



Resource Technologies, Inc.

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March 4, 2026

Mr. Jay Shearer
MDEQ-PTCS
P. O. Box 200901
Helena, MT 59620-0901

Subject: Revised Remedial Investigation Workplan and Budget, Former Rambur Construction, 401 N 17th Street, Billings, Yellowstone County, Montana; Facility ID 00-32594 (TID 32594), Petroleum Release 6699, Work Plan 35110

Responsible Party: Rambur Construction, Inc.
c/o KAB Property's LLC
5839 Chicago Road
Shepard, MT 59079

Contact: Kirk Brumfield, Remediation Manager
(406) 208-9380
Kirk@msibillings.com

Dear Mr. Shearer:

On behalf of Kirk Brumfield, Resource Technologies, Inc. (RTI) is submitting the following Work Plan (WP) and budget for Remedial Investigation at the former Rambur Construction, Inc. property located at 401 N 17th Street, Billings, Montana. Proposed activities are intended to provide data to aid in assessing potential soil and groundwater impacts associated with Release 6699 that was discovered when an underground storage tank (UST) and 3 subsequent USTs were found on site during Environmental Site Assessment (ESA) activities. This WP was prepared pursuant to the Montana Department of Environmental Quality-Petroleum Tank Cleanup Section (MDEQ-PTS) letter to Kirk Brumfield dated December 8, 2025.

BACKGROUND

The Rambur Construction, Inc. property located at 401 N 17th Street Billings, Montana (the Facility, Figure 1), has a history of commercial and industrial use, as documented in a Phase I Environmental Site Assessment (ESA) conducted by Granite Peak Environmental, LLC (Grantie Peak) in early 2025. The Phase I ESA identified two recognized environmental conditions (RECs) including an unresolved petroleum release

on the adjacent property to the east, known as the Stockton Oil Company bulk plant. The Phase I also identified a “gas” underground storage tank (UST) in the southwest corner of the subject property as it appeared on 1958 and 1961 Sandborn fire insurance maps. In April 2025, in follow up to the Phase I ESA, Granite Peak completed a subsurface soil investigation at the Rambur property. The investigation included completion of four soil borings, with three borings completed along the east property boundary and one boring completed in the southwest corner of the property where the underground storage tank (UST) was indicated.

Release 6699:

Release 6699 was discovered on April 1, 2025, when petroleum-stained soil was observed approximately 2 feet beneath the UST found during the subsurface investigation conducted at the Facility. On April 1, 2025, a test pit (TP#4) was excavated adjacent to and at the east end of a found UST. The tank was measured in the ground and estimated to be an approximately 4,000-gallon tank. Soil at 11 feet below ground surface (bgs), approximately 2 feet below the tank, was stained grey and had a strong petroleum odor. During test pit excavation, groundwater was observed at depths between 12.5 and 13.5 feet bgs. A PID reading of 504 parts per million (ppm) was observed in TP#4 and sample (T1-E) was collected. The sample was submitted to Energy laboratories of Billings and was analyzed for Volatile Petroleum Hydrocarbons (VPH) and Extractable Petroleum Hydrocarbons (EPH).

Release 6699 was confirmed by the lab with reported concentrations of C9-C10 aromatics, C5-C8 aliphatics, and C9-C12 aliphatics that exceeded the Montana Department of Environmental Quality (DEQ) Petroleum-Release Confirmation Risked-Based Screening Levels (RBSLs) for soil (Table 1 in Montana Risk-Based Corrective Action Guidance for Petroleum Releases, February, 2024). In addition, EPH fraction analysis reported concentrations of C9-C18 aliphatics and C11-C22 aromatics in exceedance of established RBSLs.

Licensed UST remover, Marketing Specialties, Inc. obtained a permit to remove the UST on April 25, 2025. During removal of the tank on September 2, 2025, three additional USTs were discovered adjacent and to the south of the found UST. Marketing Specialties, Inc. obtained a permit modification from DEQ and the additional three USTs were removed on September 3, 2025.

