



Olympus Technical Services, Inc.

May 21, 2026
Revised July 13, 2026

Edvard Melesh
Montana Department of Environmental Quality
PO Box 200901
Helena, MT 59620-0901

Re: Monitoring Well Installation and Groundwater Monitoring Work Plan
Former EZ Stop West
1031 Euclid Avenue, Helena, Montana
Facility ID No. 25-01313, Release No. 4412
Work Plan ID 35192
Olympus Project No. A1492

Dear Mr. Melesh:

Olympus Technical Services, Inc. (Olympus), on behalf of Helena H&P Properties, Inc., is submitting this Monitoring Well Installation and Groundwater Monitoring Work Plan for the above-referenced facility (Site). The Montana Department of Environmental Quality (DEQ) Petroleum Cleanup Section requested a Work Plan in correspondence dated May 18, 2026. The purpose of the work is to further evaluate groundwater characteristics at the Site. This will be achieved by advancing soil borings, screening soil, installing groundwater monitoring wells via air rotary methods, conducting groundwater monitoring, and preparing and submitting an Interim Data Submittal (IDS), Monitoring Well Installation and Groundwater Monitoring Report, and an updated Release Closure Plan (RCP) detailing the results of the investigation and path for closure of the release.

Site Description

The Site is located at latitude 46.600664° N, longitude 112.050108° W, in the NW¼ of the NW¼ or the NE¼ of Section 25, Township 10 North, Range 4 West in Lewis and Clark County, within the city limits of Helena, Montana (Figure 1). The Site is paved with asphalt and concrete, and the topography slopes gently to the north-northeast. US Highway 12 borders the property to the north. The Site was operated as a fueling station from approximately 1972 to 2000. Site features are shown on Figure 2. Thunderbird Resources (Thunderbird) acquired the property from private individuals in 1972 and built a gasoline service station they operated until 1981. They sold the property to Allen Oil Company (Allen Oil), and the property operated as a Sinclair station and Lube-N-Go. In 1986, a new station building and lube shop was constructed at the Site and was renamed EZ Stop West. Allen Oil sold the property in 2000, and subsequently, the property transferred to Mountain West Bank. The Site property was acquired by Helena H&P Properties in 2018 and currently operates as an auto repair shop called West Side Wrench. The underground storage tanks (USTs) have been removed from the Site, along with the pump islands and distribution lines.

Previous Investigations

From Site plans for Thunderbird and Allen Oil, there appears to have been a total of nine USTs associated with the historical gasoline service station operations. Thunderbird stored gasoline in three USTs: two 6,000-gallon tanks and one 10,000-gallon tank situated in the southeast section

of the Site. Although there was verbal confirmation that the USTs were removed from the Site, there are no records on file with the Montana Department of Environmental Quality (DEQ) documenting their removal.

Allen Oil operated six USTs that were situated in two UST basins, one basin that was situated in the northeast section of the site, and one basin situated on the east side of the Allen Oil Station building. The UST basin in the northeast section of Site contained two 10,000-gallon gasoline tanks and one 4,000-gallon diesel tank. The UST basin located on the east side of the station building contained three 4,000-gallon oil tanks. Of the three oil tanks, one tank was utilized for waste oil and the other two tanks were utilized for new oil. Northwest Fuel Systems removed two of Allen Oil's 4,000-gallon oil USTs (one new oil tank and one waste oil tank) from the Site in December 1998 and Keneco Petroleum Equipment removed the remaining four Allen Oil USTs from the Site on May 6, 2005.

Two releases have been reported for the Site. The first release was reported on July 15, 1988 by Allen Oil, when approximately 30-50 gallons of regular gasoline was estimated to have overflowed from the fill pipe around the most southern Allen Oil 10,000-gallon UST. Delta Environmental Consultants documented details of the spill and response and reported that, except for a small volume of gasoline which may have infiltrated the sand around the fill pipe, all fuel remained on the asphalt paving. A No Further Corrective Action (NFCA) letter was issued by the DEQ on November 30, 1988.

The second release was reported for the Site during removal of the four Allen Oil USTs in 2005. Tank removal was observed by Mr. Brett Smith of DEQ. No visual staining or detectable odor was observed during removal activities in the UST basin, pipe trenching, or fuel dispenser area. The release was confirmed by volatile petroleum hydrocarbon (VPH) exceedance from one soil confirmation sample collected beneath the southernmost 10,000-gallon gasoline UST. The eleven other confirmation soil samples collected for VPH and extractable petroleum hydrocarbon (EPH) analysis were below detection limits.

DEQ requested that a Site investigation be conducted to assess the extent and magnitude of petroleum hydrocarbon impacts to soil and groundwater at the Site. The scope of work included a test pit investigation to verify that all historical USTs had been removed from the property and to collect confirmation soil samples within former UST basins for laboratory analysis. The investigation was completed by Olympus in 2005 and results were presented in a report prepared by Olympus and dated October 2005. MTBE was detected in a groundwater sample at a concentration greater than the DEQ Human Health Standards (HHS). Total Petroleum Hydrocarbon (TPH) and C5-C8 aliphatics were also detected but at concentrations less than DEQ Risk-Based Screening Levels (RBSLs).

DEQ required a Phase II investigation in a letter dated January 9, 2006, to further assess aquifer characteristics and to evaluate hydrocarbon concentrations at the top of the water table. Olympus installed one additional groundwater monitoring well (M2) to verify groundwater conditions at the Site. The Phase II investigation report was submitted to DEQ in August 2006.

DEQ required a Phase III investigation in a letter dated October 23, 2006. Olympus installed five additional groundwater monitoring wells (M3 through M7) to assess existing aquifer conditions and define the extent and magnitude of the dissolved-phase petroleum hydrocarbon plume. The Phase III investigation results were presented in a report submitted to the DEQ in June 2007.

In 2018, DEQ requested Olympus conduct a well inspection and semi-annual groundwater monitoring to facilitate the transfer of property ownership. Four Site monitoring wells were observed to be damaged during the groundwater monitoring and the work plan was modified to include well repair and an additional groundwater monitoring event. The results of Site work were presented in a report submitted to the DEQ in October 2021.

In June 2021, DEQ requested Olympus prepare and conduct additional corrective actions at the Site. An SVE pilot test was performed in April 2023 and the results and recommendations were provided in a Cleanup Action Report, dated September 2023.

