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March 30, 2017

Larry Lester
Remediation and Redevelopment
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53527

Re: **Revised** PECFA Change Order Request – Remedial Excavation, Oversight and Monitoring
Former CGC Bulk Plant, 200 East Linnerud Drive, Sun Prairie, WI
BRRTS # 02-13-195919, PECFA # 53590-9999-20

Dear Larry:

In response to our phone conversation of March 14 regarding the above referenced site, a PECFA change order request is submitted for WDNR cost approval (U&C COR05). This follows MSA bidding a remedial excavation and submitting a variance request on October 19, 2016, and a revised request on March 6, 2017. As requested, the March 6, 2017 variance request added the cost for a vacuum truck to be on-site during the excavation, and it was later discussed that the vacuum truck option was not desired due to the cost presented by the low bidder.

This revision removes the vacuum truck item from the excavation scope of work, but otherwise has items previously discussed with WDNR in the October 2016 and March 2017 submittals. The following is included in this revised variance request:

- Two hand auger borings and sampling on each side of the shallow excavation between the street and bike path (U&C). An additional hand auger boring is proposed to collect pre-excavation landfill disposal samples to obtain landfill disposal approval prior to the date of excavation. The borings are shown on attached Figure 4.
- We have contacted the apparent low bid excavation contractor (Schaper Excavating and Petroleum) to verify the bid prices obtained in August 2016 will be good for work in 2017. The original bid documents included managing groundwater during the excavation. It is assumed if dewatering of petroleum-contaminated water is needed, an approval will be requested and obtained from the Sun Prairie wastewater plant.
- As requested, we provide a justification for the non-U&C consultant costs that were included in the 10/19/16 variance request.

We request a PECFA cost approval for the scope of work prior to performing additional activities at the site.

Background

The site is currently on property owned by the City of Sun Prairie and is near their public works office and equipment yard on Linnerud Drive. There are no buildings at the former bulk plant site, except for a steel Quonset slab-on-grade building used for storage by the City. Formerly, the property contained a

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petroleum bulk plant that is shown on Figure 4. Landmark Services Coop became the responsible party and has been the PECFA claimant during remediation activities for the former petroleum bulk plant that historically operated on the property, and remains the PECFA claimant for the site.

Remediation activities occurred in November 2009 following PECFA public bidding for a remedial excavation that removed direct contact exceedance soil, and one groundwater sample event was performed in November 2009 for post-remediation sampling. Free petroleum product was measured at 1.21 ft. in well MW-1R during the November 6, 2009 sample event. A site closure request was submitted on March 5, 2010, and not approved. The attached Figure 4 shows the extent of the excavation performed on October 20, 2009, as well as the proposed excavation area that was discussed with Will Myers and proposed in this change order request.

Additional activity at the property has been performed following a PECFA change order approval in May 2015, including two sample events on June 15, 2015, and September 8, 2015, and a subsequent status report. During the sample events, free product was detected during both sample events in wells MW-1R, and MW -3R.

Following communications with Will Myers, MSA was requested to obtain 3 competitive bids for a remedial excavation, the area of which is shown on the attached Figure 4, and estimated during the bidding process at 950 tons of contaminated soil. Three bids were obtained with the lowest bid being Schaper Excavating and Petroleum at $43,750 for the scope of work, as shown on the attached bid tab form.

PECFA Change Order

MSA Professional Services, Inc. (MSA) is submitting this change order request for cost approval for costs associated with the contractor performing the remedial excavation, and the consultant oversight of the excavation, and post-excavation monitoring for one year, prior followed by a status report submittal for this site.

The costs for this work are outlined on the attached PECFA U &C Cost Estimate Spreadsheet and also the non-U&C hourly table. The scope of work is outlined below:

Remedial Excavation Contractor Costs

1. Copies of the bid results for the remedial excavation are attached. Three bidders submitted bids for the project, SGS Environmental Contracting of Merrill, WI, Reconex of Wisconsin Dells, WI, and Schaper Excavating and Petroleum of Pardeeville, WI. The low bidder was Schaper Excavating with a total original bid price of $43,750. The bid amounts are shown on the hourly table and also placed on the U&C spreadsheet as a variance amount.