The initially discovered UST (T1) was a 4,000-gallon tank located furthest to the north and oriented east-west, while the other three USTs were located just south of T1. The smaller 575-gallon tanks (T2, T3 and T4) were all oriented north-south in the same tank basin (Figure 2). Piping from T1 was a 5-foot vent pipe only. Additional piping was discovered running from T2 to the southeast toward the adjacent structure and measuring 10 feet in length.

Upon removal of the USTs and associated piping, Marketing Specialties, Inc. collected confirmation soil samples per the permit requirements (a total of six samples). The samples were collected 18 inches below each tank, or at approximately 11- 12 feet bgs. The sample collected beneath the removed piping was collected at 12 inches below the piping. Three of the six samples collected exhibited VPH and/or EPH RBSL exceedances for leaching to groundwater (0-10 feet to groundwater) including C5-C8 aliphatics, C9-10 aromatics, and C11-C22 aromatics. Soil sampling results are included in Table 1 and laboratory analytical reports are attached. The sample collected beneath the piping from UST #2 in the south UST tank basin exhibited non-detectable concentrations for all petroleum constituents.

RTI visited the Rambur property on December 18, 2025, to complete sampling for a Phase II ESA of the existing structures on the property. A manhole indicating a water meter was observed in one of the remaining onsite structures. The onsite buildings are planned for demolition and removal in early 2025, once any hazardous building materials have been abated.

SCOPE OF WORK

The objectives of the Remedial Investigation are to assess the extent and magnitude of petroleum impacts to soil and groundwater associated with Release 6699. Proposed work tasks include:

- Review Phase I and II ESAs to identify potential areas of potential environmental concern on site;
- Complete 16 soil borings to 25 feet, on a 20-foot grid pattern starting in the southwest corner of the property to assess former UST area and the footprint of the former structure associated with vehicle maintenance.
- Based on potential areas of interest identified in the Phase I ESA, subsurface soil investigation and observations made during installation of initial 16 soil borings, complete additional four soil borings at locations to be determined to ensure site is thoroughly assessed if deemed necessary;
- Complete four soil borings as groundwater monitoring wells;
- Collect soil samples from soil and monitoring well boreholes and analyze for Volatile Petroleum Hydrocarbons (VPH) and Extractable Petroleum Hydrocarbons (EPH);
- Develop and survey monitoring wells;
- Collect groundwater samples from monitoring wells on a semi-annual basis for one year at high and low groundwater using low-flow sampling methods;

- Submit all samples for volatile petroleum hydrocarbons (VPH), extractable petroleum hydrocarbon screen (EPH Screen) analyses;
- Submit water samples from first sampling event for 1,2 dichloroethane (1,2 DCA) and ethylene dibromide analyses;
- Validate analytical data using DEQ Data Validation Summary Form;
- After first sampling event, submit a Remedial Investigation Report;
- After second sampling event, prepare Release Closure Plan (RCP) if necessary;
- After second sampling event, Prepare Groundwater Monitoring Report;

Work tasks are described in the following sections.

Project Management

RTI will manage and coordinate all aspects of the project including planning, collection of samples, analysis of data, and reporting. Work plan tasks and laboratory reports will be discussed with DEQ's project manager; agreed upon work plan modifications will be submitted in writing as required to complete the work plan objectives.

RTI will prepare a site-specific Health & Safety Plan for the planned field activities. A work zone will be established around work areas and support vehicles during boring and sampling activities to reroute traffic and provide pedestrian control.

Soil Borings

Soil borings will be completed with direct-push methods and soil samples will be collected continuously in 5-foot acetate sleeves inserted in a core barrel. Soil borehole depths are anticipated to be a maximum of 25 feet. The boreholes will be advanced up to 10 feet below the soil-groundwater interface to evaluate potential submerged petroleum smear zones that may exist resulting from historic periods of low groundwater. If soil impacts are encountered, boreholes will be advanced until the lower vertical limit of contamination is reached. Monitoring-well borehole depths are expected to be 25 feet. Soil borehole and proposed monitoring-well locations are shown in Figure 3.

Soil characteristics (including color, texture, moisture content, etc.) in each borehole will be documented by the RTI scientist supervising drilling activities using Unified Soil Classification System on a soil borehole log.