Work Plan Scope of Work

We understand that the primary scope of work will consist of the following:

- Project management including coordination with subcontractors, development of a health and safety plan, and project scheduling;
- Installation of two monitoring wells to approximately 55 to 65 feet bgs. Installation of these wells will require the use of an air-rotary drill rig;
- Recovered soils will be field screened and up to two soil samples will be collected from each boring should impacts be identified via PID reading or visual observation. Soil samples will be analyzed for VPH and EPH screen. EPH fractionation analysis will be performed on soil samples containing an EPH Screen concentration exceeding 200 mg/kg;
- Development of all newly installed groundwater monitoring wells;
- Conduct two groundwater monitoring events during high and low groundwater estimated during late summer/fall 2026 and spring 2027. The first event will be conducted a minimum of one week after the wells are developed;
- Submit groundwater samples for laboratory analysis of VPH and EPH Screen. EPH fractionation analysis will be performed on groundwater samples containing an EPH Screen concentration exceeding 1,000 µg/L;
- Validate all laboratory analytical data using DEQ's Data Validation Summary Forms;
- Prepare and submit an Interim Data Submittal (IDS) following installation of soil borings/wells and collection of the first round of groundwater samples;
- Update the Release Closure Plan (RCP); and,
- Prepare and submit a Monitoring Well Installation and Groundwater Monitoring Report.

Task 1: Work Plan Preparation

This document serves as the standard Monitoring Well Installation and Groundwater Monitoring Work Plan (WP) required by DEQ.

Task 2: Project Management

Task 2 in the cost estimate presents the cost for an Olympus project scientist to provide project management. Project management will include scheduling of personnel and work activities; notifying Montana One Call a minimum of 72-hours prior to beginning drilling for utility locates; oversight of field work; coordination with Owner/Operator, property owners, DEQ, and other state and local governmental entities, as necessary; and any other activities necessary to complete the project.

Task 3: Mobilization

Task 3 in the cost estimate presents the cost for two mobilizations of a staff scientist to provide oversight during monitoring well installation, four mobilizations of a Tech III for groundwater monitoring, and one mobilization of a staff scientist to mark boring locations for utility notifications.

Task 4: Monitoring Well Installation

Bedrock was previously encountered at approximately 10 feet bgs, therefore, an air-rotary drill rig is required to install the deep monitoring wells. Two monitoring wells will be installed to approximately 55 to 65 feet bgs with a screened interval from 20/30 to 55/65 feet bgs as shown on Figure 3. The wells will be gauged after installation and developed if groundwater is present. Drill cuttings will be logged using the Unified Soil Classification System (USCS) and analyzed in 1-2 ft intervals in the field with a PID utilizing a headspace method. If PID results exceed 100 ppm, a soil sample will be collected for EPH Screen and VPH. Costs have been provided for collection of up to two soil samples per boring, though PID results of previous soil borings has not exceeded 10 ppm, and soil samples are not anticipated. PID results for air rotary soil cuttings are biased low due to volatilization of the soil being brought to the surface by air, but all drilling methods at this depth volatilize soil cuttings whether by air or heat and friction. Air rotary has previously been utilized at this Site and is the preferred drilling method based on cost, availability, and past performance. ODEX air rotary drill rigs are capable of split spoon sampling, which will be utilized for soil sample collection, if necessary. Task 4 in the cost estimate presents the cost for subcontracting an air-rotary drill rig to install the monitoring wells.

Task 5: Monitoring Well Installation Oversight

Task 5 in the cost estimate presents the cost for staff scientist oversight of monitoring well installation and well development. The staff scientist will adjust placement of the monitoring wells based on utility locations markings, conduct field screening of the drill cuttings, log the soil according to the Unified Soil Classification System, direct well construction based on field observations, and collect soil samples for laboratory analysis if PID results exceed 100 ppm. The staff scientist will also oversee private utility locate marking and monitoring well survey.

Task 6: Survey (Monitoring Wells)

Task 6 in the cost estimate presents the cost for a subcontracted Professional Land Surveyor (PLS) to mobilize to the Site and conduct a survey of newly installed Site wells. The top of the casing and well monument surfaces for the wells will be surveyed for location, in Montana State Plane, and elevation, in North American Vertical Datum (NAVD) feet above mean sea level.

Task 7: Groundwater Monitoring

Task 7 in the cost estimate details the costs for one Technician III to conduct groundwater monitoring on the nine Site wells for two events. The first groundwater monitoring event will be conducted following installation and development of the two new monitoring wells, and is anticipated to be completed during low groundwater 2026 (fall). The second monitoring event is anticipated for high groundwater 2027 (spring). Monitoring will include:

- Measurement of groundwater static water levels (SWLs) in all Site monitoring wells during the monitoring event using an electronic water level probe;
- Collection of groundwater samples, including a field duplicate, using low-flow methods in general accordance with DEQ's *Groundwater Sampling Guidance*. Groundwater samples will be collected with a bladder pump. Field measurements of groundwater quality parameters including pH, oxidation-reduction potential, specific conductivity, dissolved oxygen, and turbidity will be recorded during the low-flow pumping and sampling procedure.
- All groundwater samples will be submitted for laboratory analysis of VPH and EPH Screen.

Task 8: Laboratory Analysis

Soil and groundwater samples will be submitted for VPH and EPH Screen laboratory analysis. EPH fractionation analysis will be performed on groundwater samples exceeding 1,000 µg/L and soil samples exceeding 200 mg/kg.

- Groundwater Monitoring: Collection of 9 groundwater samples and one field duplicate (VPH only) during each event for a total of 10 groundwater samples for VPH and EPH screen. The estimate assumes 1/2 of the groundwater samples will require fractionation.
- The cost estimate also includes collection of up to 4 soil samples for VPH and EPH Screen analysis and one duplicate for VPH analysis. The cost estimate assumes 1/2 the soil samples will require fractionation.

Task 9: Reporting (RCP)

Task 9 in the cost estimate presents the costs to update and submit an RCP.

Task 10: Remedial Investigation Report

Task 10 in the cost estimate presents the costs to prepare and submit a Remedial Investigation Report summarizing the results of the investigation following completion of all tasks under this work plan. The report will include tabulated groundwater laboratory analytical data, Site figures, monitoring well completion logs, field sheets, data validation review, final laboratory reports, and a discussion of recommendations for the Site.

Task 11: Data Validation

Task 11 in the cost estimate presents the costs to validate analytical results using DEQ's Data Validation Summary Form.

Task 12: Private Locate

A private locator will be subcontracted to clear borehole locations and mark utilities in the field. The private locate will be less than \$2500.00 and billed at cost plus 7%.

Task 13: Encroachment Permit

The northernmost proposed well is located within the Montana Department of Transportation right-of-way. Task 13 includes costs to prepare and obtain an encroachment permit.

Task 14: Subcontractor

Traffic control will be subcontracted to generate and execute a traffic control plan for the well installation activities. Traffic control will be invoiced at cost plus 7% markup and is expected be less than \$2500.00.

Cost

The cost to complete the scope of work outlined above is estimated at \$56,067.75 as detailed on the attached cost schedule. The cost estimate is based on the following assumptions:

- A private utility locator will be subcontracted prior to well installation;
- An air rotary drilling company will be subcontracted to install a total of 2 groundwater monitoring wells;
- A traffic control company will be subcontracted during well installation;
- A PLS will be subcontracted to provide surveyed locations and elevations for each monitoring well on Site; and,
- Two groundwater monitoring events will be conducted.

