

## Jorgensen, Theadora O - DNR

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**From:** Hnat, John J - DNR  
**Sent:** Thursday, June 4, 2020 11:13 AM  
**To:** Jorgensen, Theadora O - DNR  
**Subject:** FW: PSK/Grace Update  
**Attachments:** PSK SVE System Summary.pdf; IMG\_0699.jpg; IMG\_2894.jpg; IMG\_2898.jpg; 200527\_Delcore\_PECFA Change Order.pdf

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**From:** Tierney, Raymond <RTierney@scsengineers.com>  
**Sent:** Thursday, May 28, 2020 6:42 PM  
**To:** Hnat, John J - DNR <John.Hnat@wisconsin.gov>  
**Subject:** PSK/Grace Update

J.

I wanted to give you a brief update on the PSK/Grace Christian project. We installed the soil vapor extraction (SVE) system at the gasoline station property in March, turned it on and have been operating it since then. It has been operating well, and we have been collecting emission samples (see photos of the construction and the attached table for the air emission samples).

Now we are on a final push to complete work at the property. We would like to collect a final round of groundwater samples and prepare a case close request in June - for your review. I have also attached a PECFA budget Request we sent to Lee Delcore (and cc:ed you) for this additional work for closure..

Please do not hesitate to contact me with any questions (or to call me on my cell phone at (608) 957-4225). Thanks!

**Ray Tierney, PG**

Vice President

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**Table 1. SVE System Air Emissions**  
**PSK Investments, 9920 Captal Drive, Milwaukee, WI**

Date	Time between periods hrs	Velocity <sup>(5)</sup>	Flow Rate CFM	System Vacuum in. water	Total VOCs <sup>(4)</sup> mg/m <sup>3</sup>	Benzene <sup>(4)</sup> mg/m <sup>3</sup>	Total VOCs <sup>(1)</sup> lb/ft <sup>3</sup>	VOCs Rem. over Period <sup>(2)</sup> lbs	VOCs Rem. Rate lbs/hr	Total VOCs Removed Total VOCs lbs	Total Benzene <sup>(2)</sup> lb/ft <sup>3</sup>	Benzene Rem. over Period <sup>(3)</sup> lbs	Benzene Removal Rate lbs/hr
		FPM											
4/9/20	1.0	760	38	-11	3.08	NS	1.9E-07	0.00	0.0004	0.00	-	-	-
4/10/20	24.0	520	26	-22	3.33	< 0.372	2.1E-07	0.01	0.0003	0.01	2.3E-08	0.00	0.0000
4/11/20	24.0	455	23	-22	3.01	NS	1.9E-07	0.01	0.0003	0.01	-	-	-
4/16/20	120.0	495	25	-22	< 1.9	NS	1.2E-07	0.02	0.0002	0.04	-	-	-
4/22/20	144.0	510	26	-22	8.46	NS	5.3E-07	0.12	0.0008	0.15	-	-	-
4/30/20	192.0	315	16	-25	< 1.9	< 0.372	1.2E-07	0.02	0.0001	0.17	2.3E-08	0.01	0.0001
5/6/20	144.0	415	21	-23	3.92	NS	2.4E-07	0.04	0.0003	0.22	-	-	-

Abbreviations:  
NS = not sampled

Notes:

- (1) Total VOCs (lb/ft<sup>3</sup>) = Total VOCs (mg/m<sup>3</sup>) \* 10<sup>-6</sup> (kg/mg) \* 2.20 (lb/kg) \* (0.30483 m/ft)<sup>3</sup>.
- (2) VOCs removed over period (lbs) = Total VOCs (lb/ft<sup>3</sup>) \* Exhaust Flow Rate (CFM) \* Time Between Periods (hrs) \* 60 (min/hr).
- (3) Benzene removed over period (lbs) = Benzene (lb/ft<sup>3</sup>) \* Exhaust Flow Rate (CFM) \* Time Between Periods (hrs) \* 60 (min/hr).
- (4) Total VOC and benzene concentrations based on charcoal tube sample results. If not detected, reporting or detection limits are used.
- (5) Velocity measured on a 3" Sch 40 PVC pipe, ID = 3.042".

