the \$1400 fee and the submittal form for this request at the beginning of August.

Please review the edits and let us know if you will accept the changes or if you propose modifications. Attached is one clean version of the revised agreement and one that shows the edits we made to the proposed agreement you sent. When you send it back, you can add comments to help us understand your reasons for a change.

I suggest that you add a schedule for the work that meets your project plans and include proposed dates for the tasks and for the DNR responses. Generally DNR aims to complete technical reviews within 60 days of submittal.

If you'd like to have a virtual meeting/ call to discuss any of the changes, please let us know. You should meet with me and Bill Nelson on the terms of the agreement and with Greg Moll and other regional staff on the project schedule and tasks. We could have one combined discussion or two separate discussions.

We hope we can sign this agreement soon and assist with your efforts to get this property cleaned up, sold, and redeveloped. While we finalize this agreement, you are free to proceed with revising the Site investigation (SI) workplan and conducting the SI as discussed at our meeting on August 30.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Michael Prager

Land Recycling Team Leader
Wisconsin Department of Natural Resources
101 S. Webster – PO Box 7921
Cell Phone: 608-225-7950
Michael.prager@wisconsin.gov



STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

IN THE MATTER OF:

AGREEMENT

SCOT INDUSTRIES, INC.
BRRTS # 02-41-587342 (ERP)
FID # 241424920 _____

No. _____

RECITALS:

WHEREAS, Scot Industries, Inc. is a Wisconsin corporation with its corporate offices located at 810 East Industrial Drive, Muscoda, WI 53573. Scot Industries, Inc. currently owns and operates a facility located at 1532 Galena Street, Milwaukee, Wisconsin (“Property”), more particularly described in Exhibit A attached hereto;

WHEREAS, the Wisconsin Department of Natural Resources (“Department”) is an administrative agency of the State of Wisconsin created and charged by the Wisconsin Legislature with the enforcement of certain statutes concerning the protection of the environment and natural resources of the state, in particular Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 through NR 799;

WHEREAS, the term “Voluntary Party” is defined in Wis. Stat. § 292.15(1)(f);

WHEREAS, Scot Industries, Inc. (“Scot Industries”) intends to apply for the Voluntary Party Liability Exemption (VPLE) program under Wis. Stat. § 292.15 and intends to be a Voluntary Party as defined in Wis. Stat. § 292.15(1)(f);

WHEREAS, the term “Property” is defined in Wis. Stat. § 292.15(1)(c);

WHEREAS, Wis. Stat. § 292.11(7) and Wis. Admin. Code § NR 728.07(1) authorize the Department to enter into a negotiated agreement with a person who possesses or controls a hazardous substance that was discharged into the environment or who caused the discharge of the hazardous substance.

WHEREAS, Wis. Stat. § 292.15(2)(a) through (am) authorizes the Department to issue a Certificate of Completion to a Voluntary Party after the Voluntary Party has met the requirements as outlined in Wis. Stat. § 292.15 and applicable provisions of Wis. Admin. Code chs. 700-799; and

WHEREAS, Scot Industries provided the Department the fee of \$1,400 required by Wis. Admin. Code § NR 749 to enter into a negotiated agreement.

NOW, THEREFORE, Scot Industries and the Department hereby agree as follows:

I. PARTIES BOUND AND GENERAL CONDITIONS

A. The Department and Scot Industries each consent to the following environmental agreement (the "Agreement") pursuant to Wis. Stat. § 292.15, § 292.11(7)(d) and Wis. Admin. Code § NR 728.07(1).

B. This Agreement shall apply to and be binding upon the undersigned parties. The undersigned representative of each party certifies that he or she is fully authorized by the party whom he or she represents to enter into this Agreement and to execute and legally bind such party of the terms of this Agreement.

C. Scot Industries agrees to undertake all actions required by the terms and conditions of this Agreement and consents to and will not contest or legally challenge the validity of this Agreement or the Department's authority to enter into this Agreement. Nothing in this section prohibits the use of the Agreement or its attachments to it, which are specifically incorporated herein by reference, as evidence of the Agreement's existence by any party to enforce the obligations, rights or defenses afforded by the Agreement.

D. All activities to be undertaken pursuant to this Agreement shall be performed in accordance with the requirements of all applicable federal, state and local laws and regulations.

E. Scot Industries shall be responsible for ensuring that all contractors, consultants, firms and other persons or entities ("Contractors") acting under or for it with respect to matters included herein comply with the terms of this Agreement. Scot Industries shall provide a copy of this Agreement to the Contractors.

