



June 27, 2019

Mr. Jay Shearer
Project Manager
Petroleum Tank Cleanup Section
Montana Department of Environmental Quality
Airport Industrial Park IP-9
1371 Rintop Drive
Billings MT 59105

RE: Additional Corrective Work Plan-Impacted Soil Removal
McFiny's (former Kwik Way #17)
446 Grand Avenue
Billings, MT
Facility ID# 56-05749 Release #3281, WP ID 33857

Dear Mr. Shearer:

On behalf of Wag Tag, LLC., Pioneer Technical Services, Inc. (Pioneer) is submitting the following work plan and cost estimate for additional corrective work at the McFiny's convenience store (McFiny's) in Billings, Montana. As requested in correspondence dated May 15, 2019 from the Montana Department of Environmental Quality (DEQ), Pioneer propose the following scope of work.

PROPOSED SCOPE OF SERVICES

The purpose of the work proposed herein is to perform the removal and landfill disposal of petroleum-impacted soil in the vicinity of the underground storage tank (UST) release site at the McFiny's location. As requested by the DEQ, Pioneer proposes the following scope of work:

- Task 1 Project Management and Planning
- Task 2 Excavation and Landfill Disposal of Petroleum-impacted Soil
- Task 3 Reporting
- Task 4 Cost Estimate
- Task 5 Schedule

The following sections describe each task for the proposed work.

Task 1 – Project Management and Planning

Task 1 Project Management and Planning work will include:

- Prepare a work plan and cost estimate;
- Develop bid requests for subcontractor solicitation;
- Subcontractor selection and oversight;
- Coordinate utility locates;

- Project scheduling;
- Prepare a Health and Safety Plan;
- Coordinate with subcontractors, owners, and regulators; and
- Site work preparation.

The selected excavation contractor will notify Montana811 for utility locates prior to excavation activity. The facility owner will locate any private utilities owned and maintained by the facility. Pioneer field personnel will document the locations of marked underground and aboveground utilities on the figures provided with the final report.

Task 2 – Excavation and Landfill Disposal of Petroleum-Impacted Soils

Soil Removal and Disposal

Pioneer proposes the removal of approximately 500 cubic yards (cy) of impacted soils from the former pump island and UST basin. The proposed excavation area is shown on the figure in Attachment 1. The impacted soil will be removed using a track-mounted excavator and hauled to the City of Billings Regional Landfill for disposal. Pioneer estimates that in order to excavate the impacted soils at depth, approximately 400 cy of clean overburden soil will be removed and stockpiled on the site. The excavated area will be backfilled with the clean, stockpiled overburden soil after removal of the impacted soil is confirmed through sampling.

The water supply line located near the proposed former pump island excavation area will likely need to be removed and replaced in order to reach the impacted soils. Pioneer assumes a licensed plumbing contractor will be subcontracted for this work.

Pioneer field personnel (either an engineer or geologist) will be present on site during the excavation and removal work to complete the following tasks: log the soil types and consistencies; screen soils with a photoionization detector (PID); supervise the excavation process; collect closure samples; and document any visible signs of petroleum impacts and other field observations.

Soil Screening and Sampling

Use of a PID will aid the field personnel in screening the soils for removal. During the soil sampling procedures, Pioneer field personnel will place a portion of each collected soil sample into a labeled, air-tight container and allow adequate time for hydrocarbons, if present, to volatilize. After the equilibration period, the headspace of each sample will be scanned with the PID. The PID readings from each collected soil sample will be reviewed and recorded by Pioneer field personnel and used to determine the extent of the soil removal in the field.

After the excavation is completed, Pioneer field personnel will collect up to 15 confirmation samples from the base and sidewalls of the excavation to document the following: (1) removal of the “worst case” impacted soil and (2) residual hydrocarbon concentrations, if any, in the underlying soils at the base and sidewalls of the excavation.

The confirmation samples will be placed into laboratory-supplied containers, labeled, stored on ice, and submitted to Energy Laboratories, Inc. (Energy) in Billings, Montana for Volatile Petroleum

Hydrocarbons (VPH) and Extractable Petroleum Hydrocarbons (EPH) analyses. Chain-of-custody documentation will accompany the samples.

