

From: Beggs, Tauren R - DNR
Sent: Wednesday, October 31, 2018 12:04 PM
To: Hodgson, Scott A.
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site
Attachments: 2018-15-18 LTR to Keld Lauridsen - Re Remedial Action Proposals - Smoke-Out Cleaners.pdf

Hi Scott,

I think you can leave it as is, because they based their decision for hiring a consultant on the original Terracon bid submittal per there August 15, 2018 submittal from Don Gallo (see attached).

Thanks,

We are committed to service excellence.

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

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: Hodgson, Scott A. <Scott.Hodgson@terracon.com>
Sent: Wednesday, October 31, 2018 9:06 AM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: FW: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Chris was asking about when we could get going on the project. I advised him that he still need to sign and return form 4400-212 to you and referred him to this September 5 email from you. Should the costs given for each consultant remain the same (as the basis for choosing the consultant) or should Terracon's cost be the revised cost?

Scott A. Hodgson, P.G.
Senior Project Manager | Environmental Services

Terracon

9856 S. 57th Street | Franklin, WI 53132

D (414) 209 7640 | F (414) 423 0566 | M (920) 791 9206*

sahodgson@terracon.com | www.terracon.com

***Note new mobile number**

From: Beggs, Tauren R - DNR
Sent: Thursday, October 18, 2018 12:32 PM
To: 'Hodgson, Scott A.'; Donald P. Gallo; 'mark.woppert@smoke-out.net'; Chris
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Good afternoon,

Thank you for the revised proposal Scott. Everything in the proposal looks great!

Chris and Mark, if you can get the signed form sent in to me soon, then I am thinking I can have the letter issued by next Tuesday, October 23rd.

Thanks,

We are committed to service excellence.

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

Tauren R. Beggs

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From: Hodgson, Scott A. <Scott.Hodgson@terracon.com>
Sent: Thursday, October 18, 2018 7:44 AM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Cc: Donald P. Gallo <DGallo@axley.com>; 'mark.woppert@smoke-out.net' <mark.woppert@smoke-out.net>; Chris <chris@teamselfstorage.com>
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Hi Tauren,

A copy of the revised proposal is attached.

Scott A. Hodgson, P.G.
Senior Project Manager | Environmental Services

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From: Beggs, Tauren R - DNR
Sent: Wednesday, October 17, 2018 9:59 AM
To: 'Chris'
Subject: RE: Terracon clean up proposal

Thank you for the update Chris

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-----Original Message-----

From: Chris <chris@teamselfstorage.com>
Sent: Wednesday, October 17, 2018 9:56 AM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: Terracon clean up proposal

Good morning Tauren, I just wanted to let you know that I asked Terracon to add Mark Woppert as an "agent of record" as he is responsible for an equal share of the clean up costs. He is the original agent that enrolled in the DERF program as the business owner. When I was informed of the contamination I was advised, as owner of the property, to also sign up as an agent in case Mark defaulted. I am waiting to receive the corrected form to sign and return to them. As Scott is on vacation, this may be causing some delay. Thank you, Chris.

Sent from my iPad

From: Beggs, Tauren R - DNR
Sent: Tuesday, October 16, 2018 12:33 PM
To: 'Hodgson, Scott A.'
Cc: 'Donald P. Gallo'; 'mark.woppert@smoke-out.net'; 'Chris'
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Good afternoon,

I am just checking in for an update on the revised proposal. Please provide an update when you get a chance.

Thanks,

We are committed to service excellence.

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

Tauren R. Beggs

Phone: (920) 662-5178

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From: Beggs, Tauren R - DNR
Sent: Wednesday, September 5, 2018 2:11 PM
To: 'Chris' <chris@teamselfstorage.com>
Cc: Donald P. Gallo <DGallo@axley.com>; 'Hodgson, Scott A.' <Scott.Hodgson@terracon.com>; 'mark.woppert@smoke-out.net' <mark.woppert@smoke-out.net>
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Hi Chris,

Once Scott from Terracon has sent in the revised proposal, you can submit a signed copy of the attached form. You should replace Don Gallo's name with yours in the "Applicant Name" section, then sign and date the form. The Agreement for Services between you and the consultant will be in Terracon's revised proposal that you would sign. I will then issue the remedial action bid approval letter.

After the approval letter is issued, then Terracon has outlined in their proposal the anticipated schedule for approximately when future work will occur. Based on Terracon's proposal, cleanup work and monitoring will continue through the winter months. If you want clarification on when specific actions will occur, I would work with Scott and Don on that.

Hopefully this addresses your questions. If not, please let me know.

Regards,

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Tauren R. Beggs

Phone: (920) 662-5178

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From: Chris <chris@teamselfstorage.com>
Sent: Wednesday, September 5, 2018 12:21 PM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Hi Tauren, Chris Dockry chiming in...when will I get the bid agreement to sign?...and once signed when does the actual clean up get going?...will the clean up continue through the winter months?...thank you

From: Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]
Sent: Tuesday, September 04, 2018 3:46 PM
To: Hodgson, Scott A. <Scott.Hodgson@terracon.com>; Donald P. Gallo <DGallo@axley.com>
Cc: 'mark.woppert@smoke-out.net' <mark.woppert@smoke-out.net>; 'Chris' <chris@teamselfstorage.com>
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Hi Scott,

Two unsaturated soil samples total, one from each boring location.