II. DEFINITIONS

For purposes of this Agreement, the definitions in Wis. Stat. ch. 292, including the definitions in Wis. Stat. § 292.15(1), and Wis. Admin. Code chs. NR 700 through NR 799 shall apply.

A. "BRRTS" means the Bureau of Remediation and Redevelopment Tracking System, a Department database that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin.

B. "Contractors" means any contractor, consultant or other persons or entities under contract to Scot Industries to perform any Work under this Agreement.

C. "Response Action" means any action taken to respond to a hazardous substance discharge or environmental pollution, including emergency and non-emergency immediate actions, investigations, interim actions and remedial actions, as defined in Wis. Admin. Code § NR 700.03(50).

D. "Property" has the meaning defined in Wis. Stat § 292.15(1)(c) and applies to the real property with mailing address 1532 Galena Street, Milwaukee, Wisconsin.

E. "Site" has the meaning defined in Wis. Admin. Code § NR 700.03(56), which includes any area where a hazardous substance has been discharged.

F. "Site Name" means the Site designed under BRRTS Activity No. 02-41-587342.

G. "Work" means any response actions, as defined in Wis. Admin. Code § NR 700.03(50) and called for in this Agreement, in accordance with Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700-799 and Wis. Stat. §§ 292.15(2)(a) and (ae).

III. PROPERTY/FACILITY DESCRIPTION AND LOCATION

Property Name: Scot Industries

Property Location: 1532 Galena Street, Milwaukee, Wisconsin

Property History and Physical Conditions: The property was developed by 1894 (and possibly earlier) for residential purposes and was developed with as many as 30 residential structures. Additional historical site use consists of commercial/industrial property use, including a slaughterhouse, horse collar factory, and a hat factory building (1890s); a coat shop and wagon shop (1910s); a gasoline filling station and three gasoline tanks (1940s-1950s), and a car repair business (1950s to late 1960s). Scot Industries began industrial machining operations on the site beginning in 1953 for the redesign and rebuilding of honing tooling and machinery. Scot Industries expanded the original building in 1956 and 1965 and, by the late 1970s, had acquired and razed the majority of the surrounding residential buildings on the property and subsequently used the former residential portion of the property for exterior parts and material storage. Scot Industries continued machining operations at the site until the early 1990s, when operations on the property ceased, and the company began using the building for storage, which is the current use of the building.

Known Substance(s) of Concern: VOCs, PAHs, RCRA metals (8), PFAS (Wisconsin 33 PFAS), free phased oils and any other hazardous substances identified, evaluated and assessed during the site investigation and response actions on the property.

IV. WORK TO BE PERFORMED BY SCOT INDUSTRIES

A. General. All Response Actions shall be done in compliance with this Agreement and all applicable federal, state and local laws and regulations. Scot Industries shall conduct an environmental investigation of the Property as required by Wis. Stat. §§ 292.15(2). An "environmental investigation of the Property" is defined under Wis. Admin. Code § NR 750.03(2m) "a study of the entire property, including any discharges that have or may have

migrated off the property, and approved by the department, consisting of a Phase I and Phase II environmental assessment and a site investigation, based on information documented in these environmental assessments.”

B. Consultant Qualifications. All Response Actions to be performed by Scot Industries pursuant to this Agreement shall be under the direction and supervision of a qualified hydrogeologist and a qualified professional engineer, as defined in Wis. Admin. Code ch. NR 712. The qualifications of the selected consultants are attached as Exhibit C. A copy of this Agreement shall be provided to each Contractor hired to perform the Response Actions required by this Agreement and shall assure that any contracts are conditioned so as to require performance of the Response Actions in conformity with the terms of this Agreement.

C. Reporting. Scot Industries shall provide progress reports to the Department on the status of the Response Actions in accordance with the requirements in the Wis. Admin. Code chs. NR 700 through NR 799 and as agreed to in the attached Project Schedule.

D. Approvals. Any Response Actions to be conducted pursuant to this Agreement are subject to approval by the Department. Response Actions shall employ sound scientific, engineering and construction practices and shall be consistent with and performed in accordance with applicable provisions of Wis. Admin. Code chs. NR 700 to 799.

E. Continuing Obligations. Scot Industries shall comply with Wis. Stat. §§ 292.12 and 292.15(2).

V. DEPARTMENT APPROVALS

A. After review of any plan, report or other deliverable submitted for approval pursuant to this Agreement or if Scot Industries requests that the Department review and issue an approval, the Department shall (i) approve, in whole or in part, the submission, (ii) approve the submission upon specified conditions, (iii) disapprove, in whole or in part, the submission or (iv) any combination of the foregoing.

