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June 18, 2019

Mr. Dean Kinney
Environmental Science Specialist
Montana Department of Environmental Quality
Petroleum Tank Cleanup Section
655 Timberwolf, Suite 3
Kalispell, MT 59901

Subject: Additional Corrective Action Plan for Petroleum Release at the Former Roy Stanley Chevrolet, 1000 Highway 2 West, Kalispell, Montana; DEQ Facility ID #15-00065; Release #473; Work Plan #33858

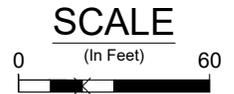
Dear Mr. Kinney;

This work plan has been prepared at the request of the Montana Department of Environmental Quality (DEQ) May 15, 2019 correspondence. The purpose of this work plan is to detail the excavation and disposal of an estimated 900 cubic yards of petroleum contaminated soil (PCS) and subsequent groundwater and surface water monitoring.

Prior to initiating the excavation activities, Hydrometrics will contact UDIG – Montana One Call Center for Flathead County to request below ground utilities be located and marked at the property. The utility location request will be submitted at least two full business days prior to initiating the remedial activities. Figure 1 displays the estimated area of excavation.

Project Management

Project management will include procurement of professional services agreements with subcontractors, discussions and meetings with responsible party and DEQ case manager, compiling health and safety documents, report review and correspondence. In addition, an on-site project meeting to discuss the excavation logistics and health and safety issues with underground utilities, traffic and neighboring properties will be conducted prior to beginning the site work.

