



MADISON KIPP PUBLIC MEETING

OCTOBER 15, 2011



Meeting Objectives

1. Present the Draft Scope of Work
2. Solicit Public Comments and Concerns
3. Chart Future Course



Draft Scope of Work

Work Elements

1. Soil Investigation and Remedial Measures
2. Soil Vapor Investigation and Remedial Measures
3. Groundwater Investigation and Remedial Measures

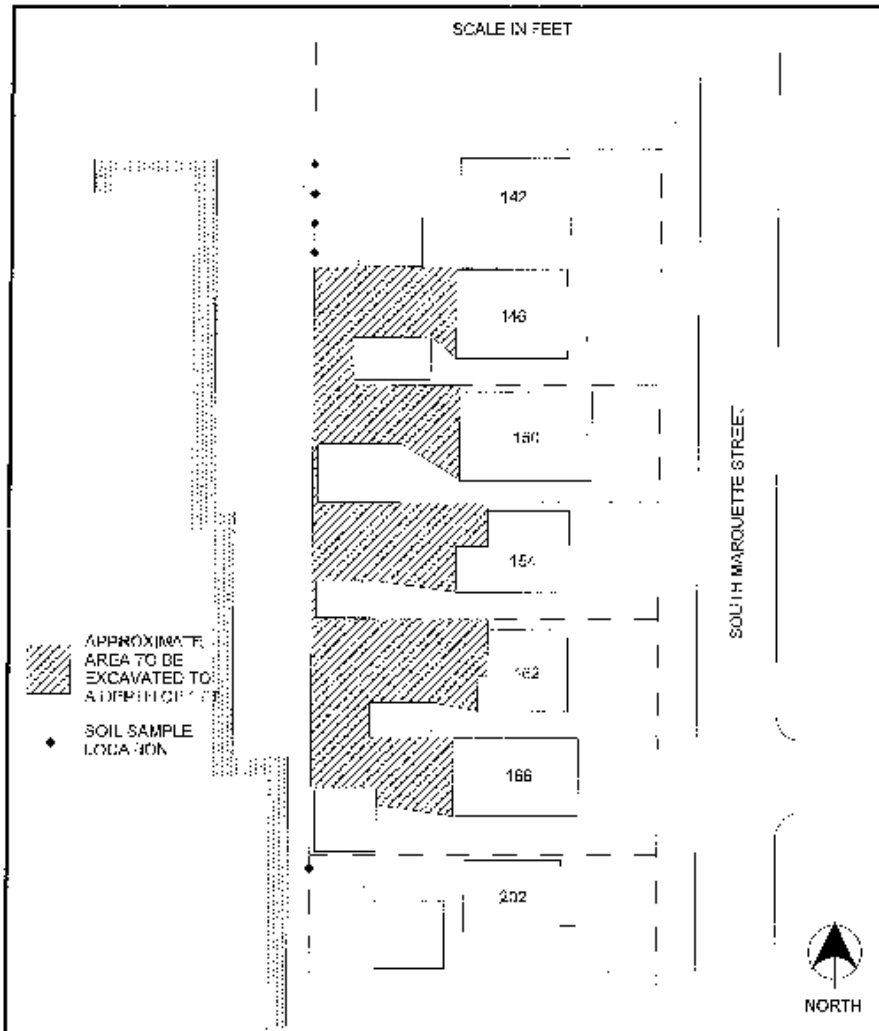



Soils Work Element

Remedial goal is to eliminate the soil contamination direct contact exposure pathway to adjacent residents by removing any soils with contamination levels in excess of remedial action levels in the top one foot of soil.

Tasks:

1. Implement the chosen remedial action at 146, 150, 154, 162 and 166 S. Marquette Street.
 - A. Remedial action: excavate all readily accessible contaminated soil to a depth of one foot from the areas designated in Figure 1. Excavated areas will be backfilled and reseeded.



 <p><i>RDN Environmental Services, LLC</i> Surface Water Studies Groundwater Studies Site Investigations</p>	MADISON-KIPP CORPORATION MADISON, WISCONSIN MARQUETTE STREET PROPERTIES EXCAVATION AREA AND SAMPLE LOCATIONS			FIGURE 1
	DRAWN BY -RN	PROJ. No. L9-101	DATE 07 SEP 11	FILE NAME EXCAVATE



Soils Work Element

MADISON KIPP TETRACHLOROETHENE SOIL SAMPLING RESULTS, MAY 2011

(all readings in ppm)

Sample Location Concentration

150 S. Marquette

HA106 .092 J

HA107 .110 J

154 S. Marquette

HA103 .180

HA104 .610

162 S. Marquette

HA101 ND

HA102 .033 J

"J" indicates estimated value,
the analyte detected at a level less
than the reporting level and
greater than or equal to the method
detection level.