B. Upon receipt of a notice of disapproval, or if required by an approval upon specified conditions, Scot Industries will correct the deficiencies and resubmit the plan, report or other deliverable for approval.

C. In reviewing any plan, report or other deliverable, the Department will use best efforts to respond under the timeline set forth in the attached Project Schedule.

D. Upon receipt of a case closure request from Scott Industries and issuing a case closure letter under Wis. Admin. Code ch. 726 indicating Scot Industries restored the environment to the extent practicable and minimized harmful effects, the Department shall issue a Certificate of Completion after determining the requirements in Wis. Stat. § 292.15(2) have been satisfied. The Certificate of Completion shall be issued under Wis. Stat. §§ 292.15(2)(a) or (ae) and will be qualified by Wis. Stats. § 292.15(2)(am) and shall apply to the specific hazardous substances sampled for and for which response actions are complete.

VI. PROJECT COORDINATORS

A. The Department and Scot Industries shall each designate a respective Project Coordinator under Section VII., Submission of Documents and Correspondence.

B. To the extent possible, communications between Scot Industries and the Department concerning the Property, Work or Project Schedule shall be directed through the appropriate Project Coordinator. Each Project Coordinator shall be responsible for assuring that communications are properly disseminated and processed among the respective parties.

C. Any party may change its designated Project Coordinator by notifying the other parties, in writing, at least ten (10) business days prior to the change.

VII. SUBMISSION OF DOCUMENTS AND CORRESPONDENCE

A. Documents and correspondence to be submitted to the Department shall be sent to the Department Project Coordinator:

J. Gregory Moll, P.G.
Southeast Region Headquarters
1027 West St. Paul Ave
Milwaukee, WI 53233
Phone: (262) 202-3921
gregory.moll@wisconsin.gov

and if pertaining to this Agreement, an electronic copy to:

William J. Nelson
Bureau of Legal Services
Phone: (608) 267-7456
william.nelson@wisconsin.gov

B. Documents to be submitted to Scot Industries shall be sent to:

Kai Hansen
Scot Industries, Inc.
810 East Nebraska Street
Muscodia, WI 55573
khansen@scotIndustries.com

and if pertaining to this Agreement, a copy to:

Mark A. Thimke
Foley & Lardner LLP
777 East Wisconsin Avenue
Milwaukee, WI 53202-5306
MThimke@foley.com

C. All reports, plans, notices and other documents required to be submitted under this Agreement shall be deemed to be submitted on the date they are date-stamped at the Department, if mailed, or sent by messenger, or on the date they are received, if delivered electronically. Scot Industries shall provide to the Department electronic versions of any reports, plans, notices or other documentation in addition to a paper version, consistent with Wis. Admin. Code chs. NR 700- 799 and recommend that this be done so in accordance with Department publication RR-690, *Guidance for Submitting Documents to the Remediation and Redevelopment Program*.

VIII. ACCESS

A. The employees and authorized representatives of the Department shall have the authority to enter the Property at all reasonable times for the purpose of inspecting records, operating logs, contracts and other documents relating to the implementation of this Agreement; reviewing the progress of Scot Industries in implementing this Agreement; conducting tests; documenting activities being conducted or conditions at the Property using a camera, sound or video recording, or other documentary type equipment, and verifying the data submitted to the Department by Scot Industries. Scot Industries shall permit such authorized representatives to inspect and copy all records, files, photographs, documents, and other writings, including all sampling and monitoring data, which pertain to this Agreement. Scot Industries shall honor all reasonable requests for such access by the Department.

B. Nothing herein shall be construed as restricting the inspection or access authority of the Department under any statute or rule.

C. In the event the Property is transferred to a third party before the completion of all response action work on the Property, Scot Industries shall provide, in any such transfer agreement, provisions allowing access to the Property for Scot Industries and the Department and their consultants, contractors and representatives. In the event that the Department objects to the transfer of the property and assignment of this Agreement, the Department may terminate the Agreement.

IX. PROJECT SCHEDULE

The Department reviewed and provided feedback on the Project Schedule provided by Scot Industries for undertaking and completing the Response Actions necessary for completing the requirements of Wis. Stat. §§ 292.15, 292.11(3) and Wis. Admin. Code chs. 700-799 to obtain case closure and a Certificate of Completion. The Project Schedule is attached as Exhibit D. The Department and Scot Industries shall use best efforts to meet the Project Schedule. To the extent the Department is unable to meet the Project Schedule, it will notify Scot Industries in advance, and the Project Schedule shall be adjusted for the delay by mutual agreement. If Scot Industries determines a change is needed to the schedule based on issues related to the site investigation activities and remedial actions, Scot Industries may request and propose an amendment to the schedule to the Department with written explanation for schedule amendment. Within 60 days, the Department may approve a schedule modification.