Consultant Costs

MSA will perform well abandonment of well MW-1R prior to the excavation, collect hand auger soil samples for the landfill disposal profile, coordinate and perform the excavation oversight, and collect

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excavation wall and floor samples at the completion of the excavation. Monitoring well MW-1R will be replaced after the excavation is completed and two post excavation sample events will be performed. Upon completion of the approved activities, MSA will update the figures and tables and prepare a status report. MSA's consultant services are summarized as follows.

- Collect landfill disposal profile samples using a hand auger (U&C Task 16, HA05, HA10). Prepare the landfill disposal profile for use by the contractor to obtain disposal approval (U&C Task 4, WD05, plus lab. See attached Figure 4).
- Provide well abandonment (U&C Task 8) and replacement of well MW-1R (est. at 16 ft., Task 10, 13, 14, and 15).
- Contract Schaper Excavating to perform soil excavation services, and other subcontractors for drilling and laboratory services (Variance Request shown on Table).
- Communicate with the Sun Prairie WWTP and provide analytical results of groundwater to approve disposal of pumped water during dewatering. (U&C Task 4, WD05).
- Provide oversight to document soil excavation activities and collect soil samples. Weight tickets from the landfill documenting actual tons of soil disposed (Variance Request shown on Table).
- Perform hand auger soil borings with soil sampling on each side of the 2 ft excavation area (as shown on attached Figure 4) to assess the removal of contaminated soil between the street curb and the bike path. This adds additional U&C Task 16 of two borings and one mobilization (HA05, HA10), and two additional PVOC and PAH soil samples to the attached U & C spreadsheet.
- Perform 2 post-excavation groundwater monitoring well sample events with free product measuring with oil/water interface probe in wells MW-1R and MW-3R (Task 3 and 34). The two sample events will be from the six (6) monitoring wells MW-1R, MW-2, MW-3R, MW-4R, MW-5R, and MW-6 (Task 1). Groundwater samples will be laboratory analyzed for PVOCs and PAH and have one PVOC trip blank per sample event. (U&C Task 1 and 3)
- Update information, figures and tables in a Status Report and submit information to the WDNR (LAR05)

MSA estimated the tonnage for the excavation area to be 950 tons and has used that value for unit rates for this change order and will provide weight tickets from the landfill as documentation. A change order request preparation fee (COR05) has also been included in the cost estimate.

The total cost of this change order request with tasks as outlined above is $61,850.02 as shown on the attached U&C Standardized Invoice #21.

Consultant Hourly Justification

As requested, the justification for an hourly oversight budget compared to the use of the U& C rates per ton is provided. This site is currently owned by the City of Sun Prairie and part of their public works facility, and adjacent to a bike path and Linnerud Drive. We propose a site meeting prior to the remedial excavation to meet with the City staff, layout the excavation and discuss potential logistic problems. In addition, the actual days of excavation oversight are not known but estimated at 3 field days. We do not feel the excavation tonnage rate will allow multiple days of mobilization for oversight and associated activities at this site. Upon review of the requested hourly budget compared to U&C rates based on

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950 tons, the extra budget is associated with the excavation layout meeting to coordinate the excavation.

Schedule

MSA will notify Schaper Petroleum upon WDNR approval of this change order and obtain schedule information at that time. The schedule will depend upon the timing of the cost approval and the weather conditions.

Please contact me with any questions at 608-355-8901.

Sincerely,

MSA Professional Services, Inc.