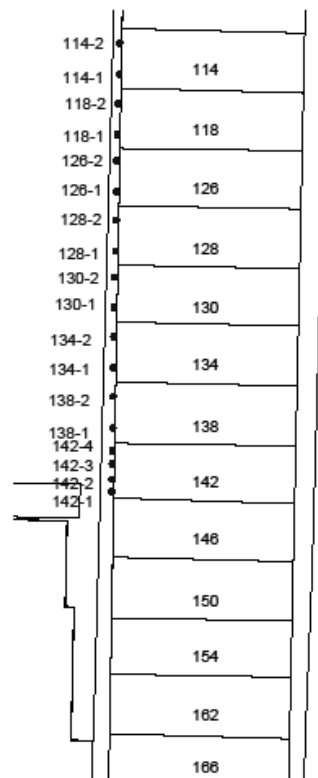


Soils Work Element

2. Collect soils samples from the western portion of parcels 114, 118, 126, 130, 134, 138, 142, and 202 S. Marquette Street as shown on Figure 2
3. Based on soil analytical results determine which parcels have soil contamination levels exceeding the “Remedial Action Level” (RAL)
4. For the purposes of this scope of work the Remedial Action Levels are:
 - 1,2 DCE 15.6 ppm
 - PCE .123 ppm
 - TCE 1.43 ppm
 - VC .382 ppm

SOIL ANALYSES
MADISON-KIPP CORPORATION
Samples collected September 2011
All results in mg/kg (parts per million)

SAMPLE	sec-Butyl- benzene	p-Isopropyl- toluene	Tetrachloro- ethene
114-1	ND	ND	0.039
114-2	ND	ND	ND
118-1	ND	ND	0.039
118-2	ND	ND	0.061
126-1	ND	ND	ND
126-2	ND	0.310	0.045
128-1	ND	ND	0.360
128-2	ND	ND	0.310
130-1	ND	ND	0.033
130-2	ND	ND	ND
134-1	ND	ND	0.110
134-2	ND	ND	0.032
138-1	ND	ND	0.039
138-2	ND	ND	0.200
142-1	ND	0.730	0.037
142-2	ND	0.370	ND
142-3	0.034	0.890	0.053
142-4	ND	0.200	0.042



MARQUETTE STREET



NORTH

SOIL SAMPLE LOCATIONS
MADISON-KIPP CORPORATION



Soils Work Element

5. For parcels with soil contamination exceeding the RAL, define the extent of soils exceeding the RAL and excavate those soils to a depth of one foot.
6. Collect post excavation sidewall samples, as required, to document that RALs have been met.
7. For parcels with contamination less than the RAL , no further action will be required



Soil Vapor Work Element

Remedial Goals: 1) Complete installation of the five in home mitigation systems and 2) eliminate or intercept exposure to on and off site migration of soil vapors.

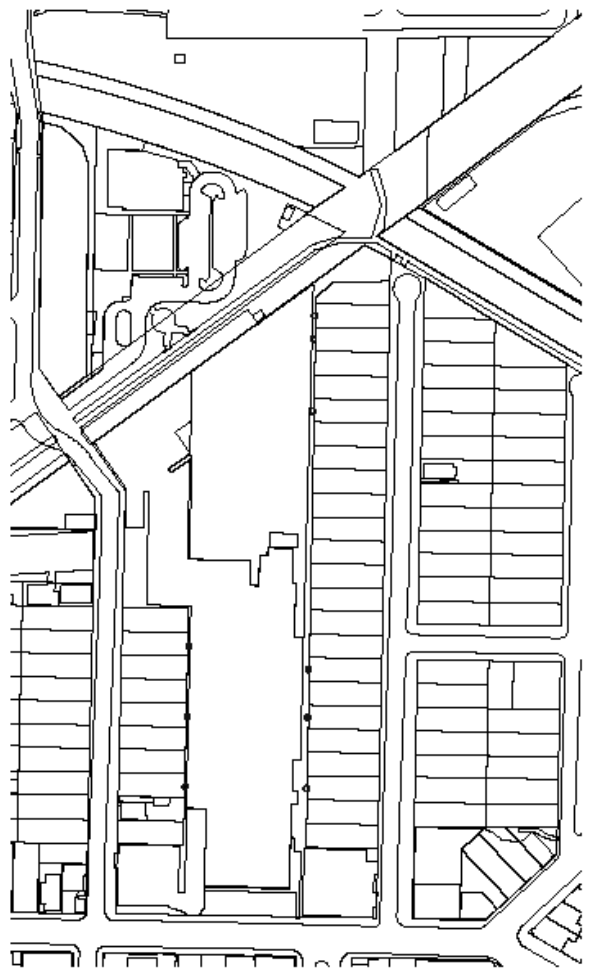
Tasks:

1. Complete installation and testing of the existing five in home vapor mitigation systems.
2. Conduct offsite soil vapor sampling to determine extent of soil vapor concerns. Single vapor samples to be collected on or adjacent to the following properties.