Please contact me if you have any questions.

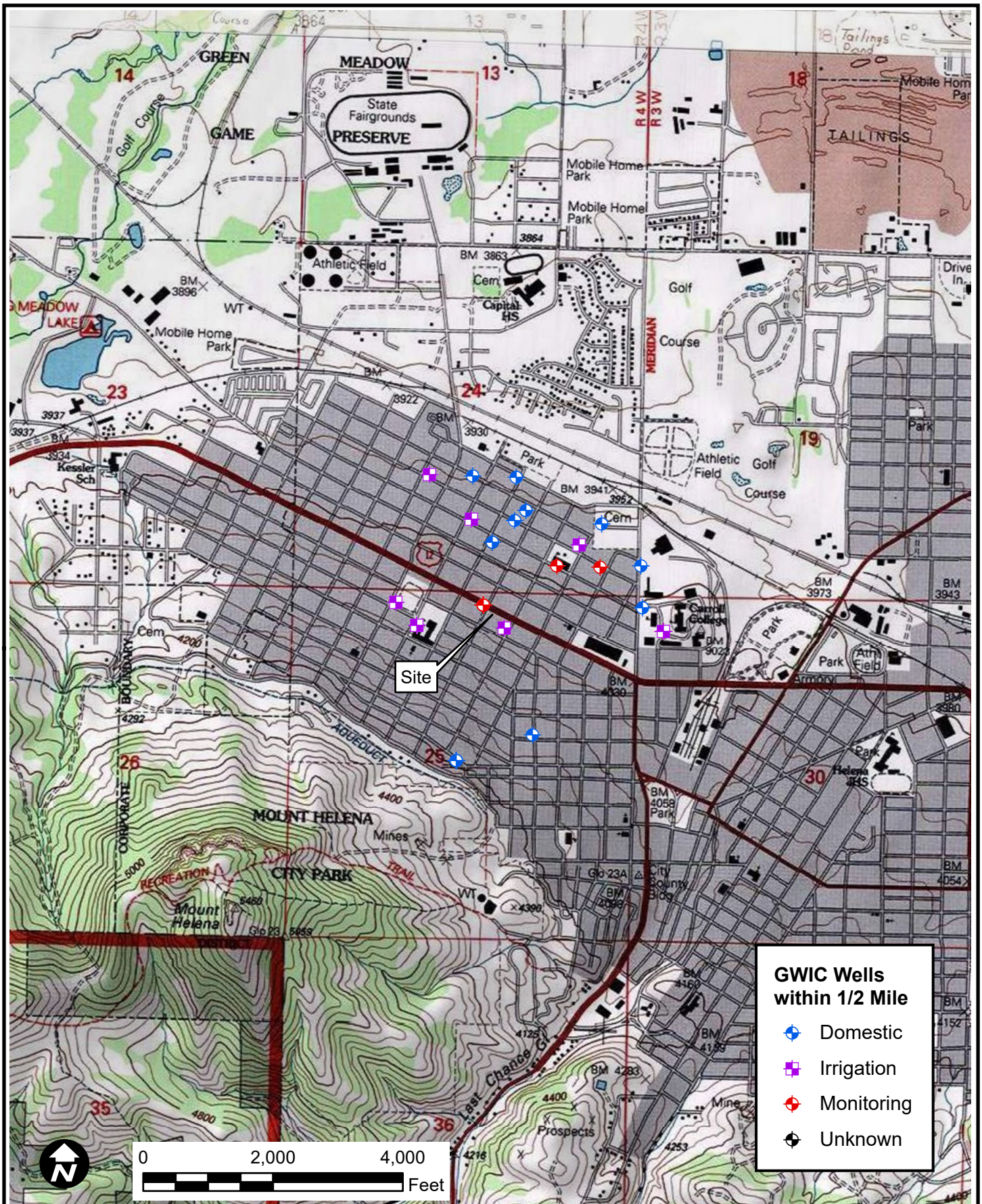
Sincerely,
Olympus Technical Services, Inc.



Ethan J. Perro, P.G.
Environmental Division Manager

Attachments: Figure 1 - 3
Cost Schedule
Groundwater Monitoring Tool

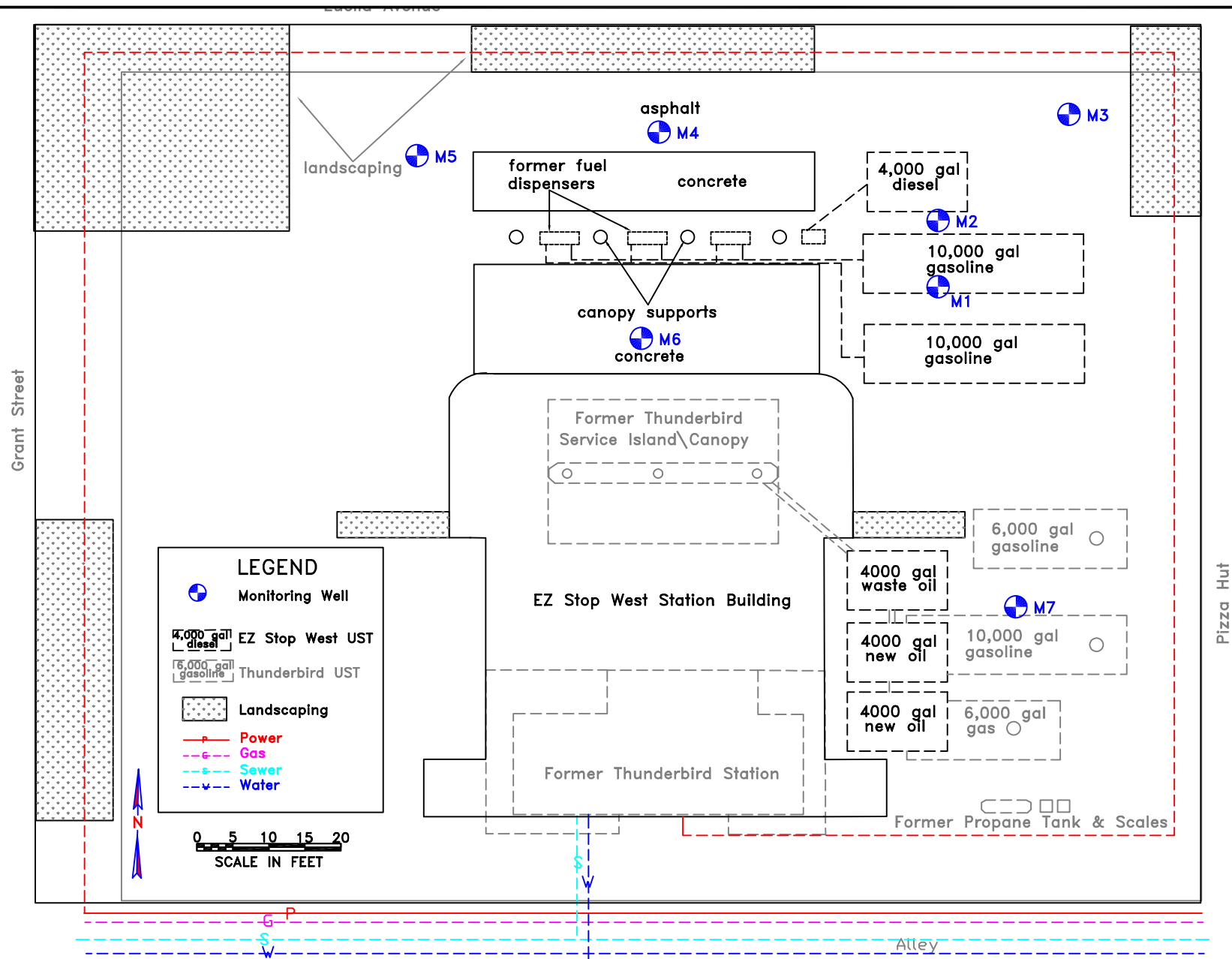
cc: Helena H&P Properties Inc., 1006 Euclid Avenue, Helena, MT 59601