Soil samples will be field screened for the presence of organic vapors using a photoionization detector (PID) and standard headspace methods. PID readings will be recorded on the soil borehole log. In each borehole, the soil sample from the vadose zone exhibiting the highest PID reading, the sample collected at the soil groundwater interface, and the sample representing the lower vertical limit of soil impacts will be submitted for laboratory analysis. If numerous discrete strata with soil impacts are encountered, soil

samples representing the worst case (highest PID reading), and lower vertical limit of each discrete impacted interval will be submitted for laboratory analysis. If soil exhibiting elevated PID readings is not encountered, only the sample from the soil-groundwater interface will be submitted for laboratory analysis.

All downhole drilling and sampling equipment will be pressure washed with hot water prior to initiating the investigation and between locations to prevent possible cross-contamination.

Laboratory Analysis. Soil samples will be placed on ice and transported under chain-of-custody procedures to the Energy Laboratories for VPH and EPH analyses within the specified holding times.

Monitoring Well Installation

The monitoring wells will be constructed using two-inch schedule 40 PVC casing and 0.020-inch pre-pack well screen. Screen length will be 15-feet and will be positioned to intercept the water table allowing for seasonal fluctuations. Well depths are expected to be 25 feet and screened from 25 feet to 10 feet bgs. The remainder of the borehole will be completed with schedule 40 PVC solid riser pipe to grade. A filter pack composed of 8/12 silica sand will be placed in the borehole annulus to a depth of no less than two feet above the screen. A bentonite seal will be placed above the sand filter pack. The well will be fitted with a locking expandable well cap, and the wellhead will be completed in a traffic-rated flush-mount manhole set in concrete.

Well Development. The newly installed monitoring wells will be developed by surging and pumping to remove sediment. Pumping will continue until either the water becomes clear or until the visual turbidity of the groundwater no longer improves. The wells will be allowed to equilibrate for at least 24 hours prior to sampling.

Well Surveying and Mapping. The new and existing wells will be surveyed by a licensed Public Land Surveyor. Vertical control based on a USGS benchmark and elevation will be reported to the nearest 0.01 feet. Locations (horizontal control) of the monitoring wells will be measured relative to site features (buildings, road boundaries, utilities, etc.).

Groundwater Sampling

Groundwater samples will be collected from new monitoring wells on a semi-annual basis for one year. Samples will be collected at low groundwater (early spring 2026) and high groundwater (late spring to summer 2026).

Before purging, depth to water measurements will be collected from all site monitoring wells with an electronic water level sounder to facilitate determination of groundwater flow direction and gradient.

Groundwater samples will be collected using low flow collection methodologies. Monitoring wells will be purged and sampled with a variable-speed peristaltic sampling

pump and clean high-density polyethylene tubing and clean silicone pump-head tubing. The pump intake will be situated within the top 1/3 of the water column within the screened interval. Prior to sampling, each well will be purged at the lowest sustainable pumping rate but not less than 100 milliliters per minute. Purge water will be discharged to a flow cell where water quality parameters; including temperature, pH, conductivity, dissolved oxygen (DO), oxidation/reduction potential (ORP), and turbidity will be monitored and recorded after every liter purged (every two to four minutes) on a sampling log. An electronic water level sounder will be inserted in the well and suspended just above the static water level to facilitate water level monitoring throughout purging. Purge volume will be measured in a graduated cylinder. When water quality parameters stabilize for three successive readings of the water quality field parameters, the sample line will be severed at the flow cell inlet for sample collection into laboratory provided containers.

Groundwater samples will be submitted to Energy Laboratories of Billings for VPH and EPH Screen analysis. Samples exhibiting a total extractable hydrocarbon (TEH) concentration greater than 1,000 micrograms per liter ($\mu\text{g/L}$) will be further analyzed for EPH aliphatic and aromatic fractions. During the first sampling event, samples will also be analyzed for the lead scavengers 1,2 DCA and ethylene dibromide. If no lead scavengers are detected during the first sampling event, analysis for those compounds may be discontinued during the second sampling event.