Thanks,

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Phone: (920) 662-5178

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From: Hodgson, Scott A. <Scott.Hodgson@terracon.com>
Sent: Tuesday, September 4, 2018 3:41 PM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>; Donald P. Gallo <DGallo@axley.com>
Cc: 'mark.woppert@smoke-out.net' <mark.woppert@smoke-out.net>; 'Chris' <chris@teamselfstorage.com>
Subject: RE: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Tauren,

Could you clarify what you mean in the third bullet point below in regards to “..two unsaturated soil samples”; do you mean two samples total, one from each boring, or two from each boring for a total of four? Thanks.

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***Note new mobile number**

From: Beggs, Tauren R - DNR [<mailto:Tauren.Beggs@wisconsin.gov>]
Sent: Wednesday, August 29, 2018 9:26 AM
To: Donald P. Gallo <DGallo@axley.com>
Cc: Hodgson, Scott A. <Scott.Hodgson@terracon.com>; 'mark.woppert@smoke-out.net' <mark.woppert@smoke-out.net>; 'Chris' <chris@teamselfstorage.com>
Subject: Revisions to Remedial Action Bid Proposal for Smoke Out Cleaners Site

Hi Don,

Nice talking to you and Scott today! As discussed, the following revisions need to be made prior to me finalizing the Remedial Action Bid approval letter:

- The applicant, Chris Dockery as the DERF agent, needs to sign the Remedial Action Bid Proposals Summary (Form 4400-212).
- Please provide justification why a pilot test is not going to be conducted prior to full implementation of the remedy.
- Two soil borings need to be installed with two unsaturated samples collected. These should be located north of MW-2 and northeast of MW-2 to define the extent of contamination in unsaturated soil.
- One monitoring well should be installed at the location northeast of MW-2 to define the extent of groundwater contamination because groundwater flow shows variation between the east and northeast.
- The piezometer PZ-1 isn't useful for defining vertical extent due to the significant distance from the source area. A piezometer should be installed closer to the source area, east-adjacent to the building in the downgradient direction. It is preferred that it is nested with an existing water table well.
- The potable well PW-4 should be sampled again post-remedy to ensure it remains clean.
- Since the chlorinated compounds are still in use at the site, there is no need to sample indoor air.
- In order to show a vapor mitigation system can be shut off permanently, the system should be shut off for approximately one month prior to the first sub-slab vapor sampling round. If the first sample is below the vapor risk screening levels (VRSLs), the mitigation system should remain off. 1-2 additional sub-slab vapor sampling rounds (with at least one sample collected during the winter months/heating season) needs to be collected and the results must be below the VRSLs to show the system can remain off permanently.
- The additional costs for the above revisions need to be submitted with the revised remedial action bid proposal.

It is recommended the site investigation (SI) work be conducted prior to the remedy to ensure that no modifications are needed to the remedy if additional contamination were found. The SI results can be communicated to me via email. Then the full summary of the SI work can be included in the first report after the remedy has been implemented.

If you have any questions, please feel free to contact me.

Thanks,

We are committed to service excellence.

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

Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert

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From: Beggs, Tauren R - DNR
Sent: Monday, August 27, 2018 12:54 PM
To: Gallo, Don P (dgallo@reinhardtlaw.com); 'Hodgson, Scott A.'
Subject: Smoke Out Cleaners Site Discussion

Good afternoon,

I spoke with Don about the Smoke Out Cleaners site today. I had a meeting with the members of the northeast region closure committee to discuss the investigation that has been conducted so far and the remedial action proposal.

The closure committee and I found there is some additional investigation work that will be needed to firm up the site investigation. I recommend we have a discussion about the additional work, which will get rolled into the remedial action proposal.

I am available this week:

- Tues 8am-12pm
- Wed 8am-11:30am, 1pm-4:30pm
- Thursday 8am-12pm
- Friday 8am-3:30pm

Please let me know your availability for a call.

Thanks,

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Tauren R. Beggs

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From: Beggs, Tauren R - DNR
Sent: Thursday, August 23, 2018 3:42 PM
To: Chronert, Roxanne N - DNR (Roxanne.Chronert@wisconsin.gov); Lauridsen, Keld B - DNR
Cc: Borski, Jennifer - DNR
Subject: Additional Investigation Discussion with Borski for DERF Site: Smoke Out Cleaners

Hey Guys,

Based on our discussion earlier about Smoke Out Cleaners, you guys suggested I should contact Jennifer. I talked to Jennifer and she gave two options to address this; however, she recommends option one as the preferred method:

- 1) Send email to DERF applicant and consultant to provide a scope of work for the additional investigation (two soil borings, one monitoring well, one piezometer, as discussed) with the detailed cost summary sheet. Once I receive that I can incorporate those costs into the remedial action bid approval letter. The costs would get rolled in with the remedial action costs instead of them being site investigation costs. The remedial design report that they submit would then include the remedy and additional SI work proposed.
- 2) Provide the remedial action bid approval letter with the additional investigation conditions outlined in the letter. They would then send in a combined remedial design report and scope of work for the additional investigation with the detailed cost summary sheet. I would then have to provide a remedial action change order approval letter for the additional costs (again, the costs would get rolled in with the remedial action costs instead of SI costs).

Therefore, I plan to go with Option 1, so I will contact the DERF applicant and consultant to verbally talk through the additional SI actions needed, then follow up with an email documenting those actions needed.

Regards,

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Tauren R. Beggs

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