Olympus Technical Services, Inc.

**SITE LOCATION MAP
FORMER EZ STOP WEST
1031 EUCLID AVE. HELENA, MT**

**FIGURE
1**





Olympus Technical Services, Inc.

0 10 20 40 Feet

Proposed Monitoring Well
Location Map
Former EZ Stop West

**FIGURE
3**

Client: Helena H&P Properties
Project Name: Release 4412
Olympus Project/Proposal No.: A1492
Date: 5/12/2026
ODC: 7%

Bd Item	Description	Quantity	Units	Unit Rate	Cost
1	Task 1 Work Plan Preparation	1	Each	\$3,500.00	\$3,500.00
2	Task 2 Project Management	24	Hours	\$175.00	\$4,200.00
3	Task 3 Mobilization	1	Each	\$547.00	\$547.00
4	Task 4 Monitoring Well Installation	1	Each	\$17,415.75	\$17,415.75
5	Task 5 Monitoring Well Installation Oversight	24	Hours	\$151.00	\$3,624.00
6	Task 6 Well Survey	1	Each	\$1,605.00	\$1,605.00
7	Task 7 Groundwater Monitoring	1	LS	\$5,350.00	\$5,350.00
8	Task 8 Laboratory Analysis	1	LS	\$8,745.00	\$8,745.00
9	Task 9 RCP	1	Each	\$1,500.00	\$1,500.00
10	Task 10 Remedial Investigation Report	1	Each	\$4,500.00	\$4,500.00
11	Task 11 Data Validation	1	Each	\$453.00	\$453.00
12	Task 12 Private Locates	3	Hours	\$151.00	\$453.00
13	Task 13 Enchroachment Permit	1	Each	\$1,500.00	\$1,500.00
14	Task 14 Subcontractor (Traffic Control)	1	Each	\$2,675.00	\$2,675.00
				TOTAL	\$56,067.75

Olympus Technical Services, Inc. Cost Estimate				Date:	3/18/2025
Client: Helena H&P Properties					
Project Name: Release 4744					
Olympus Project/Proposal No.: A1492					
Task 1 Work Plan Preparation				ODC	7%
Labor	Quantity	Unit	Rate	Cost	
Monitoring Well Installation and GWM WP	1	LS	\$3,500.00	\$3,500.00	
Labor Subtotal				\$3,500.00	
Comments/Notes: 1. 2. 3. 4. 5.			Subtotal		\$3,500.00
			Contingency		0.0% \$0.00
			GRAND TOTAL		\$3,500.00

Olympus Technical Services, Inc. Cost Estimate			Date:	3/18/2025
Client: Helena H&P Properties				
Project Name: Release 4744				
Olympus Project/Proposal No.: A1492				
Task 2 Project Management			ODC	7%
Labor	Quantity	Unit	Rate	Cost
Project Scientist/Engineer	24	Hours	\$175.00	\$4,200.00
Labor Subtotal				\$4,200.00
Comments/Notes:				
1. Project coordination, scheduling, oversight			Subtotal	\$4,200.00
2. Development of HASP				
3. Utility locate notifications			Contingency	0.0% \$0.00
4. Correspondence				
5.			GRAND TOTAL	\$4,200.00

Date: 3/18/2025

Project Name: Release 4412

Task 3 Mobilization

ODC	7%
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Comments/Notes:

1. Staff scientist mobilization for oversight of all field work
2. Tech III 2 GWM events
3. Staff Scientist to mark boring locations for locates
- 4.
- 5.

Subtotal		\$547.00
Contingency	0.0%	\$0.00
GRAND TOTAL		\$547.00

Olympus Technical Services, Inc. Cost Estimate				Date: 3/18/2025		
Client: Helena H&P Properties						
Project Name: Release 4744						
Olympus Project/Proposal No.: A1492						
Task 4 Monitoring Well Installation				ODC	7%	
Other Direct Charges (ODC)		Quantity	Unit	Rate	ODC*	Cost
Subcontractor Well Install (Boland)		1	LS	\$16,276.40	*	\$16,276.40
ODC Items*		16276.4		7.0%		\$1,139.35
Other Direct Charges Subtotal						\$17,415.75
Comments/Notes:						
1. Boland low bid			Subtotal			\$17,415.75
2.						
3.			Contingency		0.0%	\$0.00
4.						
5.			GRAND TOTAL			\$17,415.75

Olympus Technical Services, Inc. Cost Estimate				Date:	3/18/2025
Client: Helena H&P Properties					
Project Name: Release 4744					
Olympus Project/Proposal No.: A1492					
Task 5 Monitoring Well Installation Oversight				ODC	7%
Labor	Quantity	Unit	Rate	Cost	
Staff Scientist/Engineer	24	Hours	\$151.00	\$3,624.00	
Labor Subtotal				\$3,624.00	
Comments/Notes:					
1. Oversight of monitoring well installation			Subtotal		\$3,624.00
2. Mark boring locations					
3.			Contingency		0.0% \$0.00
4.					
5.			GRAND TOTAL		\$3,624.00

Olympus Technical Services, Inc. Cost Estimate				Date: 3/18/2025	
Client: Helena H&P Properties Project Name: Release 4744 Olympus Project/Proposal No.: A1492					
Task 6 Well Survey				ODC	7%
Other Direct Charges (ODC)	Quantity	Unit	Rate	ODC*	Cost
Survey	1	LS	\$1,500.00	*	\$1,500.00
ODC Items*	1500		7.0%		\$105.00
Other Direct Charges Subtotal					\$1,605.00
Comments/Notes:					
1. Stahly engineering estimate			Subtotal		\$1,605.00
2.			Contingency		0.0% \$0.00
3.			GRAND TOTAL		\$1,605.00
4.					
5.					