Purge water will be handled in accordance with the Options for Discharge of Hydrocarbon Contaminated Wastewater Technical Guidance Document. Disposable vinyl tubing and latex gloves will be disposed of in an onsite dumpster.

Decontamination

After each water level measurement, the probes will be decontaminated using a detergent wash followed by a distilled water rinse.

Investigation Derived Waste Management

Drill cuttings exhibiting evidence of petroleum impacts (strong odors, elevated PID readings) will be placed in 55-gallon drums pending characterization and proper disposal. Clean drill cuttings will be spread on the ground surface on site.

Purge water will be handled and disposed of in accordance with the MDEQ Purgewater Disposal Flow Chart.

Solid waste including gloves, pump tubing, paper towels, etc. will be disposed of in a municipal solid waste receptacle.

Data Validation

All laboratory data generated under this workplan will be validated using the DEQ Data Validation Summary Form (DVSFs). DVSFs will be appended to reports.

Release Closure Plan

Based on historic and newly collected data, RTI will prepare a Release Closure Plan (RCP) using the DEQ RCP format if site conditions indicate additional monitoring or corrective action is necessary. RTI will discuss the findings of the RCP with the DEQ case manager to facilitate identifying the preferred corrective action for mitigating residual groundwater impacts at the site.

Evaluation and Reporting

Upon completion of soil boring/monitoring well installation and the first of two semi-annual groundwater sampling events, and receipt of analytical data, RTI will prepare and submit an Interim Data Submittal that will incorporate data generated under this work plan. The report will include the following:

- Tabulated soil and groundwater analytical and elevation data including,
- Potentiometric surface maps,
- Contaminant distribution maps,
- Field data sheets, laboratory analytical reports, and data validation summary forms, and
- Facility map(s) showing site layout, utilities, locations of monitoring wells, potentiometric surface, dissolved contaminant distribution, and dissolved contaminant plumes;
- Recommendations regarding need for Petroleum Vapor Intrusion investigation prior to second groundwater sampling eventy.

Following the second semi-annual groundwater sampling event, RTI will prepare a Remedial Investigation Report that will include:

- Facility map(s) showing site layout, utilities, locations of monitoring wells, potentiometric surface, dissolved contaminant distribution, and dissolved contaminant plumes;
- Borehole logs and well construction details;
- Tabulated summaries of soil analytical data (including soil results collected to date) and new and cumulative groundwater sampling data (laboratory analytical results and data validation checklists will be appended to the report);
- Recommendations for additional remediation work required to resolve the Releases.
- RCP will be summarized in the report, and a copy of the RCP will be appended to the report.

Electronic copies of the reports will be submitted to MDEQ and the responsible party.

SCHEDULE

Soil boring/monitoring well installation and the first groundwater sampling will be scheduled for early summer 2026 (high groundwater). The second groundwater sampling event will be scheduled for late fall 2026 (low groundwater).

BUDGET

A breakdown of costs associated with RI activities is attached. Bids for soil boring and well installation services were obtained from three direct-push boring contractors. Wiley Drilling of Montana City provided the low bid. Subcontractor bids are attached. Costs associated with groundwater sampling are provided on a unit cost basis and are included in the attached Groundwater Monitoring Tool worksheet. The total cost for RI and groundwater sampling activities is \$73,007.87. If you have any questions or comments regarding this workplan, please do not hesitate to call.

