

**From:** Jayne Englebert <jenglebert@msa-ps.com>  
**Sent:** Wednesday, August 14, 2019 2:11 PM  
**To:** Lance, Dee - DNR  
**Subject:** RE: Monroe Center Store  
**Attachments:** 11538000 Change Order to DNR June 13 2019.pdf

Hi Dee,  
I'm sorry, I thought this was sent to you...not sure where it ended up.

We'll mail you a copy today.

Thanks,  
Jayne

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**From:** Lance, Dee - DNR <[Dee.Lance@wisconsin.gov](mailto:Dee.Lance@wisconsin.gov)>  
**Sent:** Wednesday, August 14, 2019 1:54 PM  
**To:** Jayne Englebert <[jenglebert@msa-ps.com](mailto:jenglebert@msa-ps.com)>  
**Subject:** Monroe Center Store

I have met with Patricia and she showed me a June 23, 2019 letter. I see it was addressed to me however I don't remember getting a copy of it. Could you please send another copy, thanks.

**We are committed to service excellence.**

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

#### Dee Lance

Hydrogeologist – Remediation & Redevelopment  
Wisconsin Department of Natural Resources  
473 Griffith Ave., Wisconsin Rapids WI 54494  
Phone: (715) 421-7862  
Fax: (715)421-7830  
[Dee.Lance@wisconsin.gov](mailto:Dee.Lance@wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)





June 24, 2019

Dee Lance  
Department of Natural Resources  
473 Griffith Avenue  
Wisconsin Rapids, WI 54494

Re: Change Order Revision/Consolidation – Scope of Work to Site Closure  
Monroe Center Store, 999 CTH Z, Arsdale, WI  
BRRTS# 03-01-175845, PECFA # 54613-9736-99-A

Dear Dee:

As per your request, I have summarized and consolidated the scope of work to closure for this site. Some of the work was already approved in a July 2018 change order approval, and that will be discussed below.

The remaining scope of work anticipated to achieve site closure for the above property includes:

1. Additional groundwater sampling as described in the April 19, 2019 change order request submitted by MSA. The amount of this change order request was \$5,980.07. After further discussions, MSA and DNR agreed to remove the separate mobilization for the drilling, and agreed that the drilling, groundwater sampling, and private well sampling would be completed in one mobilization/one day, if possible. Therefore, removing U&C activity code DP30 with an amount of \$563.31, reduces the change order amount for this scope of work to **\$5,416.76**. This amount does not include any reporting, but you will be provided with the raw laboratory data via email for review upon completion of the work.
2. Submittal of a site closure request. MSA submitted costs to prepare a case closure request in a change order in July 2018. These costs were approved by the DNR on July 19, 2018. In the change order MSA also included costs for permanent remediation system shutdown and monitoring well and treatment well abandonment. DNR approved the costs to prepare the closure request (primary closure request – CR05 - \$2,700, CO Packet Submittal for the source property – CR15 - \$507.36, and CO packet submittal for offsite property – CR20 - \$222.71 = **\$3,430.77**) but this work was not performed.
3. Permanent SVE/AS System Shutdown – Costs for removal of the system equipment (trailer/electricity, etc.) were also approved in the July 19, 2018 approval, but have not yet been performed (SSD05 - \$1,095.47 + SSD15 - \$473.55 = **\$1,569.02**. DNR did not approve the monitoring well and remediation well costs submitted in this change order.