Olympus Technical Services, Inc. Cost Estimate**Date:** 3/18/2025**Client:** Helena H&P Properties**Project Name:** Release 4412**Olympus Project/Proposal No.:** A1492

Task 7 Groundwater Monitoring

ODC 7%

Groundwater Monitoring	Quantity	Unit	Rate	Cost
GWM Setup	1	Each	\$150.00	\$150.00
Wells (50-75ft) Bladder	9	Wells	\$275.00	\$2,475.00
Duplicate Sample Modifier	1	Each	\$50.00	\$50.00
			Labor Subtotal	\$2,675.00
			Number of Events	2
			Subtotal	\$5,350.00

Comments/Notes:

1. 2 Groundwater monitoring events
2. 9 wells and one duplicate sample
3. Use of bladder pump due to depth of wells
- 4.
- 5.

Subtotal		\$5,350.00
Contingency	0.0%	\$0.00
GRAND TOTAL		\$5,350.00

Olympus Technical Services, Inc. Cost Estimate**Date:** 3/18/2025**Client:** Helena H&P Properties**Project Name:** Release 4412**Olympus Project/Proposal No.:** A1492

Task 8 Laboratory Analysis

ODC

7%

Other Direct Charges (ODC)	Quantity	Unit	Rate	ODC*	Cost
VPH (GW)	20	Each	\$155.00		\$3,100.00
EPH Screen (GW)	18	Each	\$95.00		\$1,710.00
EPH Fractions (GW)	10	Each	\$190.00		\$1,900.00
VPH (Soil)	5	Each	\$155.00		\$775.00
EPH Screen (Soil)	4	Each	\$95.00		\$380.00
EPH Fractions (Soil)	2	Each	\$190.00		\$380.00
Sample Fee	25	Each	\$20.00		\$500.00

Other Direct Charges Subtotal \$8,745.00

Comments/Notes:

1. Lab analysis for all samples
- 2.
- 3.
- 4.
- 5.

Subtotal		\$8,745.00
Contingency	0.0%	\$0.00
GRAND TOTAL		\$8,745.00

Olympus Technical Services, Inc. Cost Estimate				Date:	3/18/2025
Client: Helena H&P Properties					
Project Name: Release 4744					
Olympus Project/Proposal No.: A1492					
Task 9 RCP				ODC	7%
Labor	Quantity	Unit	Rate	Cost	
RCP Update	1	Ea	\$1,500.00	\$1,500.00	
Labor Subtotal				\$1,500.00	
Comments/Notes:					
1. Prepare and submit RCP		Subtotal		\$1,500.00	
2.					
3.		Contingency		0.0%	\$0.00
4.					
5.		GRAND TOTAL		\$1,500.00	

Olympus Technical Services, Inc. Cost Estimate**Date:** 3/18/2025**Client:** Helena H&P Properties**Project Name:** Release 4744**Olympus Project/Proposal No.:** A1492

Task 10 Remedial Investigation Report

ODC

7%

Labor	Quantity	Unit	Rate	Cost
Remedial Investigation Report	1	Each	\$4,500.00	\$4,500.00
Labor Subtotal				\$4,500.00
Comments/Notes:				
1. Prepare and submit Well Installation and GWM Report				
2.				
3.				
4.				
5.				
Subtotal				\$4,500.00
Contingency 0.0%				\$0.00
GRAND TOTAL				\$4,500.00

Olympus Technical Services, Inc. Cost Estimate				Date:	3/18/2025
Client: Helena H&P Properties					
Project Name: Release 4412					
Olympus Project/Proposal No.: A1492					
Task 11 Data Validation				ODC	7%
Labor		Quantity	Unit	Rate	Cost
Staff Scientist/Engineer		3	Hours	\$151.00	\$453.00
				Labor Subtotal	\$453.00
Comments/Notes:					
1. Validate to sets of data			Subtotal		\$453.00
2.					
3.			Contingency		0.0% \$0.00
4.					
5.			GRAND TOTAL		\$453.00

Olympus Technical Services, Inc. Cost Estimate				Date: 5/12/2026		
Client: Helena H&P Properties Project Name: Release 4412 Olympus Project/Proposal No.: A1492						
Task 12 Private Locates				ODC	7%	
Other Direct Charges (ODC)		Quantity	Unit	Rate	Cost	
Private Locator (GeoSearch)		1	Ea	\$2,000.00	\$2,000.00	
ODC Items*		2000		7.0%	\$140.00	
Other Direct Charges Subtotal					\$2,140.00	
Comments/Notes: 1. 2. 3. 4. 5.				Subtotal	\$2,140.00	
				Contingency	0.0%	\$0.00
				GRAND TOTAL		\$2,140.00

Olympus Technical Services, Inc. Cost Estimate				Date:	5/12/2026	
Client: Helena H&P Properties						
Project Name: Release 4412						
Olympus Project/Proposal No.: A1492						
Task 13 Enchroachment Permit				ODC	7%	
Labor	Quantity	Unit	Rate	ODC*	Cost	
Enchroachment Permit	1	Ea	\$1,500.00		\$1,500.00	
Labor Subtotal					\$1,500.00	
Comments/Notes: 1. 2. 3. 4. 5.		Subtotal			\$1,500.00	
		Contingency			0.0%	\$0.00
		GRAND TOTAL				\$1,500.00

Olympus Technical Services, Inc. Cost Estimate				Date: 5/12/2026		
Client: Helena H&P Properties Project Name: Release 4412 Olympus Project/Proposal No.: A1492						
Task 14 Subcontractor (Traffic Control)				ODC	7%	
Other Direct Charges (ODC)		Quantity	Unit	Rate	Cost	
Traffic Control		1	Ea	\$2,500.00	\$2,500.00	
ODC Items*		2500		7.0%	\$175.00	
Other Direct Charges Subtotal					\$2,675.00	
Comments/Notes: 1. 2. 3. 4. 5.				Subtotal	\$2,675.00	
				Contingency	0.0%	\$0.00
				GRAND TOTAL		\$2,675.00



Petroleum Tank Release Compensation Board

STATE OF MONTANA

P.O. Box 200902 • Helena, MT 59620-0902 • (406) 444-9710

Groundwater Monitoring and Sampling Unit Cost Worksheet

7/28/2022

Cost Estimate Expl.