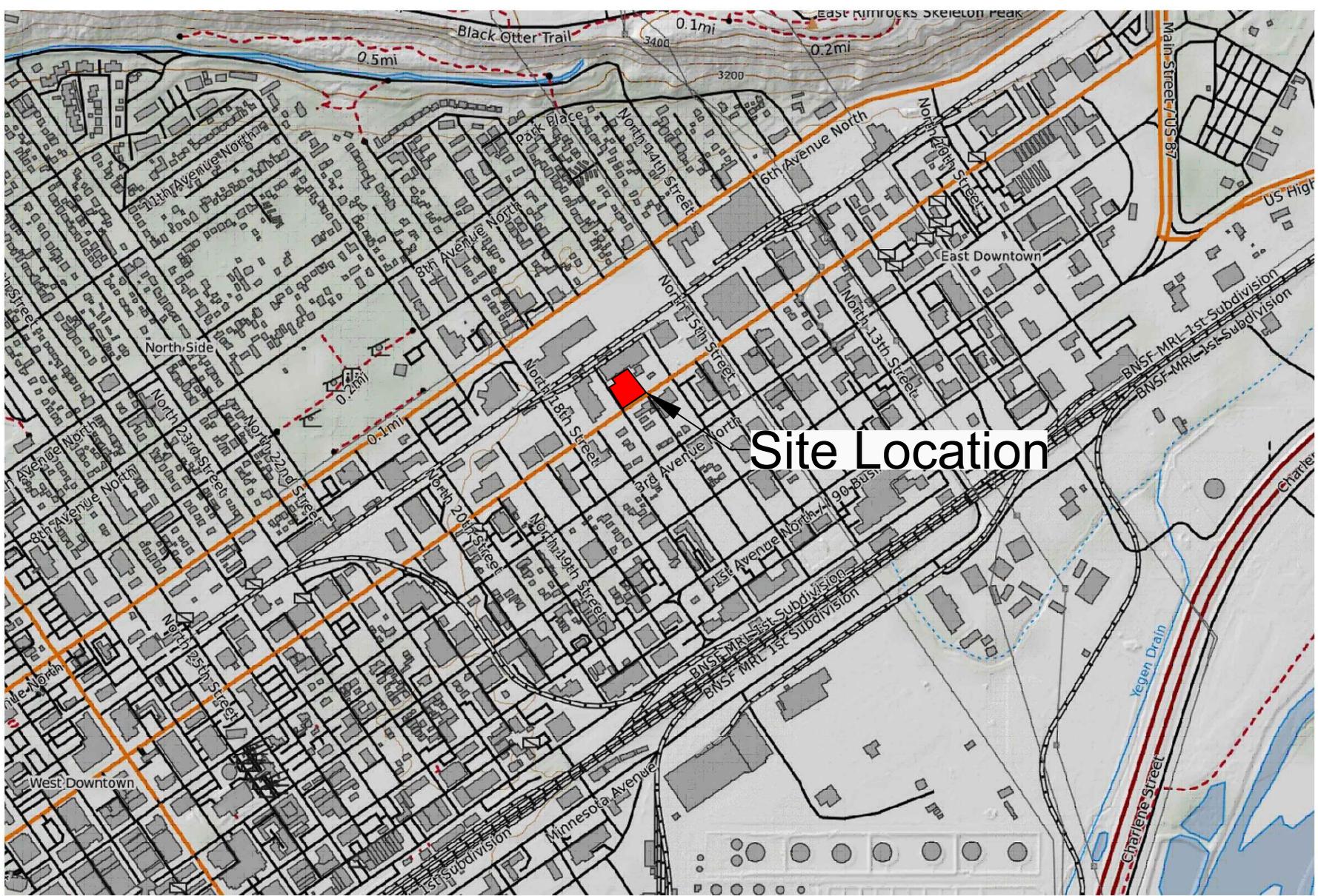
Respectfully Submitted,
Resource Technologies, Inc.



Joe Laudon
Hydrogeologist

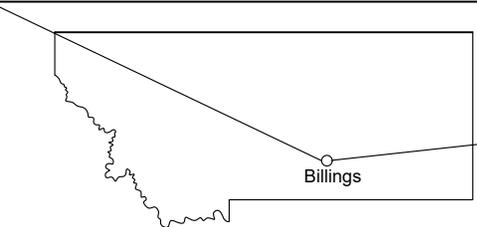
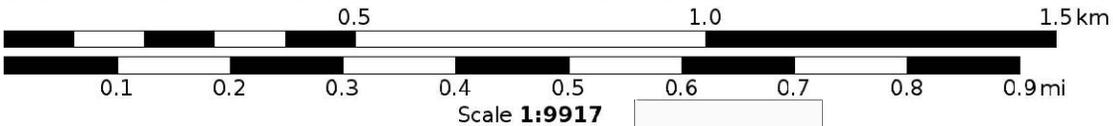
Attachments