Offsite Soil Vapor Sampling Locations:

- 237 Waubesa St
- 249 Waubesa St
- 261 Waubesa St
- 106 S. Marquette St
- 110 S. Marquette St
- 128 S. Marquette St
- 202 S. Marquette St
- 210 S. Marquette St
- 222 S. Marquette St



SCALE IN FEET
0 100 200

SOIL VAPOR PROBES
MADISON-KIPP CORPORATION

- EXISTING PROBE
- PLANNED PROBE



Soil Vapor Work Element

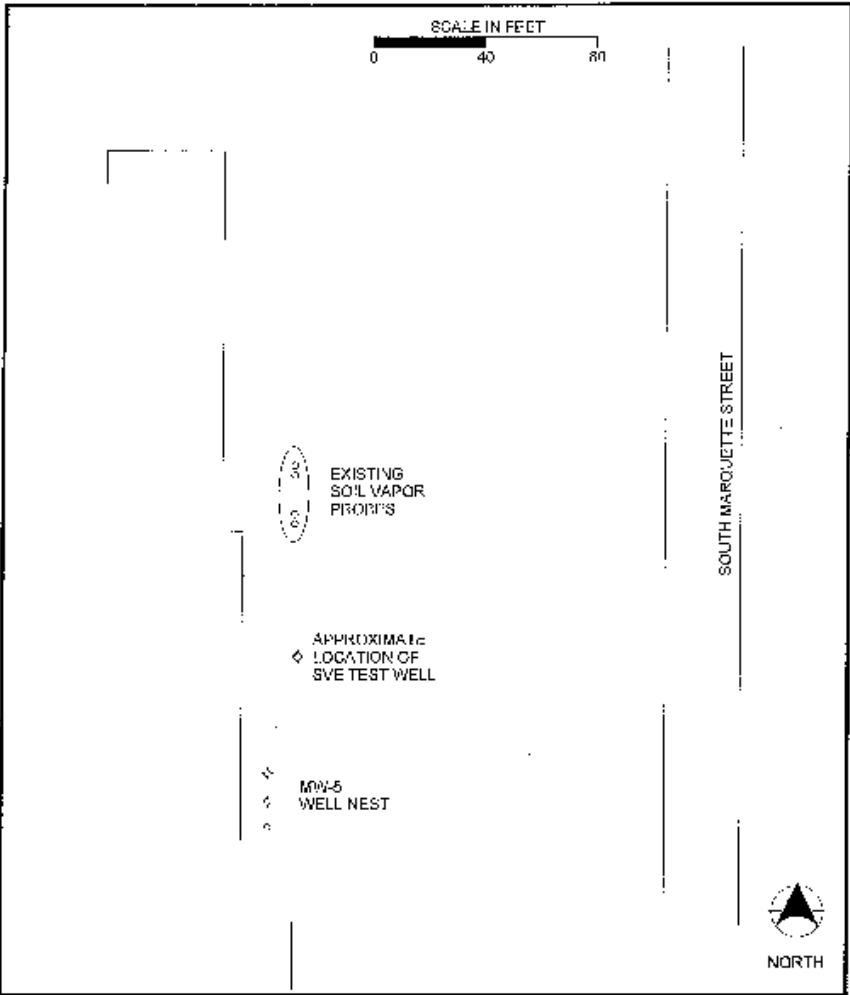
Tasks (cont.):


3. If there is a detectable vapor concentration for compounds of concern, then that parcel will need to be addressed either through remediation or mitigation
4. If no detectable concentrations are found the parcel will not be considered for further investigation, remediation or mitigation



SVE System

1. Conduct SVE pilot test as required in the area shown on Figure 3.
2. If shown feasible, design, install and operate a SVE system to remediate residual shallow soil contamination and eliminate off site migration of contaminant soil vapors.
3. Conduct soil vapor and vacuum pressure testing as required in approved performance monitoring plan



 <p>RSN Environmental Services, LLC Surface Water Studies Groundwater Studies Site Investigations</p> <p><small>787 DEAN YOUNG DRIVE, WISCONSIN TECH CENTER</small></p>	<p>MADISON-KIPP CORPORATION MADISON, WISCONSIN MARQUETTE STREET PROPERTIES SVE PILOT TEST</p>		<p>FIGURE 3</p>
	<p>DRAWN BY TN</p>	<p>PROJ. No. 88-138</p>	<p>DATE 06/28/11</p>