Task 3 –Reporting

Following completion of Task 2, Pioneer will prepare a Standardized Contaminated Soil Excavation and Disposal Report (AR-04) detailing the methodology and results of the excavation and removal activities. The report will be prepared in accordance with DEQ Standardized Reports formats, and will include the following:

- A facility map with the locations of utilities, former fuel system components, excavation area(s), soil sample locations, and any previously installed test pits, soil borings and wells;
- Summary tables with the locations/depths of field data, and laboratory analytical data for the soil samples: and
- Data and recommendations relevant to closure of the UST release.

Task 4 – Cost Estimate

A detailed cost estimate to perform this scope of work is presented on the worksheet in Attachment 2 and the subcontractor bids are presented in Attachment 3.

Task 5 – Schedules

Pioneer proposes to perform and complete the excavation and removal work (Task 2) during the summer of 2019. The final report will be completed and submitted within 45 days of receipt of all laboratory analytical results.

If you have any questions concerning this project or the proposed scope of work, please contact me at (406) 702-2430 or cpeterson@pioneer-technical.com.

Sincerely,

Pioneer Technical Services, Inc.

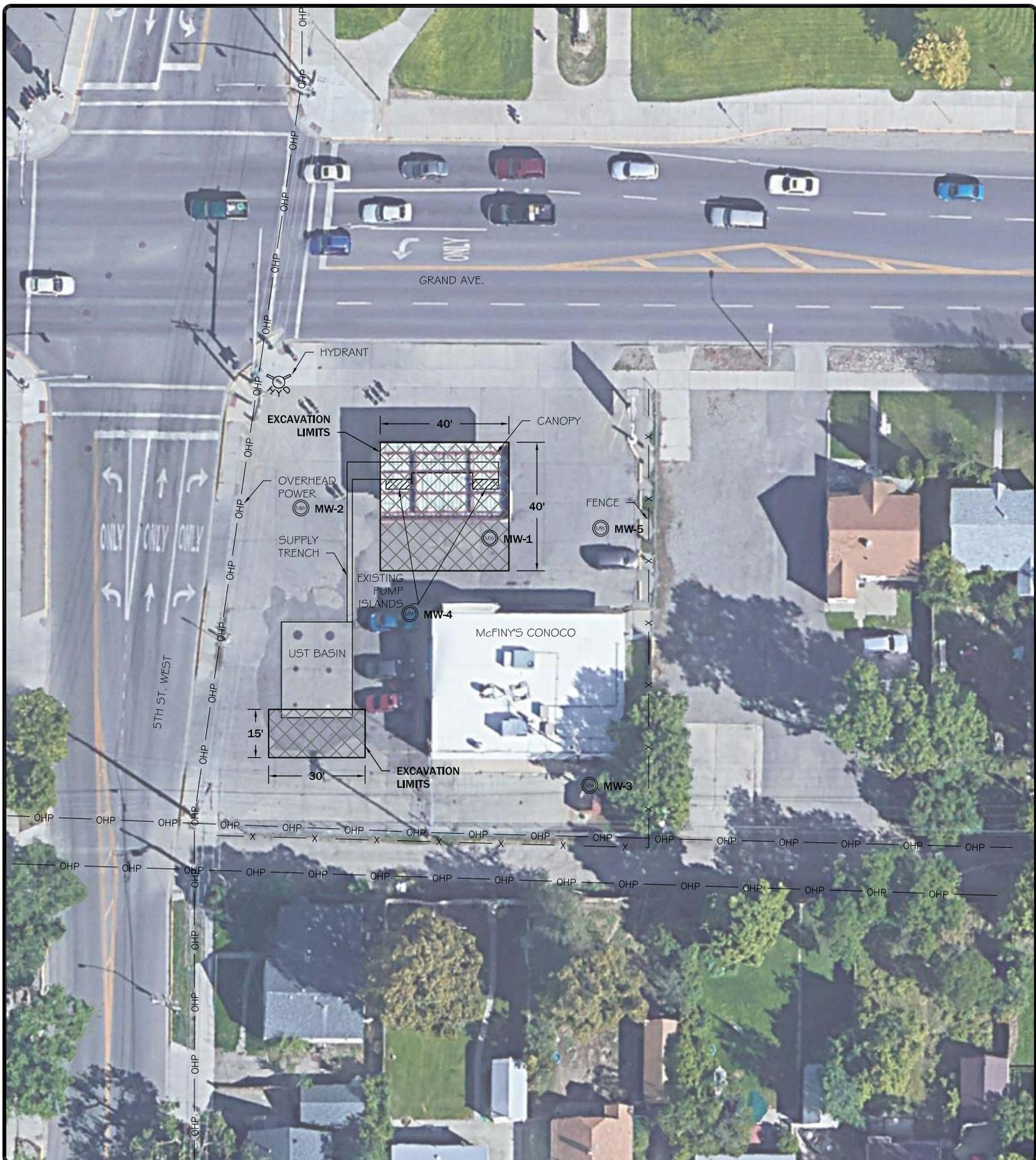


Charles L. Peterson, P.G.
Project Manager

Attachment 1: Figure
Attachment 2: Cost Estimates
Attachment 3: Subcontractor Bids