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4. Additional items for preparation of the site closure request. At the time of the July 19, 2018 approval, the DNR allowed only a regulatory correspondence charge for a notification of contamination in the ROW. Since that time, DNR now allows one ROW notification charge under activity code CR20, for an amount of \$222.71. In addition, DNR has added the PE review and certification task code CR30, for an amount of \$1,129.60. Therefore, MSA has included these costs in this change order, for a total addition of **\$1,352.31**.
5. DNR Closure Review Fees. The DNR closure review and GIS fees for soil and groundwater will total **\$1,700.00** for this site. The RP contact has indicated the Estate of James Crosse Jr. does not have resources to pay this fee. Based on our discussions, you have indicated that these fees will be added to the existing DNR lien on the property.
6. Monitoring Well and Remediation Well Abandonment. Costs for abandonment of the monitoring wells and remediation wells by a commodity provider are included this change order. They include the mobilization (WAB35 - \$453.81) 428 feet of two inch monitoring well (WAB40 - \$2,383.96), and 201 feet of four inch remediation well (WAB45 - \$1,308.51). The consultant coordination fee of \$162.86 ((WAB05) is included for MSA's time to coordinate this activity. Therefore, total well abandonment costs are estimated at **\$4,309.14**.
7. Non-cap PECFA costs. These costs include a maximum of three PECFA claims at \$585.90 – one more in 2019, and two in 2020, for a total of \$1,757.70. Also included are regulatory correspondence charges, at a maximum of 12 per year. Three have been charged and reimbursed in 2019, leaving a maximum of 21 regulatory correspondences possible before the PECFA sunset date of June 30, 2020. (21 x \$128.94 = \$2,707.74). The actual number of regulatory correspondences is unknown, and is likely not as high as 21, but 21 is used for this estimate. Invoice charges are also included in this category, at a rate of \$17.64 per invoice (SI05). MSA estimates 6 invoices over the remainder of this project for a total of \$105.84. Therefore, the maximum total for non-cap costs is **\$4,571.28**.
8. MSA requests another change order request approval (in addition to the one requested in the April 19, 2019) for communications with the DNR since April 19<sup>th</sup> and for preparation of this change order document. The amount of this request is **\$381.78** (COR05).

The table below summarizes estimated costs remaining to closure:

Description	April 19, 2019 CO	Previously Approved Items	Additional Approval Needed	Non-cap U&C Items	Non-PECFA Items
GW Invest/ Sampling	\$5,416.76				
Closure Request		\$3,430.77	\$1,352.31		
Perm. Sys. Shut		\$1,569.02			
Well Aband.			\$4,309.14		
Non-cap Costs				\$4,571.28	
DNR Fees					\$1,700.00
Change Order Fee			\$381.78		
Subtotal	\$5,416.76	\$4,999.79	\$6,043.23	\$4,571.28	\$1,700.00
<b>Project Total</b>					<b>\$22,731.06</b>

Page 3  
Monroe Center Store Change Order Request  
June 24, 2019

These costs do not include any increases in the Usual and Customary Cost Activities. It is MSA's understanding that some activity codes may get a 3% cost of living increase after July 1, 2019.

PECFA Financial Status

This is a \$190K maximum site. Our records indicate that there is \$7,219.77 in remaining PECFA eligibility for this site, as of March 30, 2019. Based on our discussions, you will use the information provided in this letter to determine which items will be submitted to PECFA for reimbursement, and which items will be performed as "State-lead" work under contract to the DNR, with a lien for that amount added to the property deed.

Please contact me with any questions or if you need additional information.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in black ink that reads "Jayne A. Englebert". The signature is written in a cursive style with a large initial 'J'.

Jayne A. Englebert, P.G.  
Senior Hydrogeologist

Att.

Cc: Patricia Hennessy  
Richard Lyster, MSA

# Usual and Customary Standardized Invoice #25

## January 2019 - June 2019 (updated 2/25/19)



RR-107a

PECFA #: 54613.9736-99-A  
 BRRTS #: 03-01-175845  
 Site Name: Monroe Center Store  
 Site Address: 999 CTH Z, Arkdale

Vendor Name: MSA  
 Invoice #: Change Order Request  
 Invoice Date: 13-Jun-19  
 Check #: \_\_\_\_\_