Vapor Mitigation

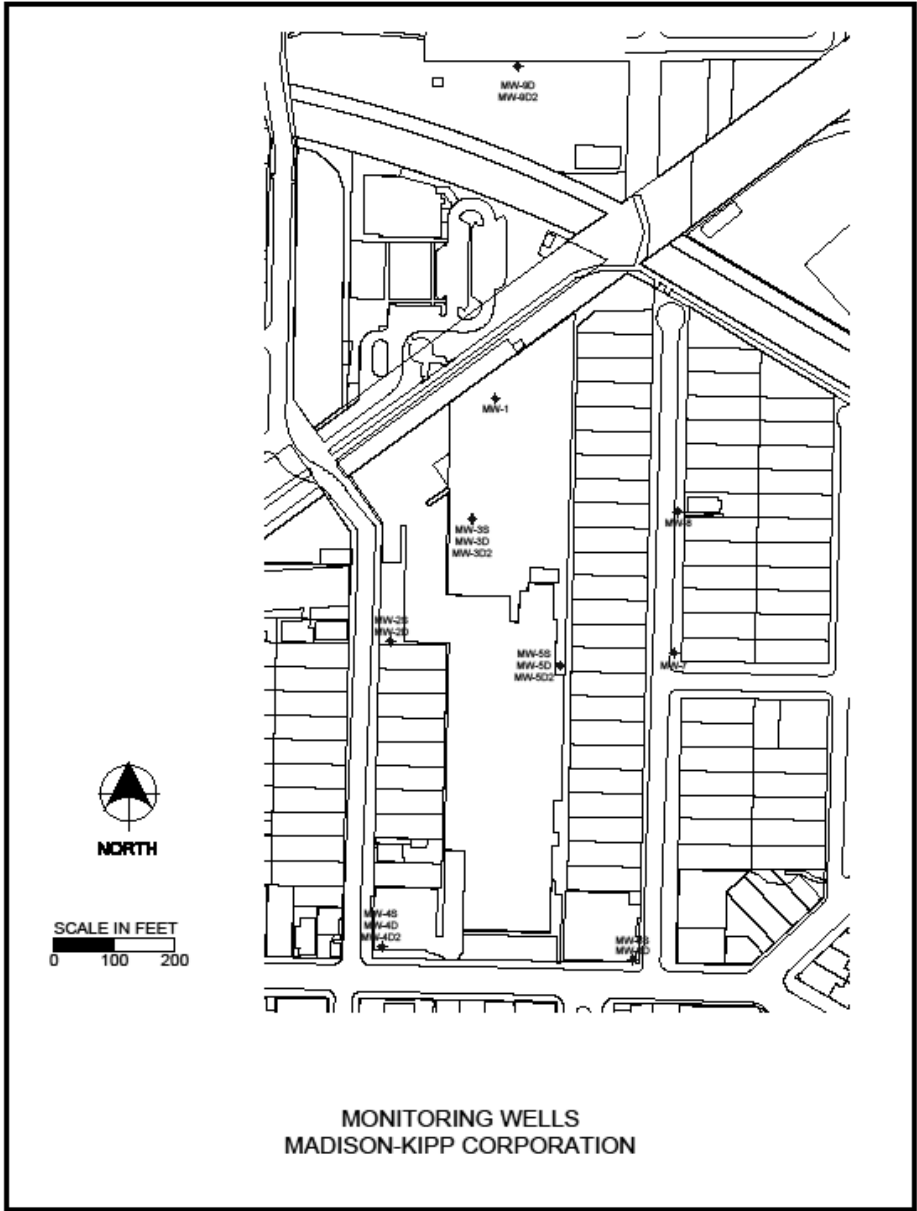
If an SVE system proves not feasible, vapor mitigation systems will be installed at those locations deemed necessary by the Department based on existing data.



Groundwater Work Element

Remedial Goals: Achieve compliance to the extent feasible with enforcement standards at points of standards application for compounds of concern or show that natural attenuation will achieve compliance with standards for compounds of concern within a reasonable period of time.

1. Design, install and operate a Department approved expansion to the current ozone injection system to address shallow and deep groundwater contamination in the area of well MW2D and well nest 3.
2. Implement an approved groundwater monitoring plan to track progress toward compliance with state groundwater standards and changes in groundwater quality on and off site.





Groundwater Work Element

MADISON KIPP OFFSITE GROUNDWATER RESULTS , August/September 2011

(All readings in ppb)

<u>Sample Location</u>	<u>Concentration</u>	<u>Wisconsin Groundwater Standard</u>
MW 7	ND	
MW8	ND	
MW 9D	ND	
MW 9D2		
Cis 1,2 Dichloroethene	12	70
trichloroethene	5	5
tetrachloroethene	29	5