X. STIPULATED PENALTIES

If Scot Industries delays implementing the work called for by this Agreement, the Department may assess the following stipulated penalties:

- (a) Late submittal of report or other required document: \$500 for each week delayed.
- (b) Late completion of a previously scheduled response action: \$1,000 per week for the first 4 weeks; \$5,000 per week for any week or partial week thereafter.

Scot Industries may provide a written explanation of the reason for the delay, and the Department may consider the explanation in exercising its discretion to assess stipulated penalties under this provision.

The Department encourages close interaction between Scot Industries and the Department in modifying schedules for report submittals and completion of work. As appropriate, schedules may be modified to address unanticipated events and/or circumstances or delays in Departmental review or providing requested guidance to Scot Industries.

XI. DISPUTE RESOLUTION

Any dispute regarding this Agreement shall in the first instance be the subject of informal negotiations between the parties to the dispute. The period for informal negotiations shall not exceed forty-five (45) days from the time the dispute arises, unless it is extended by written agreement of the parties to the dispute. The dispute shall be considered to have arisen when one party sends the other party a written Notice of Dispute. An informal resolution of the dispute shall be documented in writing by the parties and provided to the project coordinators.

XII. EFFECTIVE DATE

This Agreement is effective on the date the document is signed by the last of the parties herein.

XIII. CHOICE OF LAW

The laws of the State of Wisconsin shall govern the interpretation and performance of this Agreement.

XIV. VENUE

The venue for any judicial action arising from this Agreement shall be state or federal court of competent jurisdiction located in Dane County, Wisconsin.

XV. SUBSEQUENT AMENDMENT

This Agreement may be amended by mutual agreement by Scot Industries and the Department. Any amendment of this Agreement shall be in writing, signed by the Department and

Scot Industries and shall have as the effective date that date on which the Department signed such amendment.

XVI. FEES AND OVERSIGHT

Scot Industries shall obtain any necessary permits or approvals that may be required for the Response Actions and shall pay to the Department hourly fees for oversight of all Response Actions performed under this Agreement. On a quarterly basis, the Department will send Scot Industries an invoice for the hourly costs incurred, which will be calculated as described in Wis. Admin. Code § NR 750.07(2). The invoices will specify payment due dates. “Scot Industries shall pay hourly fees as required under Wis. Admin. Code § NR 750.07 and shall not pay fees charged under NR 749 because the property will be in the VPLE program.”

XVII. TERMINATION AND SATISFACTION

A. The provisions of this Agreement shall terminate upon the granting of a Certificate of Completion under Wis. Stat. § 292.15.

B. The Department reserves the right to terminate any approval issued under this Agreement in the event the Department determines that Scot Industries obtained the approval by fraud, misrepresentation or a knowing failure to disclose material information. The Department further reserves the right to terminate this Agreement if the Department determines that Scot Industries failed to make reasonable progress in undertaking the Response Actions or Response Action required under the terms of this Agreement.

XVIII. EXHIBITS

The following exhibits are attached and incorporated into this Agreement:

Exhibit A is Property Description
Exhibit B is Map of Property
Exhibit C is Consultant Qualifications
Exhibit D is Project Schedule

XIX. EXECUTION IN COUNTERPARTS

This Agreement may be executed in separate counterparts, each of which shall be deemed an original. Electronic signatures are deemed original.

[Signature Page Follows]

By signing below, the authorized representatives of each party agree to be bound:

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

By _____ Date _____
[Name]
Bureau Director
Remediation and Redevelopment Program

SCOT INDUSTRIES, INC.

By _____ Date _____
[Name]
[Title]