U&C Total \$ 6,043.23  
 Variance to U&C Total \$ -  
 Grand Total \$ 6,043.23

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
1	GW Sampling		GS05	Sample Collection	Well	\$ 72.45	\$ -	
1	GW Sampling		GS06	Sample Collection in well w/LNAPL	Well	\$ 87.45	\$ -	
1	GW Sampling		GS10	Incremental Sample Collection (natural attenuation)	Well	\$ 47.67	\$ -	
1	GW Sampling		GS15	Incremental Sample Collection (cadmium & lead)	Well	\$ 26.25	\$ -	
1	GW Sampling		GS20	Measure Water Levels (for wells not being sampled)	Well	\$ 14.70	\$ -	
1	GW Sampling		GS25	Primary Mob/Demob	Site	\$ 690.92	\$ -	
1	GW Sampling		GS30	Temporary Well Abandonment	Well	\$ 26.99	\$ -	
2	O & M Reporting		OMR05	Semi-Annual GW Monitoring (Form 4400-194)	Report	\$ 823.73	\$ -	
2	O & M Reporting		OMR10	Semi-Annual GW Monitoring (Form 4400-194) with LNAPL Removal per RR-628	Report	\$ 1,040.45	\$ -	
3	LNAPL Assessment & Removal		LAR06	LNAPL Sample Collection (1 per site, unless otherwise direct	Site	\$ 68.25	\$ -	
3	LNAPL Assessment & Removal		LAR10	Primary Mob/Demob	Site	\$ 569.88	\$ -	
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	\$ 137.13	\$ -	
4	Waste Disposal	Commodity	WD10	GW Sample and/or Purge	Drum	\$ 42.11	\$ -	
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	\$ 108.15	\$ -	
4	Waste Disposal	Commodity	WD17	Landfill Environmental Fee (provide documentation)	ACTUAL COST			
4	Waste Disposal	Commodity	WD20	Free Product	Drum	\$ 118.76	\$ -	
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	\$ 316.47	\$ -	
5	Closure Request		CR05	Primary Closure Request	Submittal	\$ 2,700.00	\$ -	
5	Closure Request		CR15	Continuing Obligation Packet Submittal (For Source Property	Packet	\$ 507.36	\$ -	
5	Closure Request		CR20	Continuing Obligation Packet Submittal (For off-site Propertie	Per Additional Property	\$ 222.71	1 \$	222.71
5	Closure Request		CR25	Closure Request Concurrent with SIR	Submittal	\$ 1,250.00	\$ -	
5	Closure Request		CR30	PE review and certification of closure packet	Site	\$ 1,129.60	1 \$	1,129.60
6	Letter Report/Addendum		LRA05	Letter Report/Addendum	Letter	\$ 1,039.29	\$ -	

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
7	Regulatory Correspondence		RC05	Regulatory Correspondence	Letter/Status Update	\$ 128.94		\$ -
8	Well Abandonment	Consultant	WAB05	Coordination	Site	\$ 162.86	1	\$ 162.86
8	Well Abandonment	Consultant	WAB10	Water column < 30 ft	Ft	\$ 2.52		\$ -
8	Well Abandonment	Consultant	WAB15	Water column > 30 ft (requires pumping [s. NR 141.25 (2) (d)])	Ft	\$ 8.82		\$ -
8	Well Abandonment	Consultant	WAB20	Bentonite Pellets (50lb bag - 1/4" pellet)	Bag	\$ 10.82		\$ -
8	Well Abandonment	Consultant	WAB25	Portland Cement (94lb bag)	Bag	\$ 8.19		\$ -
8	Well Abandonment	Consultant	WAB30	Primary Mob/Demob	Site	\$ 398.48		\$ -
8	Well Abandonment	Consultant	WAB31	Primary Mob/Demob w/ vapor point abandonment	Site	\$ 563.48		\$ -
8	Well Abandonment	Consultant	WAB32	Vapor Point Abandonment	Point	\$ 81.58		\$ -
8	Well Abandonment	Commodity	WAB35	Well Abandonment Mob/Demob	Site	\$ 453.81	1	\$ 453.81
8	Well Abandonment	Commodity	WAB40	Well Abandonment (2 inch)	Ft	\$ 5.57	428	\$ 2,383.96
8	Well Abandonment	Commodity	WAB45	Well Abandonment (4 inch)	Ft	\$ 6.51	201	\$ 1,308.51
8	Well Abandonment	Commodity	WAB50	Well Abandonment (6 inch)	Ft	\$ 7.98		\$ -
9	Investigation Workplan Preparation		IWP05	Investigation Workplan Preparation	Report	\$ 1,451.63		\$ -
10	Initial Site Survey	Consultant	IS05	Coordination of Initial Site Survey (features + well elevations)	Survey	\$ 117.18		\$ -
10	Initial Site Survey	Consultant	IS10	Subsequent Surveys	Well	\$ 110.15		\$ -
10	Initial Site Survey	Commodity	IS15	Initial Survey	Survey	\$ 1,171.70		\$ -
11	Potable Well Field Reconnaissance		PWFR05	Potable Well Field Reconnaissance	Site	\$ 583.50		\$ -
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.36		\$ -
12	Direct Push	Consultant	DP10	> 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 5.99		\$ -
12	Direct Push	Consultant	DP15	GW Profiling (No Soil Sampling)	Ft	\$ 2.31		\$ -
12	Direct Push	Consultant	DP20	GW Sample Collection	Each	\$ 36.10		\$ -
12	Direct Push	Consultant	DP25	Temporary Well Installation	Each	\$ 49.90		\$ -
12	Direct Push	Consultant	DP30	Primary Mob/Demob	Site	\$ 563.31		\$ -
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 6.93		\$ -
12	Direct Push	Commodity	DP40	> 24 ft bgs W/ Continuous Soil Sampling	Ft	\$ 9.03		\$ -
12	Direct Push	Commodity	DP45	GW Profiling (no soil sampling)	Ft	\$ 6.51		\$ -
12	Direct Push	Commodity	DP50	GW Sample Collection (cost for tubing)	Ft	\$ 0.42		\$ -
12	Direct Push	Commodity	DP55	Expendable Drive Point	Each	\$ 14.49		\$ -
12	Direct Push	Commodity	DP60	Borehole Abandonment	Ft	\$ 1.26		\$ -
12	Direct Push	Commodity	DP65	Concrete Penetration	Each	\$ 20.10		\$ -