Work Plan Tasks

Unit Cost Worksheet

Help

Contractor Information

Company Name:
Address:
City, State, Zip:
Cost Estimator/Print Name:
[Signature:](#)

Olympus Technical Services, Inc.
6809 King Avenue West, Unit F
Billings, MT 59106
Ethan Perro


Phone: 406-245-3554
[Date:](#) 5/12/2026

Project Information

Site Name:
Address:
City:

Former EZ Stop West
1031 Euclid Avenue
Helena

Facility ID# 25-01313
Release # 4412
WP ID# 35192
Treads ID# 23407



Petroleum Tank Release Compensation Board

STATE OF MONTANA

P.O. Box 200902 • Helena, MT 59620-0902 • (406) 444-9710

7/28/2022

Groundwater Monitoring and Sampling Summary Sheet

Cost Estimate Expl.

Work Plan Tasks

Unit Cost

Help

Monitoring Well Details

9	Total Number of Wells at Site
	Number of Fluid Level Measurements Only ⁽²⁾
9	Number of Wells to be Monitored/Sampled ⁽⁴⁻¹¹⁾
2	Average Well Casing Diameter (inches)
40	Average Depth to Groundwater (ft)
60	Average Depth of Wells (ft)

Sampling Method

☒	Low-Flow
☐	Low Yield Aquifer
☐	No Purge
☐	Other (please specify)

of Events - Monitoring/Sampling Interval

Estimated Start Date:

6/1/2026

2	Semi-Annual
	Annual
	Bi-Annual
	Other

Sampling Instrument

☐	Peristaltic Pump
X	Bladder Pump
☐	Submersible Pump
☒	Bailer
☐	Other (please specify)

2 Total Events

0	< 25 ft total depth
18	25 - 50 ft total depth
	50 - 75 ft total depth
	75 - 100 ft total depth
18	Total



Petroleum Tank Release Compensation Board
STATE OF MONTANA

P.O. Box 200902 • Helena, MT 59620-0902 • (406) 444-9710

Cost Estimate Expl.

Site Information

Groundwater Monitoring and Sampling Unit Cost Worksheet

Work Plan Tasks

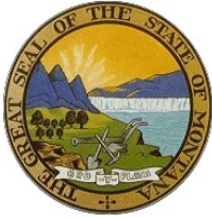
Help

Task	Events												Totals		
	1		2		3		4		5		6		Units	Unit Cost	Total Cost
	Units	Unit Cost	Units	Unit Cost	Units	Unit Cost	Units	Unit Cost	Units	Unit Cost	Units	Unit Cost			
Sampling Frequency	Semi-Annual		Semi-Annual												
Work Plan Type	GWM WP														
Work Plan Preparation	1	\$3,500.00											1	\$3,500.00 /work plan	\$3,500.00
Project Management	24	\$175.00											24	\$175.00 /hr	\$4,200.00
Mobilization/Demobilization ⁽¹⁾	20	\$7.45	20	\$7.45									40	\$7.45 /mile	\$298.00
Field Work															
Fluid Level Measurements ⁽²⁾														/well	
Groundwater Monitoring Setup ⁽³⁾	1	\$150.00	1	\$150.00									2	\$150.00 /day	\$300.00
Groundwater Monitoring (<25ft total depth) - Peristaltic ⁽⁴⁾														/well	
Groundwater Monitoring (<25ft total depth) - Bladder ⁽⁵⁾														/well	
Groundwater Monitoring (25-50ft total depth) - Bladder ⁽⁵⁾	9	\$275.00	9	\$275.00									18	\$275.00 /well	\$4,950.00
Groundwater Monitoring (50-75ft total depth) - Bladder ⁽⁵⁾														/well	
Groundwater Monitoring (75-100ft total depth) - Bladder ⁽⁵⁾														/well	
Groundwater Monitoring - No Purge ⁽⁶⁾														/well	
Modifiers															
Groundwater Monitoring - Low Yield Modifier ⁽⁷⁾														/well	
Groundwater Monitoring - IBI Modifier ⁽⁸⁾														/well	
Groundwater Monitoring - Filters ⁽⁹⁾														/filter/well	
Contaminated Purge Water - Offsite Disposal ⁽¹⁰⁾														/each	
Duplicate Sample Modifier ⁽¹¹⁾	1	\$50.00	1	\$50.00									2	\$50.00 /each	\$100.00
Other Services															
Other Service (please specify)														/each	
Other Service (please specify) Data Validation	1	\$151.00	1	\$151.00									2	\$151.00 /each	\$302.00
Lodging & Per Diem (Lodging - actual only)															
Lodging: # of people														/night	
Food: # of people														/day	
(Breakfast \$7.50, Lunch \$8.50, Dinner \$14.50)															
Laboratory Analysis ⁽¹²⁾	Semi-Annual		Semi-Annual												
Volatile Petroleum Hydrocarbons (VPH)	10	\$155.00	10	\$155.00									20	\$155.00 /sample	\$3,100.00
Extractable Petroleum Hydrocarbons (EPH)															
EPH "screen"	9	\$95.00	9	\$95.00									18	\$95.00 /sample	\$1,710.00
EPH "fractions"	5	\$190.00	5	\$190.00									10	\$190.00 /sample	\$1,900.00
Polycyclic Aromatic Hydrocarbons (PAHs)														/sample	
Lead Scavengers															
Ethylene dibromide (EDB)														/sample	
1,2-Dichloroethane (DCA)														/sample	
Drinking Water - EPA 524.2														/sample	
Intrinsic Biological Indicator Analyses (IBI)														/sample	
Other Analytical Methods														/sample	
Other Service (please specify)														/each	
PTRCB sampling fee ⁽¹³⁾ (\$10.00 allowed)	10	\$20.00	10	\$20.00									20	\$20.00 /sample	\$400.00
Report Preparation															
Groundwater Monitoring Report - Type ⁽¹⁴⁻¹⁵⁾	Interim Data Submittal		GWM Report												
Groundwater Monitoring Report - Base Cost ⁽¹⁴⁾	1	\$1,000.00	1	\$4,500.00									2	\$2,750.00 /report	\$5,500.00
IBI Modifier ⁽¹⁶⁾														/event	
Additional Wells Modifier ⁽¹⁷⁾														/event	
Release Closure Plan (RCP) Preparation ⁽¹⁸⁾															
Create RCP														/RCP-C	
Update RCP			1	\$1,500.00									1	\$1,500.00 /RCP-U	\$1,500.00
													Monitoring & Sampling Subtotal:		\$27,760.00

Additional Conditions/Comments/Costs:

													Additional Costs Subtotal:	
													Grand Total:	\$27,760.00

If you require assistance, call 406-444-9710
Submit completed form with your Work Plan
Provide written comments to:
Petroleum Tank Release Compensation Board
PO Box 200902, Helena MT 59620-0902



Petroleum Tank Release Compensation Board

STATE OF MONTANA

P.O. Box 200902 • Helena, MT 59620-0902 • (406) 444-9710

7/28/2022

Cost Estimate Expl.