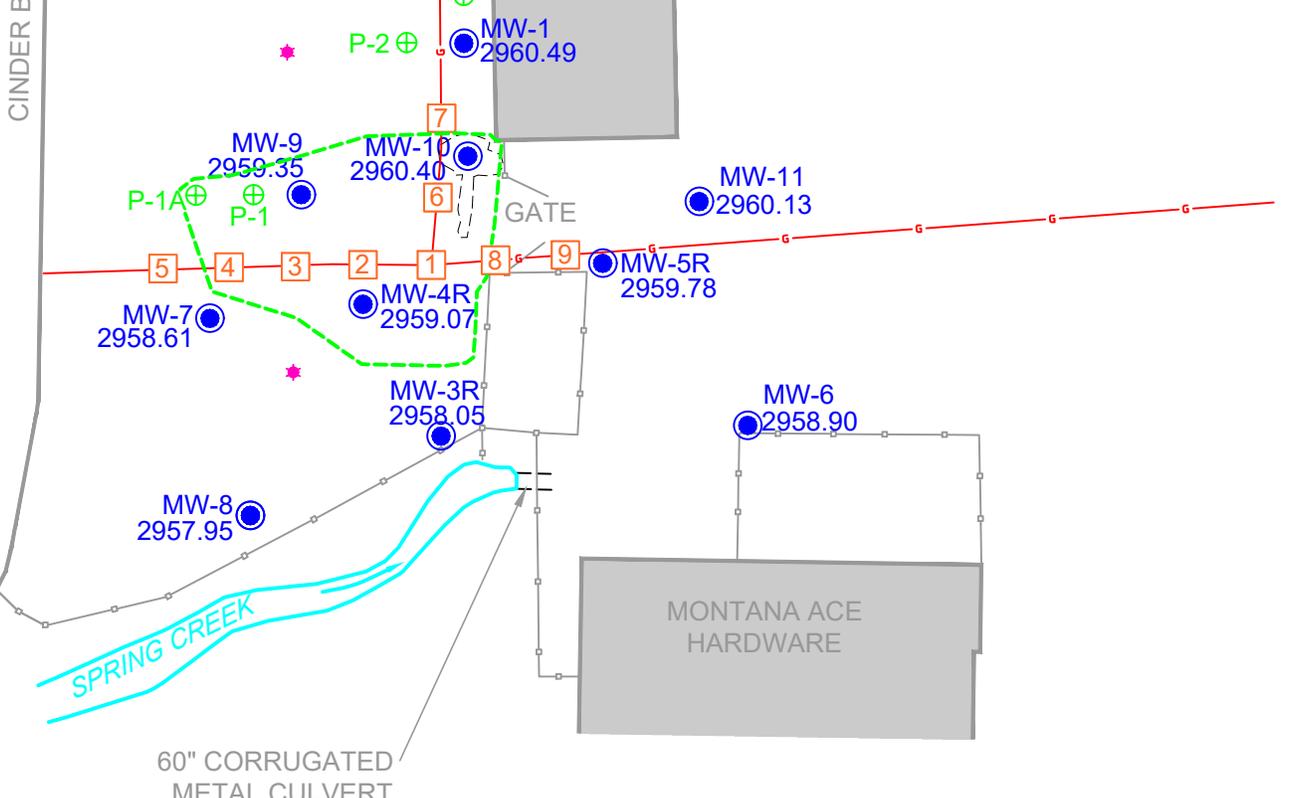


FORMER DEALERSHIP BUILDING

LEGEND

- MW-5 2959.78  MONITORING WELL WITH ELEVATION OF WATER LEVEL MEASURING POINT
-  CHAIN LINK FENCE
-  GAS LINE - 2" DIAMETER
-  CATCH BASIN
-  ILLUMINATOR
-  TEST PIT
- P-2  PROBE LOCATION
-  APPROXIMATE AREA OF EXCAVATION

CINDER BLOCK RETAINING WALL



ROY STANLEY DEALERSHIP
FACILITY ID#15-00065 RELEASE #473

APPROXIMATE AREA OF EXCAVATION

FIGURE
1

Well Abandonment

Three monitoring wells will be abandoned prior to beginning excavation of PCS. Monitoring wells MW-4-R, MW-9 and MW-10 are within the area identified as containing levels of petroleum hydrocarbons above the risk based screening level (RBSLs) for soil. The monitoring wells will be properly abandoned as outlined in the Administrative Rules of Montana (ARM) 36.21.810.

Excavation

The excavation will be conducted using a large track-mounted excavator and loader for moving and loading the soil. Attempts will be made to direct haul to the disposal location but a temporary stockpile may be needed. The excavation is anticipated to be started near the southwest corner of the building in the area of the former underground storage tank and proceed to the south and west.

Based on the remedial investigation activities it is anticipated that the upper 2 to four feet of soil is clean and the petroleum impacts are primarily encountered from 4 to 8 feet below ground surface (bgs). An attempt will be made to stockpile the clean soil on site for use as backfill.

Hydrometrics will field screen the excavated soil to segregate the PCS from the non-impacted soil. Field screening will include placing grab samples into a sealable bag for qualitative measurements of hydrocarbon concentrations using a photoionization detector (PID). The PID measures ionizable particles and is calibrated to an isobutylene standard to approximate petroleum hydrocarbons. The PID is highly sensitive to volatile organics, particularly the BTEX suite of gasoline.

Once field screening suggests that the PCS has been removed, discreet and composite confirmation soil samples will be collected from the bottom and sidewalls of the excavation per DEQ guidance. The samples will be collected into laboratory supplied jars and submitted on ice overnight to Energy Laboratories in Billings, Montana for analysis of volatile petroleum hydrocarbons (VPH) and lead scavengers ethylene dibromide (EDB) and 1,2-dichloroethane (DCA).

After excavation activities are completed, the excavation will be backfilled with clean 3-inch minus material from a local source. The material will be compacted in 1-foot lifts and the surface will be asphalted upon completion.

Soil Disposal

Excavated PCS will be disposed of at the Flathead County Solid Waste District landfill approximately 10 miles from the site. The landfill quoted a tipping fee of \$31.05 per ton of PCS. The cost estimate assumes that the bulk density of the soil is 1.25 tons per cubic yard resulting in an estimated 1,125 tons of soil to be disposed.

Monitoring Well Installation

Three soil borings will be advanced at the facility using an 8-inch outside diameter hollow-stem auger drill rig at locations to be determined by representatives of the DEQ and Hydrometrics after the completion of the soil excavation activities. The soil borings will be completed as 2-inch diameter PVC monitoring wells with an anticipated depth of 13 feet bgs.