cc: Mr. Chuck Rutherford, Wag Tag, Inc. 3125 Avenue E, Billings MT 59102

Attachment 1
Figure



LEGEND:

- PROPERTY LINE
- MONITORING WELL LOCATION
- EXCAVATION LIMITS

DEQ FACILITY ID: 56-05749
RELEASE NUMBER: 3281

DISPLAYED AS:

COORD SYS/ZONE: NAD 83, NAVD 88

DATUM: MSP

UNITS: INT. FEET

SOURCE: GOOGLE

SCALE IN FEET

FIGURE 1

PROPOSED EXCAVATION LIMITS
446 GRAND AVE.
BILLINGS, MT
McFINNY'S CONOCO

PIONEER
TECHNICAL SERVICES, INC.
2310 BROADWATER AVE, SUITE 1
BILLINGS, MT 59102
(406) 545-4805

DATE: 4-2019

Attachment 2 Cost Estimates

Attachment 3
Contractor Bids

Instructions

Contractor Information	Bulk Estimator	Other Costs	Water Disposal & Conditions	Cost Summary	Hauling Estimator
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Worksheet Bulk Design

The contractor is requested to submit bid amounts for multiple banked cubic yards categories (bulk) in anticipation of removing contaminated soils and or clean overburden beyond the original estimate. This preparation will reduce delays of renegotiating bid prices when the quantities increase. A banked cubic yard is one cubic yard of in place soil. This is best determined by measuring the dimension of the excavation prior to backfilling. In addition to soil quantity adjustments, the bulk design can also take advantage of economies of scale as quantities of soils increase.

Yellow Cells and Orange Cells

Yellow cells throughout the workbook refer to input cells for either values or text. Any cell that is **NOT** yellow is protected and cannot be edited. Orange cells throughout the workbook refer to subtotals of the total projected estimated costs.

Bulk Estimator Instructions

At the top of the Bulk Estimator worksheet, the total quantity of banked cubic yards (BCY) must be entered for both the estimated total volume and contaminated soil volume. The soil volume inputs will be broken into a specific bulk column, depending how the bulk range yellow cell values at the top of the worksheet are arranged. Enter a value (dollar per banked cubic yard) for each pertinent yellow cell in both the clean overburden and contaminated soil section. The values entered will automatically total the bulk column as a bid per banked cubic yard. Note that all units are in banked cubic yards (BCY), therefore hauling, compaction, and disposal fees must be converted to BCY.

Hyperlinks and Navigating Sections

Each section has hyperlinks that will help you navigate throughout the workbook to each section. The hyperlinks are located at the top of each section. Simply click on the hyperlink to go to a specific section of the workbook. Hyperlinks are not required to navigate the workbook. The individual tabs located at the bottom of the workbook can be used also.

Cell Protection, Gridlines, and Freezing Panes

All cells are protected and cannot be edited unless the cells are yellow input cells. If for any reason a protected cell needs to be edited, contact your Fund Cost Specialist from PTRCB to obtain a password to unprotect. Gridlines are turned off but if you prefer to have Gridlines turned on, click on the View tab and checkmark the Gridlines. All headers in the workbook have frozen panes but if you prefer to have no Frozen Panes, click on the View tab, click on Free Panes, and select Unfreeze Panes.

Saving

PTRCB recommends that you preserve an original copy for a backup. Original copies of this file can always be obtained at PTRCB's website: <http://deq.mt.gov/DEQAdmin/PET/forms>

Disposal Fee

Many landfills quote prices by tons. In order for the bulk estimator to work properly, the tons must be converted to Banked Cubic Yards (BCY). An accurate conversion can only be made if the density or conversion factor is known for the soil being removed or disposed.