Work Plan Task List

Unit Cost Worksheet

Site Information

Help

Task	Total Cost
Work Plan Preparation	\$3,500.00
Project Management	\$4,200.00
Mobilization/Demobilization ⁽¹⁾	\$298.00
Fluid Level Measurements ⁽²⁾	\$0.00
Groundwater Monitoring ⁽⁴⁻⁶⁾	\$5,250.00
Miscellaneous (Groundwater Monitoring Modifiers) ⁽⁷⁻¹¹⁾	\$100.00
Lodging & Per Diem (Lodging - actual only)	\$0.00
Laboratory Analysis ⁽¹²⁻¹³⁾	\$7,110.00
Report Preparation ⁽¹⁴⁻¹⁷⁾	\$5,500.00
Release Closure Plan (RCP) Preparation ⁽¹⁸⁾	\$1,500.00
Other Services	
Miscellaneous ()	\$0.00
Miscellaneous (Data Validation)	\$302.00
Monitoring & Sampling Subtotal:	\$27,760.00
Additional Costs Subtotal:	\$0.00
Grand Total:	\$27,760.00

STAHLY ENGINEERING & ASSOCIATES, INC.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, entered into on _____ by _____ (hereafter "CLIENT"), located at _____ and Stahly Engineering & Associates, Inc. (hereafter "CONSULTANT"), located at: 3530 Centennial Drive, Helena, MT 59601, is hereby described as follows:

A. Project Description (hereafter the "Project"):

1031 Euclid Ave., Helena, MT, Monitoring Well Survey

B. CONSULTANT will perform professional services for CLIENT as follows:

Survey the top of casing at a location determined by the client, along with the adjacent ground elevation, for two monitoring wells located at 1031 Euclid Avenue in Helena, Montana. The wells will be surveyed on the Montana State Plane NAD83(2011) Coordinate System with elevations referenced to NAVD88 (geoid18), or otherwise specified by the client.

Deliverables will include a .csv file containing the resulting geographic coordinates and elevations.

This estimate assumes the wells are exposed and unlocked by the client prior to field work to allow for efficient data collection. Well identification numbers will need to be provided to the surveyor.

C. CLIENT will compensate CONSULTANT for services as follows:

\$1,500.00 on a lump sum basis. This fee does not include any required safety training which will be billed separately on a time and materials basis if necessary.

NOTE: Invoices are due upon receipt. Invoices are sent out once a month (on or about the 10th) for work performed during the invoice period (basically the prior month). A late payment FINANCE CHARGE will be charged at the periodic rate of 1.5% per month (or the maximum allowed by law) on any balance remaining unpaid 30 days after the date of the invoice.

Signature below by CLIENT signifies CLIENT's understanding, agreement and acceptance of this Agreement and that signatory below is authorized to sign this Agreement.

CONSULTANT:

By: _____

Name: Rylan Stahly

Title: Survey Department Manager

Project Manager/Contact: Rylan Stahly

CLIENT:

By: _____

Name: _____

Title: _____

Email Address: _____

By signing this Agreement, Client assents to the terms and conditions set forth above and on the reverse side hereof.

TERMS AND CONDITIONS

1. Amendments. Client, without invalidating this Agreement, may request changes within the general scope of the Services required by this Agreement by amending or adding to the Services to be performed and any such changes in the Services shall be performed subject to this Agreement. Upon receiving Client's request, Consultant shall return to Client a proposal setting forth an adjustment to the Services and cost estimate or fee to represent the value of the requested changes. Consultant will perform additional services after receiving written approval from Client accepting the proposal.
2. Relationship of Parties. Consultant and its employees, agents, affiliates and subcontractors shall act solely as independent contractors in performing services under this Agreement. Except as specifically provided in this Agreement, Consultant shall have no right or authority to act for Client and will not enter into any contract or other agreement or incur any debt, liability or obligation of any nature in the place of, or on behalf of, Client. Consultant, its employees, agents, affiliates and subcontractors shall not be considered agents or employees of Client. Reliance upon the Services provided under this Agreement are limited to Client and any third party reliance that may be available is contingent upon written agreement executed by Consultant and upon the full execution by the third party of a letter of understanding provided by Consultant. Client acknowledges that the Services provided under this Agreement shall in no way be construed, designed, or intended to be relied upon as legal advice or interpretation.
3. Reuse of Documents. All documents, including Drawings and Specifications provided or furnished by Consultant pursuant to this Agreement are instruments of service in respect of the Project, and Consultant shall retain an ownership and property interest therein (including the right of reuse by and at the discretion of Consultant) whether or not the Project is completed. Client may make and retain copies for information and reference in connection with the use and occupancy of the Project by Client; however, such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project and is prohibited. Client shall not give or sell drawings or specifications furnished by Consultant to any other party. Consultant may release electronic files generated during its work to client, providing client signs release of liability statement.
4. Standard of Care. The standard of care for all professional engineering and surveying and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of Consultants' profession practicing under similar conditions at the same time and in the same locality. Consultant makes no warranties or guarantees, express or implied, under this Agreement or otherwise, in connection with Consultant's services.
5. Cost Estimates. Any opinion of probable costs prepared by the Consultant represents its judgment as a design professional and is supplied for general guidance of the Client. Because Consultant has no control over the cost of labor and materials, or over competitive bidding or market conditions, the Consultant does not guarantee the accuracy of such opinions as compared to contractor bids or actual cost to the Client.
6. Insurance. In addition to any other insurance which Consultant may choose to carry, Consultant shall at its sole expense, maintain in effect during the performance of the Services under this Agreement insurance coverage's as follows: Workers Compensation, as required by state law; General Liability and Automobile Liability with a combined single limit of \$1,000,000 per occurrence; Professional Liability, \$1,000,000 for claims made against Consultant for negligent errors or omissions in performance of services hereunder. Consultant shall deliver to Client certificates of insurance, if requested by Client.
7. Indemnification. To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Client, Client's officers, directors, partners, employees and agents from and against any and all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Consultant or Consultant's officers, directors, partners, employees, agents in the performance and furnishing of Consultant's services under this Agreement. To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant, Consultant's officers, directors, partners, employees and agents from and against any and all claims, costs, losses and damages (including but not limited to all fees and charges of engineers, architects, attorneys and other professionals and all court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Client or Client's officers, directors, partners, employees, agents with respect to this Agreement or the Project.
8. Limitation of Liability. Client hereby agrees, to the fullest extent permitted by law, that Consultant's total liability to Client for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project of this Agreement from any cause or causes, including, but not limited to, Consultant's negligence, errors, omissions, strict liability, breach of contract, or otherwise, will not exceed (i) the total compensation received by Consultant under this Agreement, or (ii) \$50,000 whichever is the lesser amount.
9. Termination. This Agreement may be terminated by either party upon written notice in the event of failure by the other party to perform in accordance with the terms hereof. Unpaid invoice(s) 60 days outstanding shall be considered failure of performance by Client and grounds for termination by Consultant. Consultant may terminate the Agreement if Consultant believes that it is being requested by Client to furnish or perform services contrary to Consultant's responsibilities as a licensed professional; or if Consultant's services for engineering or surveying are delayed or suspended for more than sixty days for reasons beyond Consultant's control. The Client or Consultant may terminate this Agreement for convenience, effective upon receipt of written notice by either party. In the event of termination, Consultant shall be paid for services performed up to the termination notice date plus reasonable termination and project closeout expenses. Consultant shall have no liability to Client on account of termination. In the event Consultant is required to seek the services of an attorney with regard to default of client in performance of this agreement or in the event of Client's non payment of fees and costs, the prevailing party shall be entitled to recover from the losing party all costs and attorney's fees incurred.
10. Survival. All express representations, indemnifications, or limitations of liability made in or given in the Agreement will survive the completion of all services of Consultant under this Agreement or the termination of the Agreement for any reason.
11. Severability. Any provision or part of the Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
12. Betterment. If Consultant mistakenly leaves out of the Construction Documents any component or item required for the Project, Consultant shall not be responsible for the cost or expense of constructing or adding the component or item to the extent such item or component would have been required and included in the original construction documents. In no event will the Consultant be responsible for any cost or expense that provides betterment, upgrades or enhances the value of the Project.