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
12	Direct Push	Commodity	DP70	GW Sample Collection	Each	\$ 39.27		\$ -
12	Direct Push	Commodity	DP75	Temporary Well Installation	Ft	\$ 5.25		\$ -
12	Direct Push	Commodity	DP80	Mob/Demob (Includes decon)	Site	\$ 578.66		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR05	0 - 25 ft bgs	Ft	\$ 5.40		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR10	26 - 50 ft bgs	Ft	\$ 5.67		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR15	51 - 75 ft bgs	Ft	\$ 7.30		\$ -
13.a	Drilling In Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	\$ 652.34		\$ -
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR25	Consultant Oversight	Ft	\$ 1.58		\$ -
13.b	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Consultant	DR30	Primary Mob/Demob	Site	\$ 555.68		\$ -
13.c	Drilling In Bedrock	Consultant	DR35	Consultant Oversight	Ft	\$ 6.20		\$ -
13.c	Drilling In Bedrock	Consultant	DR40	Primary Mob/Demob	Site	\$ 652.34		\$ -
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs	Ft	\$ 16.70		\$ -
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR50	26 - 50 ft bgs	Ft	\$ 18.38		\$ -
13.d	Drilling In Unconsolidated Soils - With Soil Sampling	Commodity	DR55	51 - 75 ft bgs	Ft	\$ 21.53		\$ -
13.e	Drilling In Unconsolidated Soils - Without Soil And/Or GW Sampling	Commodity	DR60	Drilling in Unconsolidated Soils	Ft	\$ 11.97		\$ -
13.f	Drilling In Bedrock	Commodity	DR65	Drilling in Bedrock	Ft	\$ 33.18		\$ -
13.f	Drilling In Bedrock	Commodity	DR70	Bedrock Drilling Setup Charge	Each	\$ 162.02		\$ -
13.f	Drilling In Bedrock	Commodity	DR75	Air Compressor	Day	\$ 426.41		\$ -
14	Monitoring Well Installation	Consultant	MWI05	0 - 25 ft bgs	Ft	\$ 3.89		\$ -
14	Monitoring Well Installation	Consultant	MWI10	26 - 75 ft bgs	Ft	\$ 2.73		\$ -
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing	Ft	\$ 16.70		\$ -
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	\$ 147.63		\$ -
14	Monitoring Well Installation	Commodity	MWI25	Mob/Demob (For development of grout or slurry sealed wells	Site	\$ 603.49		\$ -
15	Misc. Drilling Activities & Supplies		MDT05	Drill Rig Mob/Demob	Mob/Demob	\$ 1,059.72		\$ -
15	Misc. Drilling Activities & Supplies		MDT10	Well Cover/flushmount	Each	\$ 202.65		\$ -
15	Misc. Drilling Activities & Supplies		MDT15	Stickup Well Cover	Each	\$ 163.91		\$ -

TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
15	Misc. Drilling Activities & Supplies		MDT20	Bumper Guard Posts	Each	\$ 69.30		\$ -
15	Misc. Drilling Activities & Supplies		MDT21	Drum, 55 gal. DOT steel	Each	\$ 55.13		\$ -
15	Misc. Drilling Activities & Supplies		MDT25	Commodity Service Provider Per Diem (drilling and direct push)	Person	\$ 203.28		\$ -
15	Misc. Drilling Activities & Supplies		MDT30	Well Repair	Well	\$ 84.42		\$ -
15	Misc. Drilling Activities & Supplies		MDT35	Borehole Abandonment	Foot	\$ 5.46		\$ -
15	Misc. Drilling Activities & Supplies		MDT40	Concrete Penetration	Each	\$ 72.87		\$ -
15	Misc. Drilling Activities & Supplies		MDT41	Private Utility Locate	ACTUAL COST			\$ -
15	Misc. Drilling Activities & Supplies		MDT45	Padlocks	Each	\$ 7.98		\$ -
16	Hand Auger Boring		HA05	Hand Augering	Boring	\$ 89.99		\$ -
16	Hand Auger Boring		HA10	Primary Mob/Demob	Site	\$ 611.12		\$ -
17	Surface Soil/Sediment/Water Sampling		SSWS05	Sampling	Sample Location	\$ 21.53		\$ -
17	Surface Soil/Sediment/Water Sampling		SSWS10	Primary Mob/Demob	Site	\$ 497.70		\$ -
19	Hydraulic Conductivity Testing		HCT05	Hydraulic Conductivity Testing	Well	\$ 58.59		\$ -
19	Hydraulic Conductivity Testing		HCT10	Primary Mob/Demob	Site	\$ 718.07		\$ -
20	Soil Boring/Monitoring Well Permits		SBMWP05	Soil Boring/Monitoring Well Permit	Permit	\$ 246.12		\$ -
20	Soil Boring/Monitoring Well Permits		SBMWP10	Permit Fee (copy of permit & fee receipt required)	Permit Fee			\$ -
21	Access Agreements		AA05	Access Agreements	Property	\$ 401.94		\$ -
22	Soil Investigation Report		SIR05	Soil Investigation Report	Report	\$ 3,330.92		\$ -
23	Soil And GW Investigation Report		SGIR05	Soil and GW Investigation Report	Report	\$ 4,965.35		\$ -
24	Limited Soil Excavation	Consultant	LSE05	Consultant Oversight for Limited Soil Excavation	Ton	\$ 4.94		\$ -
24	Limited Soil Excavation	Consultant	LSE10	Primary Mob/Demob	Site	\$ 915.11		\$ -
24	Limited Soil Excavation	Commodity	LSE13	Laboratory (see task 24 total on Lab Schedule)	Lab Schedule		0	\$ -
24	Limited Soil Excavation	Commodity	LSE15	Limited Soil Excavation	Ton	\$ 60.00		\$ -
24	Limited Soil Excavation	Commodity	LSE16	Landfill Environmental Fee (provide documentation)	ACTUAL COST			\$ -
25	Remediation System Shut Down		SSD05	Permanent	Site	\$ 1,095.47		\$ -
25	Remediation System Shut Down		SSD10	Temporary	Site	\$ 329.28		\$ -
25	Remediation System Shut Down		SSD15	Primary Mob/Demob	Site	\$ 520.91		\$ -
27	Claim Submittal		CS05	Claim Submittal	Claim	\$ 585.90		\$ -
28	Standardized Invoice		SI05	Standardized Invoice	Invoice	\$ 17.64		\$ -
30	Meeting With Regulators		MR05	Meeting with Regulators	Meeting	\$ 349.23		\$ -
31	Consultant Overnight Per Diem		COPD05	Overnight	Night	\$ 125.09		\$ -



TASK	TASK DESCRIPTION	SERVICES	ACTIVITY CODE	ACTIVITY REFERENCE CODE DESCRIPTION	UNIT	MAX UNIT COST	UNITS	TOTAL MAX
33	Schedule Of Laboratory Maximums	Commodity		Laboratory (see task 33 total on Lab Schedule)	Lab Schedule			\$ -
34	Consultant Incremental Mob/Demob		IMD05	Incremental Mob/Demob	Site	\$ 287.18		\$ -
35	Cap Maintenance Plan		CMP05	Cap Maintenance Plan	Plan	\$ 320.04		\$ -
36	Change Order Request		COR05	Change Order Request (cost cap exceedance requests)	Change Order	\$ 381.78	1	\$ 381.78
37	Vapor Point Installation & Sampling		VIS05	Installation & Sampling (up to 5 points)	Point	\$ 510.26		\$ -
37	Vapor Point Installation & Sampling		VIS10	Mob/Demob (up to 5 points)	Site	\$ 813.95		\$ -
	Variance							
	Variance							