Soil samples will be continuously collected at the boring locations using split-spoon samplers. Soil samples will be described in the field and bagged for hydrocarbon screening using a PID.

One soil sample will be collected from the interval of the boring that exhibits the highest PID reading for laboratory analysis of VPH, EDB and DCA. If PID readings suggest no petroleum hydrocarbon impacts to soil, a sample will be collected from the observed soil/groundwater interface. The soil samples will be placed into laboratory prepared jars and shipped on ice overnight to Energy Laboratories in Billings, Montana.

Each boring will be advanced to a depth of approximately 13 feet below ground surface (bgs). The borings will be completed as 2-inch PVC monitoring wells constructed with 0.010 or 0.020-inch manufactured slot screen and filter pack. The wells will be completed such that the screen is exposed across the soil-groundwater interface. Completion will be steel flush-mount. Upon well completion, the wells will be developed to remove fines from the screened interval.

A professional licensed surveyor will conduct a level loop and total station survey after the wells have been installed to determine vertical elevation and horizontal location of the new wells.

Groundwater Monitoring

Groundwater monitoring will be performed semi-annually for one year at the site after the replacement monitoring wells are installed. Semi-annual events will be collected during May through July and November through February to represent high and low groundwater conditions.

Prior to groundwater sample collection activities, the static water level will be obtained at each well using an oil-water interface probe. The oil-water interface probe will be decontaminated and dried between each. Groundwater samples will be collected from the monitoring well locations using a peristaltic pump and disposable polyethylene tubing. The samples will be collected using low-flow sampling techniques. Water collected during the monitoring activities will be discharged to the ground surface nearest the well where the water will be allowed to infiltrate into the perched aquifer beneath the site.

Field parameters such as pH, temperature, specific conductivity, dissolved oxygen and oxidation-reduction potential (ORP) will be collected during the low-flow purging activities. After well stabilization parameters have been met, a groundwater sample will be collected and poured directly into laboratory prepared bottles. Groundwater samples will be submitted for laboratory analysis of VPH, EDB and DCA. The samples will be properly preserved in the field and shipped on ice overnight to a DEQ-approved analytical laboratory.

Laboratory analytical data will be validated using the DEQ's Data Validation Summary Form upon receipt.

Surface Water Monitoring

A water sample will be collected from Spring Creek below site monitoring well MW-3R prior to where Spring Creek enters culvert. The grab sample will be collected during one of the groundwater monitoring events. The sample will be properly preserved in the field and shipped overnight to the laboratory for analysis of VPH, EDB and DCA.

Reporting

Hydrometrics will prepare one Excavation and Disposal of Soils Report after the completion the excavation activities and receipt of laboratory analysis. The report will include figures displaying the extent of the excavation, soil sample locations and tables summarizing analytical results. In addition, a Release Closure Plan will be included with the report.

Hydrometrics will prepare an additional Soil Boring and Monitoring Well Installation Report after the well installations and two semi-annual groundwater monitoring events have been conducted.

Dean Kinney
Montana Department of Environmental Quality
June 18, 2019
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Cost Estimate

The total estimated cost to complete the work described in this corrective action plan is tabulated and included as Attachment A. Subcontractor bids for the excavation activities were received from three firms and are attached as Attachment B. Subcontractor bids for the well installation activities were received from two firms with a third not responding as of the submittal of this work plan. These are included as Attachment C.

If you have any questions regarding this work plan please give me a call at (406) 862-4937.

Sincerely,

Hydrometrics, Inc.