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

Date: mo/day/year

5/13/2026

Project Information and Specifications

1031 Euclid Avenue

Helena, MT

Facility ID #

Release #

WP ID #

Type of Drilling Equipment

Hollow-Stem Augers

Air Rotary

Direct Push

Other (please specify)

Soil Boring

Number of Borings

Boring Diameter (inches)

Depth (per boring - ft)

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

Surface: Concrete Asphalt Barren

Depth (per well)

Estimated Depth to Groundwater (ft)

Boring Diameter (inches)

Casing Diameter and type (inches)

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	\$	6.00 /mile	180	\$ 1,080.00
Mobilization/Demobilization: Support Vehicle	\$	4.00 /mile	180	\$ 720.00
Soil Boring Installation (2)				
Drilling (0'-50' range per boring)	\$	70.00 /foot	120	\$ 8,400.00
Drilling (50'-100' range per boring)		/foot		\$ -
Other (please specify) _____				\$ -
Monitoring Well Installation (3)				
Drilling (0'-50' range per well)	\$	40.00 /foot	120	\$ 4,800.00
Drilling (50'-100' range per well)		/foot		\$ -
Other (please specify) _____				\$ -
Drilling Standby (4)				
-prior approval needed	\$	/hour		#VALUE!
Well Development (5)				
Well Development	\$150	/hour	2	\$ 300.00
Monitoring Well Abandonment (6)				
Abandonment	\$	/well		#VALUE!
Lodging may only be paid at actual costs when documented by receipts.				
Per Diem				
Lodging: number of individuals =	2	\$ 200.00 /person per day	2	\$ 800.00
Food: number of individuals =	2	\$ 44.10 /person per day	2	\$ 176.40
TOTAL PROJECT EXPENSE				\$16,276.40

D.O.T. Drums

\$120

Additional Conditions/Comments/Costs:

Drill and construct 2 monitor wells to 60' each at 1031 Euclid Avenue, Helena, MT

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

Submit completed form to:

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

O'KEEFE DRILLING

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

Client: Olympus
Attention: Ethan Perro
Project: Helena, MT

Date: 14-May-26
Phone: 908-433-5897
Main: 406-430-1784

1031 Euclid Ave

PROJECT SPECIFICATIONS:			
Type of Rig:	<u>GeoSonic</u>	Number of Wells:	<u>3</u>
Location:	<u>Helena, MT</u>	Expected Total Footage:	<u>60</u>
Formation:	<u>Very tight decomposing volcanic ash</u>	Screen Length:	<u>10</u>
Sampling:	<u>Samples from 0-10</u>	Screen Size:	<u>0.02</u>
Decontamination:	<u>No</u>		
Other Details:	<u>Flush Mount</u>		

Monitor Well/Soil Boring Installation Unit Cost Worksheet

Task		Unit Cost	Number of Units	Total Cost
Mobilization/Demobilization				
Drill Rig	\$ 6.00 Miles	120	\$ 720.00	
Support Vehicle	\$ 2.50 Miles	120	\$ 300.00	
Interim Travel	\$ 2.50 Miles		\$ -	
Per Diem				
<i>Crew Members</i>				
Motel	3 \$ 250.00 Per Person Per Day	3	\$ 2,250.00	
Food	3 \$ 55.00 Per Person Per Day	4	\$ 660.00	
Soil Boring Installation				
6" Drilling 0-100 ft range (w/sampling)	\$ 75.00 Per Foot	30	\$ 2,250.00	
6" Drilling 0-100 ft range (No sampling)	\$ 65.00 Per Foot	150	\$ 9,750.00	
Drilling Dry Surcharge - 10%	Total			
Monitor Well Installation				
2" Drilling 0-105 ft range	\$ 70.00 Per Foot	30	\$ 2,100.00	
Drilling Standby & Safety Meeting				
Prior Approval Needed	\$ 300.00 Per Hour		\$ -	
Other				
Well Development	\$ 550.00 Per Hour	6	\$ 3,300.00	
Move/Set-up	\$ 550.00 Per Hour	3	\$ 1,650.00	
Telehandler	\$ 2,000.00 LS	1	\$ 2,000.00	
Total Project Expenses				\$ 24,980.00

***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.

*****A fuel surcharge may be charged depending on the cost of diesel during drilling activities

From: mthaztech@gmail.com
To: [Ethan Perro](#)
Subject: EXTERNAL RE: Estimate
Date: Tuesday, May 12, 2026 8:03:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Ethan,
HazTech does not have an air rotary rig so I will have to decline this bid.
Thank You,
Paul

From: Ethan Perro <eperro@olytech.com>
Sent: Monday, May 11, 2026 2:42 PM
To: mthaztech@gmail.com
Subject: Estimate

Paul

Can you provide an estimate to install 1 well at 1031 Euclid Avenue in Helena. We will need soil samples from 0-10 feet and then we will hit limestone.

Air Rotary
55-60 feet bgs total depth
Screen 20'/30' – 60 feet bgs
Casing to Surface- flush mounted
2"

A “no bid” is fine as well.

Ethan J. Perro, P.G.

Environmental Division Manager



BILLINGS · BOISE · HELENA

Office: 406-430-1784 | **Cell:** 908-433-5897

24-Hour Emergency: 406-245-3554

6809 King Ave. W., Unit F

Billings, MT 59106-2602

OLYTECH.COM



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