Soil Betterment

Disposal of clean overburden is considered a net improvement of soil quality when backfill is used for replacement. In addition, the Board doesn't consider removing clean overburden to get to the smear zone as cost effective. Therefore, disposal of clean overburden is not reimbursable unless approved by the Board staff prior to work implementation. If approved by the Board staff, disposal of clean

Contractor & Project Information

[Instructions](#)[Bulk Estimator](#)[Other Costs](#)[Water Disposal & Conditions](#)[Cost Summary](#)[Hauling Estimator](#)

Contractor Contact Information

Company Name:	Big Sky Irrigation
Address:	523 Roxy Lane
City, State, Zip:	Billings, MT 59105
Cost Estimator:	
Contact Name:	Jim Sannon
Phone:	406 855 6050
Email:	jim@bigskyirrigation.com

Project Information

Site Name:	McFiny's
Address:	446 Grand Avenue
City:	Billings
Facility ID:	56-05749
Release Number:	3281
Work Plan ID:	33857

Signature and Date

Signature:	
Date:	

Banked Cubic Yards (BCY)

Bulk Estimator

Instructions	Contractor Information	Other Costs
Water Disposal & Conditions	Cost Summary	Hauling Estimator

Total Volume Excavated BCY	500
Contamainted Soil BCY	500
Clean Overburden BCY	0

From:	1	1	1	1	1	1	over
To:	500	1,000	2,000	3,000	4,000	5,000	5,000

Total Volume Excavated BCY	500						
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0% Clean Overburden BCY	0						
Remove & Reset Overburden	\$10.00						
Separation Dirty from Clean							
Compaction Overburden	\$7.50						
Clean Overburden Bid per Banked Cubic Yard	\$17.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

100% Contaminated Soil BCY	500						
Excavation Contaminated Soil	\$10.00						
Loading Contaminated Soil							
Haul to Landfill	\$25.00	<i>\$2,525.00</i>					
Haul to LandFarm							
Haul Backfill	\$25.00						
Backfill Material	\$10.00						
Compaction Backfill	\$7.50						
Subtotal	\$77.50	<i>\$2,525.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>

Landfill Disposal BCY							
Commercial Landfarm Disposal BCY							
One-Time Landfarm BCY							
Contaminated Soils Bid per Banked Cubic Yard	\$77.50	<i>\$2,525.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>

Total Excavation Bid per Banked Cubic Yard	\$95.00	<i>\$2,525.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$0.00</i>
Grand Total	\$38,750.00						

Grand Total \$38,750.00 per 500 Banked Cubic Yards (BCY)

Grand Total includes excavation of clean overburden and contaminated soils, loading, hauling, backfill, compaction, and disposal for all estimated banked cubic yards (BCY).

Other Costs

Instructions	Contractor Information	Bulk Estimator	Water Disposal & Conditions	Cost Summary	Hauling Estimator
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Activity	Unit	Quantity	Unit Price	Cost	Remarks
Mobilization/Demobilization	miles				
Fencing and Traffic Control					
Concrete Removal					
Concrete Disposal					
Concrete Replacement					
Asphalt Removal					
Asphalt Disposal					
Asphalt Replacement					
Asphalt Replacement					
Pump & Storage Tank Equipment					
Pump Contaminated Water					
Laboratory Analysis					
Screening and Removal of Oversize Material					
Lodging					
Per Diem					
Landscaping Remvoal					
Landscaping Replacement					
Other					
Other Costs Total					

Contaminated Water Disposal

Estimated Gallons of Contaminated Water:

Instructions	Contractor Information	Bulk Estimator
Other Costs	Cost Summary	Hauling Estimator

Additional Conditions, Comments, and Costs

Additional Estimated Costs:

From:	1	501	1,001	2,001	3,001	4,001	over
To:	500	1,000	2,000	3,000	4,000	5,000	5,000
	<i>Tier 1</i>	<i>Tier 2</i>	<i>Tier 3</i>	<i>Tier 4</i>	<i>Tier 5</i>	<i>Tier 6</i>	<i>Tier 7</i>

Gallons per Tier Adjuster	500	500	1,000	1,000	1,000	1,000	
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Gallons per Tier							
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Disposal Cost per Gallon							
---------------------------------	--	--	--	--	--	--	--