Revised by: KRG 5/19/2020  
Checked by: AJR, 5/28/2020; MBH, 5/28/2020

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May 27, 2020  
File No. 25216050.01

Mr. Lee Delcore  
Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program  
1155 Pilgrim Road  
Plymouth, WI 53073

Subject: Change Order Request for Case Closure Tasks  
Mobile Oil Gas Station 05-H4A  
9922 W. Capitol Drive, Milwaukee, WI  
PECFA #5322-1435-22-A  
DNR BRRTS #03-41-095653

Dear Mr. Delcore:

We are providing the following PECFA Change Order request for the Mobile Oil Gas Station 05-H4A case to cover anticipated costs through closure.

## **BACKGROUND**

SCS Engineers (SCS) has completed mitigation assessment work at the Grace Christian property and installed a soil vapor extraction system (SVE) system at the gas station property per your October 23, 2018, and October 8, 2019, cost approvals. Remaining work to complete under these approvals includes continued operation and monitoring of the SVE system, performing one round of groundwater monitoring, and related reporting.

SVE system monitoring results indicate limited mass removal so we anticipate shutdown of the system within the next month. SCS is in the process of summarizing SVE construction documentation and findings and plans to submit this information to the Wisconsin Department of Natural Resources (WDNR) soon so that shutdown can be approved.

A final round of groundwater monitoring is planned for early June 2020. Case closure is feasible assuming the WDNR agrees with SVE system shutdown, and groundwater sampling results indicate stable or decreasing groundwater contaminant concentrations.

## **SCOPE OF WORK**

Additional work, not covered under the above-noted approvals, will need to be completed in order to reach case closure. This includes preparation of this Change Order, preparing NR 726 Case Closure documentation, abandonment of site monitoring points, and decommissioning of the SVE system as further outlined below.



## Budget Request

Preparation of this change order has included reviewing regulatory correspondence, site monitoring point and SVE system information, soil and groundwater monitoring results, and case closure requirements. It also includes preparation of this letter.

## Case Closure Request

With WDNR approval, SCS will prepare an NR 726 Case Closure request packet for submittal to the WDNR. The packet will include the following information:

- Soil and groundwater analytical summary tables
- Maps showing sampling locations, extent of contamination, and groundwater flow
- Geologic cross section information
- Cap maintenance plan for the source property
- Vapor mitigation system maintenance plans for Grace Christian ventilation systems
- Property legal descriptions
- Affected property owner notifications. We assume one notification will be required for the City right-of-ways and another for Grace Christian.

## SVE System Decommissioning

With WDNR approval, SCS will decommission the SVE system. The work will include the following tasks:

- Coordinate with site operator and contractors
- Disconnect power to SVE system
- Remove SVE blower, knockout tanks, miscellaneous equipment, and enclosure
- Remove aboveground SVE piping
- Cut and seal SVE belowground piping at ground surface
- Abandon two SVE wells SVE-1 and MW-21/SVE-2 consistent with NR 141 requirements
- Document decommissioning work for submittal with above-noted Closure packet

## Monitoring Point Abandonments

With WDNR approval, SCS will abandon monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7, MW-8, MW-9, MW-10, MW-11, MW-20, and one sump. The work will be performed consistent with NR 141.

## Estimate Costs

Based on the 25 percent cost methodology for the site, SCS is requesting a total of \$2,976.62 in PECFA funding for the above-noted scope of work. This includes \$2,351.62 under the Usual and Customary Cost Schedule (UCCS) and \$625 in Variance costs per the attached spreadsheets.

Mr. Lee Delcore  
May 27, 2020  
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Please feel free to contact us at (608) 224-2830 with any questions concerning this letter.