Carlo Arendt
Sr. Hydrogeologist

Attachment (3)

cc: Roy Stanley, P.O. Box 314, Lakeside, MT 59922
Ann Root, PTRCB, PO Box 200902, Helena, MT 59620

Attachment A

Budget Estimate - Stanley Chevrolet, Kalispell, MT
 Facility ID 15-00065
 Release 473 Work Plan 33858
 Page 1 of 2

Task 1 - Preparation of Contaminated Soil Excavation and Disposal Corrective Action Plan

Labor Costs	UNITS	RATE	COST
Project Manager	24	\$132.00	\$3,168.00
Total Estimated Task 1 Costs:			\$3,168.00

Task 2 - Well Abandonment

Labor Costs	UNITS	RATE	COST
Project Manager	1	\$132.00	\$132.00
Staff Scientist	4	\$111.00	\$444.00
Subcontractor			
Water Well Contractor	1	\$1,200.00	\$1,284.00
Abandon 3 monitoring wells (cost plus 7%)			
Total Estimated Task 2 Costs:			\$1,860.00

Task 3 - Petroleum Contaminated Soil Excavation

Labor Costs	UNITS	RATE	COST
Project Manager	24	\$132.00	\$3,168.00
Staff Scientist - estimated 10 days	80	\$111.00	\$8,880.00
Mileage	650	\$0.63	\$409.50
PID	10	\$94.05	\$940.50
Laboratory Fees			
VPH Analysis - 24 samples estimated	24	\$120.00	\$2,880.00
Lead scavengers - 24 samples estimated	24	\$150.00	\$3,600.00
Sampling Fee	24	\$10.00	\$240.00
Subcontractor			
Excavation, Transport, disposal and backfill (cost plus 7%)	1	\$83,331.25	\$89,164.44
Total Estimated Task 3 Costs:			\$109,282.44

Task 4 - Monitoring Well Installation

Labor and Equipment Costs	UNITS	RATE	COST
Project Manager	3	\$132.00	\$396.00
Staff Scientist	18	\$111.00	\$1,998.00
Technician III	6	\$100.00	\$600.00
Mileage	190	\$0.63	\$119.70
PID	2	\$94.05	\$188.10
Oil-Water Interface Probe	2	\$11.50	\$23.00
Subcontractor			
Drilling (cost plus 7%)	1	\$4,573.00	\$4,893.11
Survey (cost plus 7%)	1	\$1,450.00	\$1,551.50
Laboratory Fees			
VPH Analysis - 3 samples	3	\$120.00	\$360.00
Lead scavengers - 3 samples	3	\$150.00	\$450.00
Sampling Fee	3	\$10.00	\$30.00
Total Estimated Task 4 Costs:			\$10,609.41

Budget Estimate - Stanley Chevrolet, Kalispell, MT
 Facility ID 15-00065
 Release 473 Work Plan 33858
 Page 2 of 2

Task 5 - Groundwater Monitoring

Labor Costs	UNITS	RATE	COST
Project Manager	1	\$132.00	\$132.00
Technician III	8	\$100.00	\$800.00
Direct Costs			
Groundwater Monitoring - 10 wells/2 Events	20	\$186.00	\$3,720.00
Sampling Fee	20	\$10.00	\$200.00
Mileage	250	\$0.63	\$157.50
Laboratory Fees			
VPH Analysis - 20 samples	20	\$120.00	\$2,400.00
Lead scavengers - 20 samples	20	\$150.00	\$3,000.00
Surface Water Monitoring			
Technician III	1	\$100.00	\$100.00
Sampling Fee	1	\$10.00	\$10.00
Laboratory Fees			
VPH Analysis	1	\$120.00	\$120.00
Lead scavengers	1	\$150.00	\$150.00
Total Estimated Task 5 Costs:			\$10,789.50

Task 6 - Report Preparations

Labor Costs	UNITS	RATE	COST
Project Manager	8	\$132.00	\$1,056.00
Staff Scientist	44	\$111.00	\$4,884.00
Drafter CAD	20	\$95.00	\$1,900.00
Word Processor	6	\$71.00	\$426.00
Release Closure Plan			
Project Manager	6	\$132.00	\$792.00
Total Estimated Task 6 Costs:			\$9,058.00