cc: Kirk Brumfield



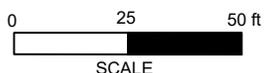
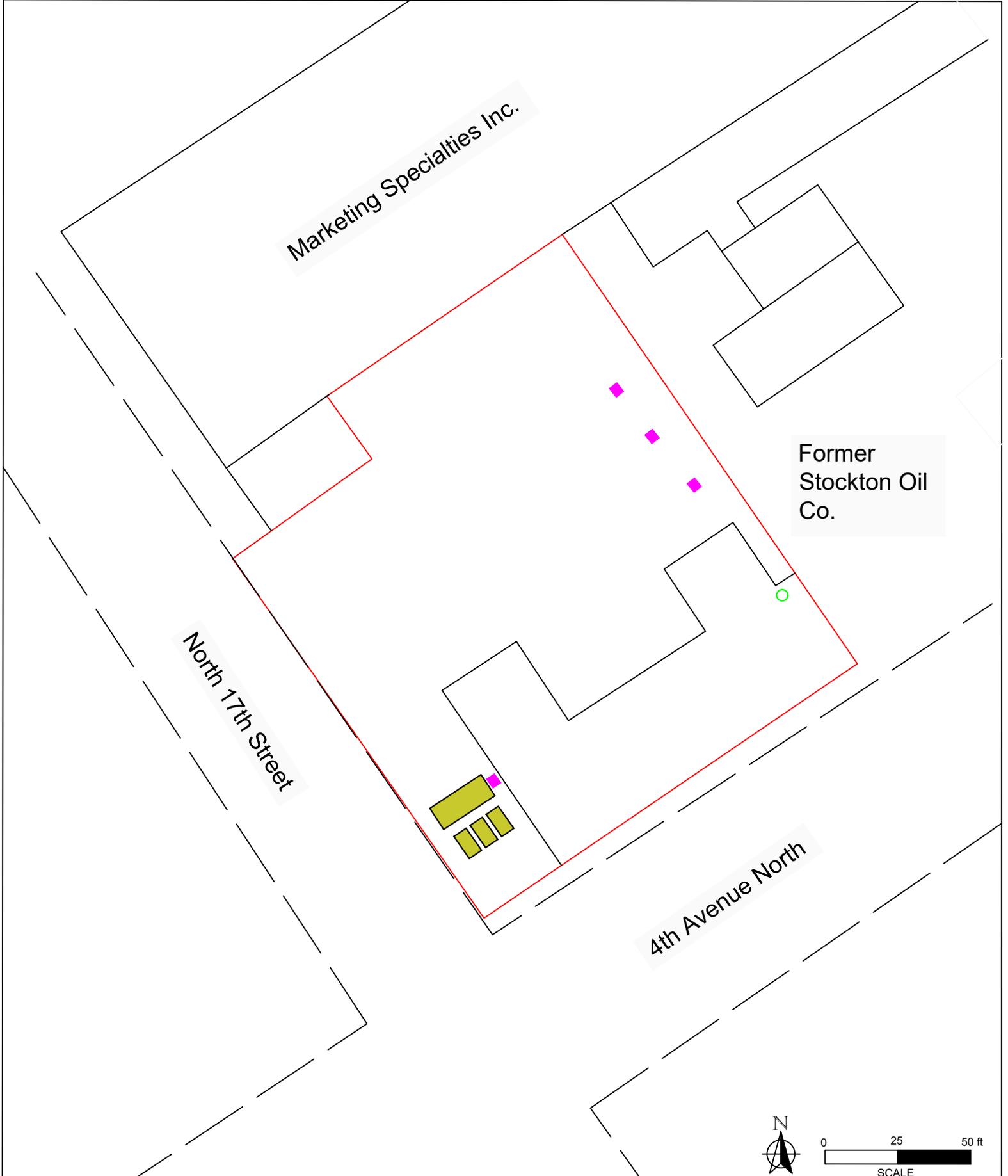
Site Location