Richard Lyster

Richard Lyster, P.G.
Senior Hydrogeologist

Enc. Figure 4 Proposed Remedial Excavation
Non- U&C Excavation Cost Table
Variance Request U&C Invoice #21
Copies of Excavation Bids (3), Bid Tab

Cc: Mike Elder, Landmark Services Coop
Lee Igl, City of Sun Prairie (letter only)
Jayne Englebert, MSA

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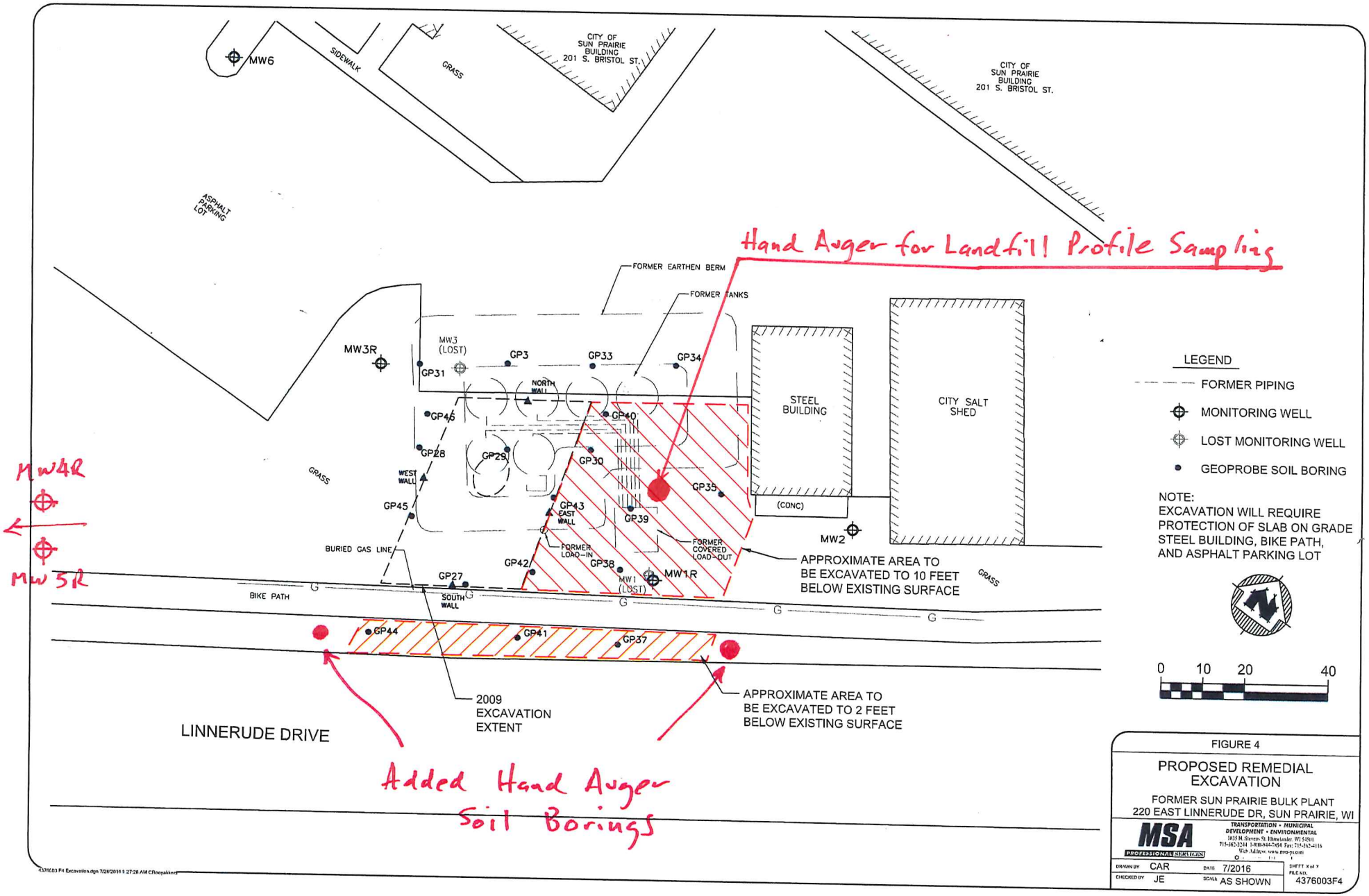

FIGURE 4

PROPOSED REMEDIAL EXCAVATION

FORMER SUN PRAIRIE BULK PLANT
220 EAST LINNERUDE DR, SUN PRAIRIE, WI

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