Total Estimated Project Costs: \$144,767.35

ATTACHMENT B
EXCAVATION BID SHEETS

Stanley Chevrolet Petroleum Impacted Soil Excavation Bid Sheet

Former Stanley Chevrolet, 1000 Highway 2 West, Kalispell, Montana

Hydrometrics is soliciting bids to excavate petroleum contaminated soil (PCS) at the former Stanley Chevrolet property in Kalispell. The area of excavation is covered in asphalt and it is anticipated that the upper four feet of encountered soil will be removed, stockpiled and used as backfill material. PCS is primarily encountered from 4 to 8 feet below ground surface. Area of excavation contains two buried natural gas lines and is approximately 70 feet by 70 feet but maybe altered pending findings. It is anticipated that approximately 900 yards of PCS will be removed and disposed of at the Flathead County Landfill.

Item	Estimated Quantity	Unit	Unit Rate	Cost
Equipment mobilization/demobilization	1	Lump Sum	2500	2500
Excavation and loading (includes labor and equipment)	900	Per cubic yard	10	9000
Hauling to Flathead County Solid Waste District Landfill	900	Per cubic yard	8	7200
Clean 3-inch minus pit run material	900	Per cubic yard	5	4500
Haul, place and compact clean backfill	900	Per cubic yard	15	13500
Asphalt area upon completion	1	Lump Sum	2150	21500
Landfill tipping fee	1,125	ton	\$31.05	\$34,931.25
Additional Task identified by Contractor and preapproved.				
Total Estimated Cost				93,131 ²⁵

Company: SANDRY CONSTRUCTION Date: 5/29/19

Signature: _____

Notes:

- Labor on-site must have 40-hour HAZWOPER training.
- Contractor will meet and plan with Northwest Energy to work around known buried gas lines in area of excavation.
- Contractor must be prepared to work with both dry and wet soil.
- If direct haul is not feasible, petroleum impacted soil will be stockpiled on and covered with plastic until transport to landfill.
- Contractor must agree to Hydrometrics Professional Service Subcontract and meet insurance requirements.

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Item	Estimated Quantity	Unit	Unit Rate	Cost
Equipment mobilization/demobilization	1	Lump Sum	\$3000	\$3000
Excavation and loading (includes labor and equipment)	900	Per cubic yard	\$900	\$8100
Hauling to Flathead County Solid Waste District Landfill	900	Per cubic yard	\$800	\$7200
Clean 3-inch minus pit run material	900	Per cubic yard	\$900	\$8100
Haul, place and compact clean backfill	900	Per cubic yard	\$1000	\$9000
Asphalt area upon completion	1	Lump Sum	\$13,000	\$13,000
Landfill tipping fee	1,125	ton	\$31.05	\$34,931.25
Additional Task identified by Contractor and preapproved.				
			Total Estimated Cost	\$83,331.25

Company: DOUG MILLER

Date: MAY 30 - 2019

Signature: *Doug Miller*

Notes:

- Labor on-site must have 40-hour HAZWOPER training.
- Contractor will meet and plan with Northwest Energy to work around known buried gas lines in area of excavation.
- Contractor must be prepared to work with both dry and wet soil.
- If direct haul is not feasible, petroleum impacted soil will be stockpiled on and covered with plastic until transport to landfill.
- Contractor must agree to Hydrometrics Professional Service Subcontract and meet insurance requirements.

Stanley Chevrolet Petroleum Impacted Soil Excavation Bid Sheet

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Item	Estimated Quantity	Unit	Unit Rate	Cost
Equipment mobilization/demobilization	1	Lump Sum	\$ 3000 ⁰⁰	\$ 3000 ⁰⁰
Excavation and loading (includes labor and equipment)	900	Per cubic yard	\$ 6 ⁰⁰	\$ 5400 ⁰⁰
Hauling to Flathead County Solid Waste District Landfill	900	Per cubic yard	\$ 9 ⁵⁰	\$ 8550 ⁰⁰
Clean 3-inch minus pit run material	900	Per cubic yard	\$ 10 ⁵⁰	\$ 9450 ⁰⁰
Haul, place and compact clean backfill	900	Per cubic yard	\$ 14 ⁰⁰	\$ 12,600 ⁰⁰
Asphalt area upon completion - INCLUDES CRUSH	1	Lump Sum	\$ 10,512 ⁷⁵	\$ 10,512 ⁷⁵
Landfill tipping fee	1,125	ton	\$31.05	\$34,931.25
Additional Task identified by Contractor and preapproved.				
Total Estimated Cost				\$ 84,444 ⁰⁰