Mercator Projection
WGS84
UTM Zone 12T
 CALTOPO



 **RESOURCE TECHNOLOGIES, INC.**
1050 EAST MAIN STREET, SUITE 4
BOZEMAN, MT 59715
(406) 585-8005 FAX: (406) 585-0069

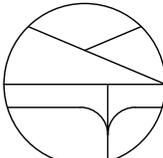
Figure 1
Rambur Construction Inc
Site Location Map
Release ID #6699
Facility ID #00-32594
401 N 17th St. Billings, MT



Legend	 Found Underground Storage Tanks	 Test Pit
	 Site Boundary	 Street Boundary
	 Building Outlines	 Floor Drain
Note: Property Lines are Approximate		

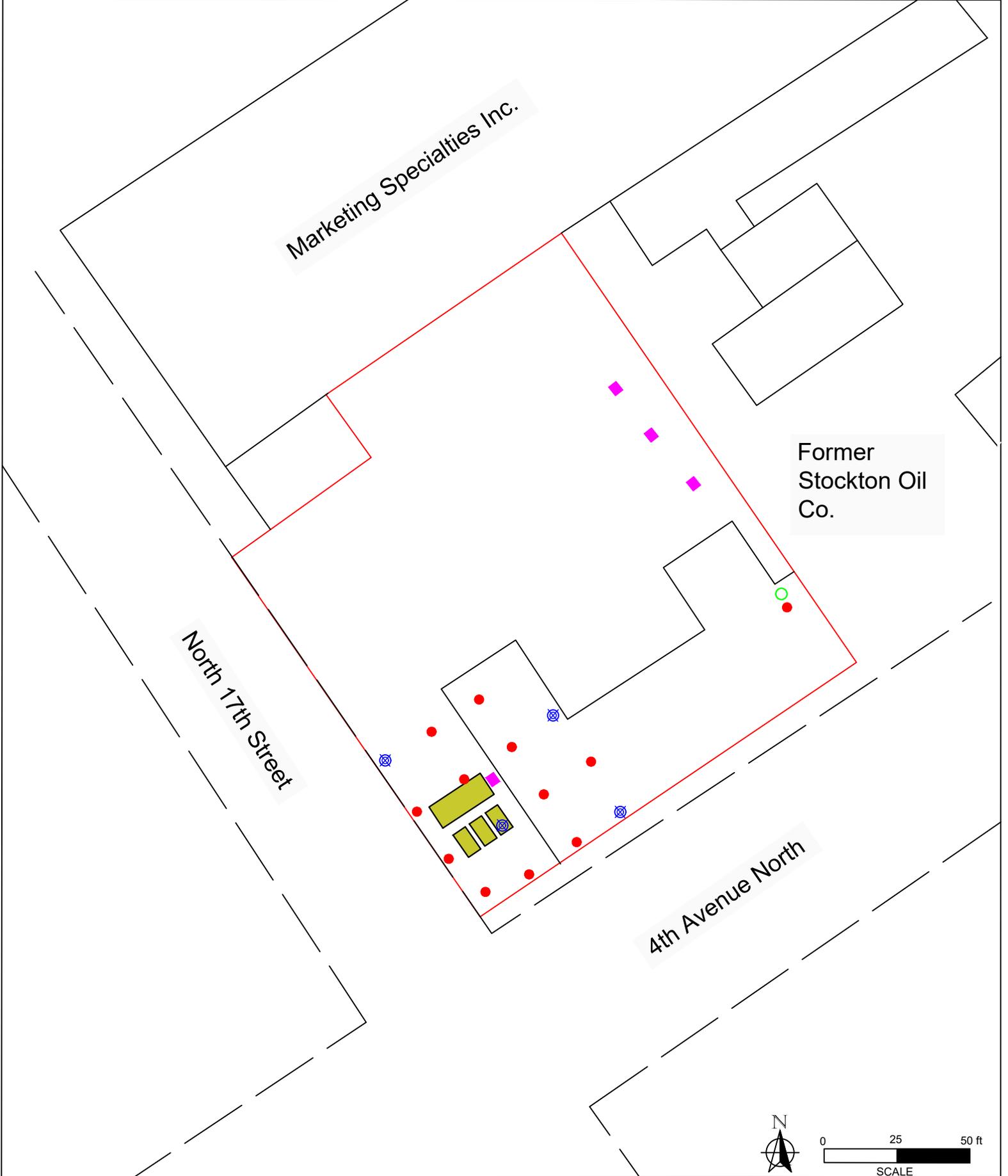
Figure 2

Rambur Construction
Facility Map
Release ID #6699
Facility ID #00-32594
401 N 17th St. Billings, MT



RESOURCE TECHNOLOGIES, INC.