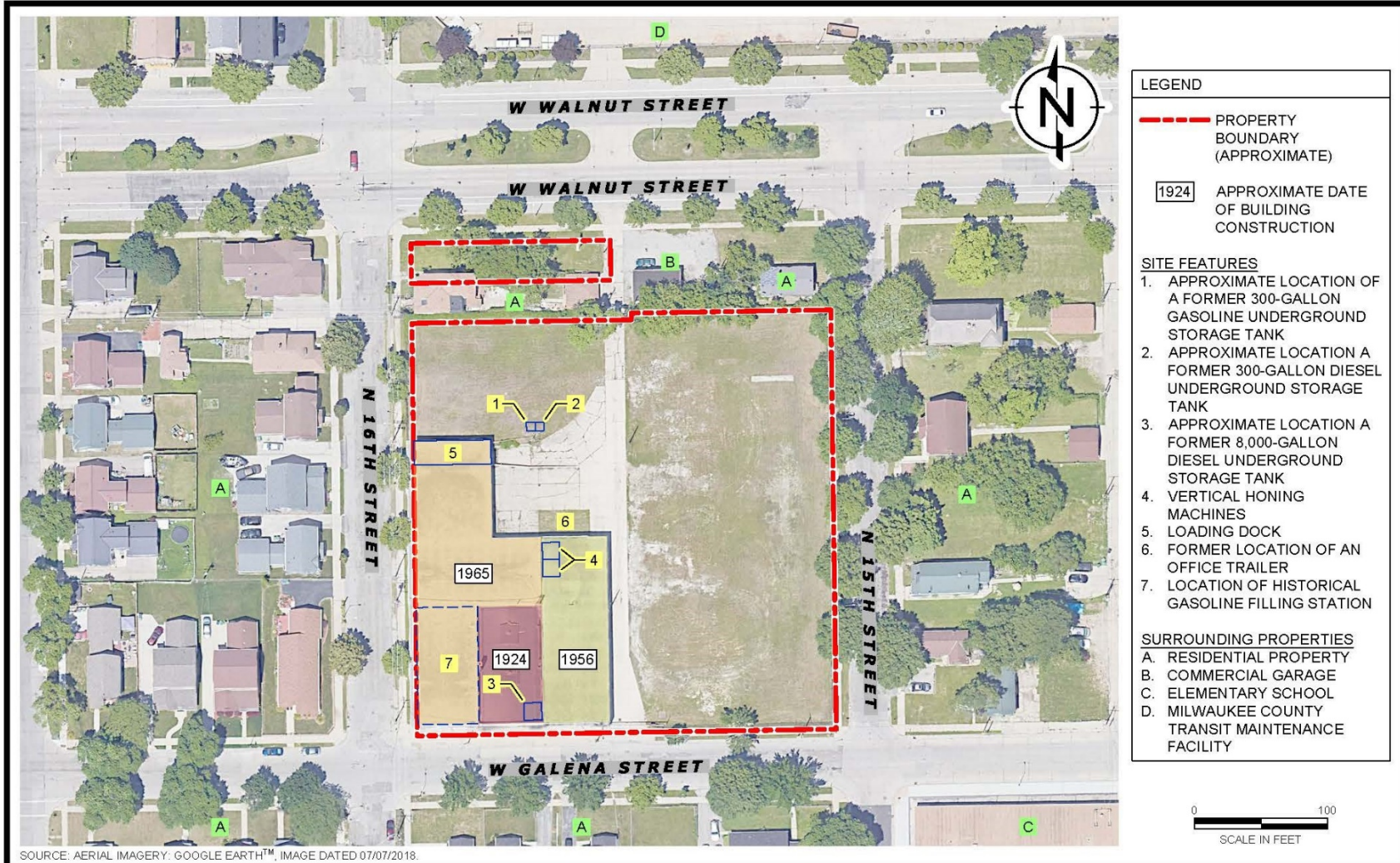
EXHIBIT A
PROPERTY DESCRIPTION

According to the Assessor's Office, the assessor's parcel number (APN) and legal description for the property is:

3630066117 - KNEELAND'S ADDN IN SE 1/4 SEC 19-7-22 BLOCK 6 LOTS 7 THRU 18 & S 30' LOT 3 AND S 20' LOT 6 & S 25' LOT 5 AND S 310' OF VAC ALLEY ADJ

EXHIBIT B MAP OF PROPERTY

M:\CAD\1690018685_ScotL_PFI02_Site Layout (Milwaukee WI).dwg



LEGEND	
- - -	PROPERTY BOUNDARY (APPROXIMATE)
1924	APPROXIMATE DATE OF BUILDING CONSTRUCTION
SITE FEATURES	
1.	APPROXIMATE LOCATION OF A FORMER 300-GALLON GASOLINE UNDERGROUND STORAGE TANK
2.	APPROXIMATE LOCATION A FORMER 300-GALLON DIESEL UNDERGROUND STORAGE TANK
3.	APPROXIMATE LOCATION A FORMER 8,000-GALLON DIESEL UNDERGROUND STORAGE TANK
4.	VERTICAL HONING MACHINES
5.	LOADING DOCK
6.	FORMER LOCATION OF AN OFFICE TRAILER
7.	LOCATION OF HISTORICAL GASOLINE FILLING STATION
SURROUNDING PROPERTIES	
A.	RESIDENTIAL PROPERTY
B.	COMMERCIAL GARAGE
C.	ELEMENTARY SCHOOL
D.	MILWAUKEE COUNTY TRANSIT MAINTENANCE FACILITY