Company: CUTTING EDGE EXCAVATION, LLC Date: MAY 31, 2019

Signature: 
KRAIG TRIPPEL

Notes:

- Labor on-site must have 40-hour HAZWOPER training.
- Contractor will meet and plan with Northwest Energy to work around known buried gas lines in area of excavation.
- Contractor must be prepared to work with both dry and wet soil.
- If direct haul is not feasible, petroleum impacted soil will be stockpiled on and covered with plastic until transport to landfill.
- Contractor must agree to Hydrometrics Professional Service Subcontract and meet insurance requirements.

ATTACHMENT C
MONITORING WELL INSTALLATION
SUBCONTRACT ESTIMATES

O'KEEFE DRILLING

Environmental

P.O. Box 3810 - Butte, MT 59702
Office: (406) 494-3310 Fax: (406) 494-3301
Email: info@okeefedrilling.com

Client: Hydrometrics
Attention: Carlo Arendt
Project: Kalispell, MT
1000 Hwy 2 West

Date: 29-May-19
Phone: 406-862-4937
Fax:
Email: carendt@hydromet

PROJECT SPECIFICATIONS:			
Type of Rig:	<u>Mobile B-61 Auger</u>	Number of Monitor Wells:	<u>3</u>
Location:	<u>Kalispell, MT</u>	Expected Footage:	<u>13</u>
Formation:	<u>Sediments/Sandy Gravels</u>	Screen Length:	<u>10</u>
Sampling:	<u>Yes, Continuous</u>	Screen Size:	<u>2"</u>
Decontamination:	<u>No</u>		
Other Details:		Other Completion:	<u>Flush Mount</u>

Bid for Soil Boring/Monitor Well Installation Unit Cost Worksheet

Task	Unit Cost	Number of Units	Total Cost
Mobilization/Demobilization			
Drill Rig:	\$ 2.50 Miles	480	\$ 1,200.00
Support Vehicle:	\$ 1.75 Miles	480	\$ 840.00
Per Diem			
<i>Crew Members</i>			
Motel	2 \$ 90.00 Per Person Per Day	1	\$ 180.00
Food	2 \$ 23.00 Per Person Per Day	2	\$ 92.00
Soil Boring Installation			
Drilling	\$ 28.00 Per Foot	39	\$ 1,092.00
Monitor Well Installation			
2" Drilling 0-50 ft. range	\$ 36.00 Per Foot	39	\$ 1,404.00
Well Development			
Well Development	\$ 250.00 Per Well		\$ -
Other:			
Bentonite Chips	\$ 12.00 Per Bag		\$ -
Drums	\$ 95.00 Each		\$ -
Total Project Expenses			\$ 4,808.00

*Mob/Demob could be split with another project if available

***Client is responsible for any line locates. Locate number can then be given to O'Keefe Drilling who then will request a ticket default.

****This bid is subject to change as warranted when the addition of prior unexpressed need for additional certifications, medical monitoring, sampling, containerization or other unforeseen change in the scope of work.

Petroleum Tank Release Compensation Board

Soil Boring/Monitoring Well Installation Unit Cost Worksheet

Contractor Information

Company Name: Boland Drilling

Address: 4701 N Star Blvd

City, State, Zip: Great Falls, MT 59405

Cost Estimator: Chris Boland

Signature: 

Phone: 406-761-1063

5/29/2019

Project Information and Specifications

1000 Highway 2 West

Kalispel

Facility ID #

Release #

WP ID #

Type of Drilling Equipment

Hollow-Stem Augers

x

Air Rotary

Direct Push

Other (please specify)

Soil Boring

Number of Borings

3

Boring Diameter (inches)