Sincerely,



Robert Langdon  
Senior Project Manager  
SCS Engineers



Ray Tierney, PG  
Vice President  
SCS Engineers

REL/lmh/RT

cc: J. Singh – PSK Investments  
Thomas A. Cabush – Cabush, Kasdorf, Lewis & Swietlik, SC  
David G. Peterson – Reinhart, Boerner, Van Deuren, SC  
John Hnat, WDNR

Encl. UCCS and Variance Spreadsheets

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## UCCS and Variance Spreadsheets

# Usual and Customary Standardized Invoice #27

## January 2020 - June 2020



RR-113a-E

25% Methodology

PECFA #: 53222-1435-22-A Vendor Name: SCS Engineers  
 BRRTS #: 03-41-095653 Invoice #: Change Order  
 Site Name: Mobil Oil Gas Station 05-H4A Invoice Date: \_\_\_\_\_  
 Site Address: 9922 W. Capitol Drive, Milwaukee Check #: \_\_\_\_\_

U&C Total \$ 9,406.46 \$ 2,351.62  
 Variance to U&C Total \$ -  
 Grand Total \$ 9,406.46

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX	
5	Closure Request		CR05	Primary Closure Request	Submittal	\$ 2,781.00	1	\$ 2,781.00	\$ 695.25
5	Closure Request		CR15	Continuing Obligation Packet Submittal (For Source Property only)	Packet	\$ 522.58	1	\$ 522.58	\$ 130.65
5	Closure Request		CR20	Continuing Obligation Packet Submittal (For off-site Properties only)	Per Additional Property	\$ 229.39	2	\$ 458.78	\$ 114.70
5	Closure Request		CR30	PE review and certification of closure packet	Site	\$ 1,129.60	1	\$ 1,129.60	\$ 282.40
8	Well Abandonment	Consultant	WAB05	Coordination	Site	\$ 162.86	1	\$ 162.86	\$ 40.72
8	Well Abandonment	Commodity	WAB35	Well Abandonment Mob/Demob	Site	\$ 453.81	1	\$ 453.81	\$ 113.45
8	Well Abandonment	Commodity	WAB40	Well Abandonment (2 inch)	Ft	\$ 5.74	243.25	\$ 1,396.26	\$ 349.06
8	Well Abandonment	Commodity	WAB50	Well Abandonment (6 inch)	Ft	\$ 8.22	15.75	\$ 129.47	\$ 32.37
25	Remediation System Shut Down		SSD05	Permanent	Site	\$ 1,128.33	1	\$ 1,128.33	\$ 282.08
25	Remediation System Shut Down		SSD15	Primary Mob/Demob	Site	\$ 520.91	1	\$ 520.91	\$ 130.23
35	Cap Maintenance Plan		CMP05	Cap Maintenance Plan	Plan	\$ 329.64	1	\$ 329.64	\$ 82.41
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 393.23	1	\$ 393.23	\$ 98.31

Variance Cost Estimate - SCS Engineers  
 Mobile Oil Gas Station 05-H4A  
 SCS Project No. 25216050.01



Task Description	Project Director \$138	Project Manager \$112.96	Senior Project Professional \$112.97	Staff Professional \$94.13	Field Professional \$81.58	Designer/ CAD Tech \$69.03	Admin Asst \$44	Total Hours	Subtotal	Exp	Subs	Total	Task Total Rounded to \$10	25% Methodology
<b>Grace Vapor System Maintenance Plan</b>								0	\$0			\$0		
Perimeter Vent System	1	1	6	1		2	2	13	\$1,249			\$1,249		
Interior Vapor Mitigation System	1	1	6	1		2	2	13	\$1,249			\$1,249		
<b>Total</b>	<b>2</b>	<b>2</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>26</b>	<b>\$2,498</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,498</b>	<b>\$2,500</b>	<b>\$625</b>

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