DRAFTED BY: H.W

DATE: 9/15/20

SITE LAYOUT
SCOT INDUSTRIES
1532 WEST GALENA STREET
MILWAUKEE, WISCONSIN

FIGURE
1

1690018685

EXHIBIT C CONSULTANT QUALIFICATIONS



ENVIRONMENT
& HEALTH

JEANNE M. TARVIN

Principal

Jeanne Tarvin is a certified professional geologist with more than 35 years of consulting experience. Her project experience includes directing, developing, and managing transaction due diligence work, audit programs, hydrogeologic studies, remedial investigations, landfill studies, feasibility studies, remedial designs, and remedial actions under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Toxic Substances Control Act (TSCA), and state-led programs. Responsible for technical quality, project execution, strategic direction and resource management. Her practice focuses on environmental due diligence for property transactions and mergers, acquisitions, and divestitures; environmental compliance support and auditing; remediation and redevelopment of environmentally impaired properties; solid and hazardous waste management and contaminated sediment issues. Jeanne is a Gubernatorial Appointee to the Technical Advisory Committee for the Wisconsin Drycleaners Environmental Reimbursement Fund (DERF).



CONTACT INFORMATION

Jeanne M. Tarvin, PG, CPG

jtarvin@ramboll.com
+1 (262) 901-0085

Ramboll
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
United States of America

EDUCATION

BS, Engineering Geophysics
Michigan Technological University

Post-Graduate Studies, Hydrogeology
University of Wisconsin-Milwaukee

COURSES/CERTIFICATIONS

Certified Professional Geologist
Certified Hydrogeologist - Wisconsin
Professional Geologist - Wisconsin
OSHA 40-hour Hazardous Waste Operations and Emergency
Response Standard - HAZWOPER

MEMBERSHIPS

American Institute of Professional Geologists (AIPG)
Federation of Environmental Technologists (FET)
Wisconsin Fabricare Association
Women Environmental Professionals

PROJECTS

- Project Principal on merger and acquisition projects involving portfolios of sites ranging from two sites to upwards of 100 sites. Responsible for directing project teams on quick turn projects and providing technical review. Developed and implemented probabilistic cost modeling on numerous sites for estimating environmental liabilities for clients and their environmental counsel. Strategies used for reducing liability risks have included Voluntary Party Liability Exemption tools.
- Project Principal on property transactions including completion of ASTM-1527 compliant Phase I Environmental Site Assessments (ESAs) for commercial and industrial properties. Responsible for completion and technical review of Phase I ESA reports including development of scopes of work for Phase II ESAs.
- Project Principal on Phase II ESAs for residential, commercial, and industrial properties including completion of soil borings, installation of monitoring wells, testing of soil vapor testing, sampling of soil, surface water, and sediment, and preparation of Phase II ESA reports. Responsible for preparing remedial cost approaches and estimates based on Phase II ESA results.
- Project Principal for the technology selection and implementation of an enhanced reductive dechlorination system using groundwater recirculation and prepared a Tier 2 remedial objective risk assessment for a northern Illinois industrial site affected with chlorinated volatile organic compounds (VOCs). The site was closed in 2017.
- Project Principal for the technology selection and implementation of emulsified vegetable oil and/or whey electron donor injection and bioaugmentation technology at four chlorinated VOC impacted dry cleaner sites in Wisconsin.
- Project Principal for the technology selection and implementation of an electro-thermal remediation system at a chlorinated VOC impacted industrial site in southeastern Wisconsin, which resulted in timely regulatory case closure.
- Project Principal for the technology selection and implementation of a co-metabolic aerobic horizontal biosparge well groundwater remediation system at a southeastern Wisconsin industrial facility impacted with chlorinated VOCs. Received American Council of Engineering Companies (ACEC) Engineering Excellence State Finalist Award.
- Project Principal on redevelopment of a number of properties in Downtown Milwaukee associated with the Northwestern Mutual campus redevelopment project. The projects include Phase I and II site assessments, hazardous materials surveys, preparation of plans and specifications for demolition and remediation. Responsible for demolition oversight and construction documentation.
- Project Principal on a RCRA 3013 Order for investigation and cleanup at a steel mill facility in Indiana. Responsible for negotiations with United States Environmental Protection Agency Region 5 and the Indiana Department of Environmental Management. Implementing Corrective Measures Study at only one of 13 solid waste management units based on technical approach and regulatory negotiations.
- Investigated and closed industrial and commercial sites with chlorinated VOC impacts using natural attenuation and risk based evaluation. Successfully closed sites using natural attenuation that were slated for active remediation by the Wisconsin Department of Natural Resources.
- Presented technical data/interpretation at public meetings on behalf of responsible parties.
- Provided expert and fact witness testimony on contested cases involving hydrogeologic characterization, contaminant transport, sediment costs and landfill design and operation.