8

Depth (per boring - ft)

13

Surface: Concrete Asphalt Barren

Soil Disposal: Onsite Stockpile Drums

Abandonment: Bentonite Soil Cuttings

Soil Sampling

Continuous Soil Sampling

Interval Soil Sampling (specify interval)

No Sampling

Monitoring Well Specifications

Number of Wells

3

Surface: Concrete Asphalt Barren

Depth (per well)

13

Estimated Depth to Groundwater (ft)

Boring Diameter (inches)

8

Casing Diameter and type (inches)

2" pvc

Surface Completion: Flush Mount Aboveground

Cost Estimate Explanation:

- (1) Mobilization/Demobilization: Includes all costs and mileage to transport equipment, materials, and personnel to and from the site location. More than one mobilization event of either the drilling rig or support vehicle will require justification and pre-approval by the DEQ-PRS and Board staffs. This item should be estimated on a per mile unit rate
- (2) Soil Boring Installation: Includes all costs (labor, equipment, and materials) to drill, collect soil samples and abandon soil borings, as well as decontaminate equipment. Drilling costs should be estimated using a per foot unit rate. Unit cost should include handling of contaminated soil by stockpiling or placing in drums. Assume level "C" personal protective equipment.
- (3) Monitoring Well Installation: Includes all costs (labor, equipment, and materials) to drill, collect soil samples, and complete monitoring well to specifications and according to Montana Well Drillers Board rules, as well as decontaminate equipment. Drilling costs should be estimated using a per foot unit rate. Unit cost should include handling of contaminated soil by stockpiling or placing in drums. Assume level "C" personal protective equipment.
- (4) Drilling Standby: Drilling standby should be estimated on an hourly basis. Prior approval and justification for accumulating standby time is needed prior to billing.
- (5) Well Development: Includes all costs (labor, equipment, and materials) to develop monitoring wells. This task should be estimated using a per well unit rate.
- (6) Monitoring Well Abandonment: Includes all costs (labor, equipment, and materials) to properly abandon a well location according to the Montana Well Drillers Board rules. Abandonment costs should be estimated using a per well unit rate.

Soil Boring/Monitoring Well Installation Unit Cost Worksheet

TASK		UNIT COST		NUMBER OF UNITS	TOTAL COST
Mobilization/Demobilization (1)					
Mobilization/Demobilization: Drilling Rig	\$	2.00	/mile	450	\$ 900.00
Mobilization/Demobilization: Support Vehicle	\$	1.50	/mile	450	\$ 675.00
Soil Boring Installation (2)					
Drilling (0'-50' range per boring)	\$	34.00	/foot	39	\$ 1,326.00
Drilling (50'-100' range per boring)			/foot		\$ -
Other (please specify) _____					\$ -
Monitoring Well Installation (3)					
Drilling (0'-50' range per well)	\$	34.00	/foot	39	\$ 1,326.00
Drilling (50'-100' range per well)			/foot		\$ -
Other (please specify) _____					\$ -
Drilling Standby (4)					
-prior approval needed	\$	125.00	/hour		\$ -
Well Development (5)					
Well Development	\$	150.00	/hour		\$ -
Monitoring Well Abandonment (6)					
Abandonment	\$	350.00	/well		\$ -
Lodging may only be paid at actual costs when documented by receipts.					
Per Diem					
Lodging: number of individuals =		2	\$ 150.00 /person per day	1	\$ 300.00
Food: number of individuals =		2	\$ 23.00 /person per day	1	\$ 46.00
(Breakfast 5.00, Lunch 6.00, Dinner 12.00)					
TOTAL PROJECT EXPENSE					\$ 4,573.00

D.O.T. Drums

\$95.00

Additional Conditions/Comments/Costs:

Drill 3 soil borings to 13' each and construct 3 monitor wells to 13' each at 1000 Hwy 2 West in Kalispel..

If you require assistance, call 406-841-5090.

Submit completed form to:

Petroleum Tank Release Compensation Board PO Box 200902, Helena MT 59620-0902