	From:	To:		
<i>Tier 1</i>	1	500	<i>per</i>	<i>gal</i>
<i>Tier 2</i>	501	1,000	<i>per</i>	<i>gal</i>
<i>Tier 3</i>	1,001	2,000	<i>per</i>	<i>gal</i>
<i>Tier 4</i>	2,001	3,000	<i>per</i>	<i>gal</i>
<i>Tier 5</i>	3,001	4,000	<i>per</i>	<i>gal</i>
<i>Tier 6</i>	4,001	5,000	<i>per</i>	<i>gal</i>
<i>Tier 7</i>	over	5,000	<i>per</i>	<i>gal</i>

Contaminated Water Disposal Total **per** **gal**

Type any additional conditions, comments, and costs below

Additional Conditions, Comments, and Costs Total

Cost Summary

Instructions	Contractor Information	Bulk Estimator	Other Costs	Water Disposal & Conditions	Hauling Estimator
------------------------------	--	--------------------------------	-----------------------------	---	-----------------------------------

Bulk Estimator	<i>Subtotal</i>	38,750.00
Other Costs	<i>Subtotal</i>	
Contaminated Water Disposal	<i>Subtotal</i>	-
Additional Conditions, Comments, and Costs	<i>Subtotal</i>	-
Total Projected Estimated Costs	<i>Total</i>	\$ 38,750.00

Hauling Estimator

Instructions	Contractor Information	Bulk Estimator	Other Costs	Water Disposal & Conditions	Cost Summary
------------------------------	--	--------------------------------	-----------------------------	---	------------------------------

Cost Per Banked Cubic Yard

Cost per Hour:		/hr
Hauling Distance - one way:		miles
Hauling Distance - round trip:		miles
Average Speed:		miles/hr
Banked Cubic Yards per Truck:		BCY/truck
Time:		hrs
Cost per Banked Cubic Yard:		/BCY
Swelling Factor:	1.381	
Loose Cubic Yards per Truck:	0.00	LCY/truck
Cost per Loose Cubic Yard:		/LCY

Optimal # Trucks Required

Excavation/Time:		BCY/hr
Unloading Time:		minutes
Loading Time:		minutes
Number of Trucks:		trucks
or		
Round Up:		trucks

Weight to Volume Conversion

Tons:		tons
Conversion Factor:		
Banked Cubic Yards:		BCY
Banked Cubic Yards:		BCY
Conversion Factor:		
Tons:		tons

Where will contaminated soils be disposed at?

	Landfill	Disposal Comments
	Commercial Landfarm	
	One-time landfarm	

Distance to landfill/landfarm?

	miles
	miles (round trip)

Distance to backfill vendor?

	miles	Type of Backfill Material?
	miles (round trip)	

From: [Christian Duffus](#)
To: [Charlie Peterson](#)
Cc: [Jason Fenhaus](#)
Subject: RE: McFiny's Bid Letter
Date: Friday, May 31, 2019 1:56:54 PM
Attachments: [image002.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)

Charlie – thanks for the opportunity. Unfortunately, it doesn't look like this project will be a good fit for us with our current commitments.

Christian Duffus
Estimator

COP Construction LLC

242 S. 64th St. West Billings, MT 59106
P: 406.656.4632 | D: 406.869.4267
cduffus@copconstruction.com
www.copconstruction.com



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From: Charlie Peterson [mailto:cpeterson@pioneer-technical.com]
Sent: Friday, May 31, 2019 11:48 AM
To: Christian Duffus <cduffus@copconstruction.com>
Cc: Charles Rutherford, MAI <rutherford.chas@gmail.com>; Eaton, Ross <REaton@mt.gov>
Subject: McFiny's Bid Letter

WARNING: PLEASE USE CAUTION. THIS EMAIL ORIGINATED FROM OUTSIDE THE COP CONSTRUCTION ORGANIZATION.

Christian,

As we discussed attached is the bid letter.

Let me know if you have any questions.

Thanks, Charlie



Charlie Peterson, P.G. | Project Manager/Senior Geologist

Pioneer Technical Services, Inc. | 2310 Broadwater Avenue, Suite 1 | Billings, MT 59102

(406) 545-4805 Main: (406) 702-2430 Cell | cpeterson@pioneer-technical.com | www.pioneer-technical.com

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Telephone Log Date 6-6-19
Called Florin Service to see
if he wanted to bid on
McFing's dig out project.
Florin stated that he was
real busy this summer and
was booked out of town
in White Sulphur Springs at
Town Pump rebuild. He said
thanks but can't bid on project.
by Charlie Peter
6/6/19

Montana

Wyoming

Idaho

Colorado