SNEJANA KARAKIS

Senior Managing Consultant

Dr. Snejana Karakis has more than 15 years of environmental consulting experience in project execution and management. Her project experience includes environmental due diligence, environmental site assessment and characterization, and site investigation and remediation projects. She has managed a number of environmental projects entailing soil, groundwater, and vapor investigation and remedial action associated with petroleum and chlorinated solvent impacts, successfully obtaining regulatory closure. Her work entails environmental due diligence evaluations and site assessments, developing investigation and remediation strategies, implementing site characterization and remediation plans, and collaborating with clients and regulatory agencies to identify needs and solutions. Snejana has served as adjunct professor in the Environmental Sciences at Carroll University and in the Geosciences Department at University of Wisconsin, Milwaukee.



CONTACT INFORMATION

Snejana Karakis, PhD

skarakis@ramboll.com
+1 (262) 901-0105

Ramboll
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
United States of America

EDUCATION

2012-2017

Doctor of Philosophy, Geosciences
University of Wisconsin-Milwaukee

2002-2004

Master of Science, Geosciences
University of Wisconsin-Milwaukee

2000-2002

Bachelor of Science, Geology/Geophysics
University of Wisconsin-Milwaukee

CERTIFICATIONS

OSHA Industrial Emergency Response 40-Hour Technician Level Training
8-Hour OSHA HAZWOPER Refresher Training
Hydrogen Sulfide Awareness Training for Exposures in Oil & Gas Production Fields and Industrial Facilities
BP Safety Passport Training
American Red Cross First Aid and Adult CPR Training

PROJECTS**Transactional Due Diligence**

Conducted and/or directed numerous Phase I environmental site assessments in accordance with ASTM Standards on behalf of corporations, financial institutions, and law firms at various residential, commercial, and industrial facilities to identify significant environmental regulatory and contamination concerns, estimate the liabilities associated with those concerns, and provide guidance on the management of such liabilities.

Site Investigation and Remediation

Served as project manager for remedial activities, conducted in accordance with a Wisconsin Department of Natural Resources-approved Remedial Action Plan, at a redevelopment property in Mequon, Wisconsin. Approximately 150 tons of petroleum-impacted soils were excavated and removed from an interior floor drain area. Conducted confirmation soil sampling, data evaluation, and prepared reporting submittals, as well as the case closure request, which was later granted by the Wisconsin Department of Natural Resources.

Served as project manager for a Phase II Environmental Site Assessment and subsequent site investigation activities relating to soil impacts in a former lubricant drum storage room at a manufacturing facility in Lake Geneva, Wisconsin. The investigative activities were conducted to evaluate the subsurface conditions below the stained concrete of the former lubricant drum storage room and determine the nature and extent of soil impacts. The site investigation activities were conducted inside the building and included concrete coring, soil boring advancement, soil sampling, laboratory analysis, and regulatory agency reporting.

Served as project manager for site investigation and closure activities at a former metal casting facility in Belvidere, Illinois. Resource Conservation and Recovery Act closure investigative activities were conducted to determine the nature and extent of soil and groundwater impacted by chlorinated solvents and metals. Conducted the site investigation activities, including rock coring, bedrock well installation for contaminant plume delineation, negotiated with third parties and obtained access agreements, conducted quarterly groundwater monitoring, and prepared various reporting submittals.

Served as assistant project manager for a large, multi-million-dollar remediation project entailing chlorinated solvent impacts at an active facility in Indianapolis, Indiana, under the Indiana Department of Environmental Management's Voluntary Remediation Program. The remediation plan consisted of electrical resistance heating in the source area and enhanced reductive dechlorination of the groundwater plume, along with groundwater extraction and treatment, sub-slab depressurization, and corn syrup substrate injections. Assisted with the preparation of the remediation work plan (entailing the development of a remediation strategy for achieving soil, groundwater, and indoor air clean-up goals within a seven-year period). Prepared the semi-annual groundwater monitoring, indoor air monitoring, systems operation and maintenance monitoring reports, and numerous other reporting submittals. Coordinated the remediation activities, scheduled staff and subcontractors, and prepared project management documents, schedules, and quarterly financial reviews.

Assisted with site investigation activities at a former aluminum die casting facility in Cedarburg, Wisconsin, where polychlorinated biphenyls were emptied into a nearby creek via the storm sewer system. Conducted surface and storm sewer sediment and soil sampling, following US Environmental Protection Agency and Wisconsin Department of Natural Resources-approved protocol, obtained access agreements, performed data validation, and prepared reports.

Served as project manager for site investigation and remedial action activities at a former Car-X Muffler and Brake Shop in Milwaukee, Wisconsin. Conducted soil investigation and remediation activities related to chlorinated volatile organic compounds and polynuclear aromatic compounds impacts adjacent to hoists and in a former scrap yard, including soil boring activities, soil sampling, data evaluation, and regulatory agency reporting.

Served as project manager for soil/groundwater investigation and remedial action activities at a former foundry facility in Milwaukee, Wisconsin. Free-phase quench oil (light non-aqueous phase liquid [LNAPL]) was identified within a defined area beneath a building. Managed the LNAPL removal actions, which were conducted using a vacuum truck to evacuate the LNAPL and water from recovery wells installed within the impacted area footprint; as well as the continued passive recovery utilizing SoakEase™ absorbent socks.

PUBLICATIONS AND PRESENTATIONS

2017

Insight into the Source of Grapevine Water Acquisition during Key Phenological Stages Using Stable Isotope Analysis

Australian Journal of Grape and Wine Research. 10.1111/ajgw.12318.

Authors: S. Karakis, E. Gulbranson, & B.I. Cameron.

2016

Terroir of Historic Wollersheim Winery, Lake Wisconsin American Viticultural Area

Geology and Wine 14. Geoscience Canada, 43(4), 265-282.

doi:<http://dx.doi.org/10.12789/geocanj.2016.43.107>

Authors: S. Karakis, B.I. Cameron, & W. Kean.

2014

Terroir of Historic Wollersheim Winery, Lake Wisconsin AVA, Prairie du Sac, Wisconsin

Abstract Vol. 46 No. 187-7 presented at 2014 Geological Society of America Annual Meeting, Vancouver, BC, Canada, October 19-22.

Authors: S. Karakis

2012

An Emerging Wine Region in Nova Scotia, Canada: Terroir Trials and Tribulations

Abstract H53F-1590 presented at 2012 Fall Meeting AGU, San Francisco, California, 3-7 Dec., 2012

Authors: B.I. Cameron, B.S. Ketter, and S. Karakis.

2006

Degassing of Subglacial Volcanoes in British Columbia and Iceland Revealed by Hydrogen Isotopic Analyses

Geological Association of Canada meeting, Halifax, Nova Scotia, Abstracts Volume 30, p. 23-24, 2005.

Authors: B.I. Cameron, S. Boscov (Karakis), A.H. Peterson, and K. Roggensack

2005

What's it Tuya: Ice Thickness Determined from H₂O Contents Measured in Glasses from Subglacial Volcanoes in British Columbia and Iceland

EOS Transaction, American Geophysical Union, v. 85 (52), Fall Meeting Suppl., Abstract V12B-04 (Invited), 2005.

Authors: B.I. Cameron, K. Roggensack, S. Boscov (Karakis), and A.H. Peterson

2003

Degassing at Basaltic Tuya in Northern British Columbia: Insights from the Hydrogen Isotopic Composition of Glasses and Whole Rocks

EOS Transactions, American Geophysical Union, vol. 84 (46), Fall Meeting Suppl., Abstract V42B-0367, 2003.

Authors: B.I. Cameron and S. Boscov-Parfitt (Karakis), Degassing at basaltic tuya in northern British Columbia: Insights from the hydrogen isotopic composition of glasses and whole rocks.

2002

Detailed Gravity Profile across the Waukesha Fault, SE Wisconsin

GSA Abstracts with Programs, Vol. 34, No. 2, p. A-81, 2002.

Authors: T.A. Baxter, S. Boscov-Parfitt (Karakis), H.S. Bretzmann, P.J. Schmitz, A.I. Shultis, T.W. Temme, M.J. Lahr, K.A. Sverdrup, and V.S. Cronin.

HONORS AND AWARDS

UWM Chancellor's Graduate Student Award (2012 through 2016)

Wisconsin Geological Society Research Grant (2014 and 2015)

Geological Society of America Graduate Research Grant (2014)

UWM Geosciences Graduate Student Research Award (2013 and 2014)

Project team member recipient of Outstanding Customer Service Award for exceeding client expectations while performing exemplary work from United Technologies Corporation (2005)

MEMBERSHIPS

Federation of Environmental Technologists (FET)

Women Environmental Professionals

EXHIBIT D
PROJECT SCHEDULE