1050 EAST MAIN STREET, SUITE 4
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Marketing Specialties Inc.

Former Stockton Oil Co.

North 17th Street

4th Avenue North

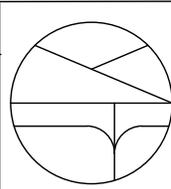


SCALE

Legend	 Found Underground Storage Tanks	 Test Pit
	 Site Boundary	 Street Boundary
	 Building Outlines	 Proposed Soil Borehole
	 Floor Drain	 Proposed Groundwater Monitoring Well
	Note: Property Lines are Approximate	

Figure 3

Rambur Construction
 Proposed Borehole Locations
 Release ID #6699
 Facility ID #00-32594
 401 N 17th St. Billings, MT



RESOURCE TECHNOLOGIES, INC.
 1050 EAST MAIN STREET, SUITE 4
 BOZEMAN, MT 59715
 (406) 585-8005 FAX: (406) 585-0069

**Table 1. Soil Analytical Results - UST Removal Confirmation
Rambur Construction; 401 N 17th Street; Billings, Montana**

Soil Sampling VPH and EPH			VPH												EPH														
			MTBE		Benzene		Toluene		Ethyl-Benzene		Xylenes		Naphthalene		C9-C10 Aromatics		C5-C8 Aliphatics		C9-C12 Aliphatics		TPH		TEH Screen		C9-C18 Aliphatics		C19-C36 Aliphatics		C11-C22 Aromatics
Unit			mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		
<i>RBSL Commercial 0-2 ft bgs</i>			310		7.6		6,300		38		330		13		300		450		800				1,600		330,000		6,200		
<i>RBSL Construction 0-10 ft bgs</i>			9,100		190		14,000		1,200		1,900		120		4,000		2,000		3,000				6,000		1,600,000		33,000		
<i>RBSL Leaching 0-10 ft to Groundwater</i>			0.078		0.07		21		26		320		12		130		220		11,000				53,000				370		
Sample ID	Depth (ft)	Date	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	Results	Q	
T1-East	11-12'	9/3/25	<0.12	*	<0.061	*	<0.061		<0.061		<0.061		<0.47		43		6.1		116		173		1490		890		153		363
T1-West	11-12'	9/3/25	<0.67	*	<0.34	*	<0.34		<0.34		<0.34		<2.8		155		<13		339		518.0		306		187		38		84
T-2	11-12'	9/3/25	<0.54	*	<0.27	*	<0.50		<2.7		<0.27		<1.1		189		142		527		819		3290		1980		235		811
T-3	11-12'	9/3/25	<1.1	*	<0.57	*	<1.5		8.3		>0.57		<1.1		535		330		1240		1,860		60						
T-4	11-12'	9/3/25	<0.11	*	<0.053	*	<0.053		<0.053		<0.053		<0.11		22		15		67		92		2,750		1,460		506		640
Pipe		9/3/25	<0.1	*	<0.052	*	<0.052		<0.052		<0.052		<0.10		<2.1		<2.1		<2.1		<2.1		<12						

Notes:

VPH = volatile petroleum hydrocarbons

EPH = extractable petroleum hydrocarbons

TPH = total purgeable hydrocarbons

TEH = total extractable hydrocarbons

mg/kg = milligrams per kilograms

J= Estimated Value, analyte present but less than reporting limit OR surrogate could not be calculated due to a closely eluting peak.

RBSL - Montana Tier 1 Risk Based Screening Level - Soil - MDEQ, February 2024

* = Reporting Limit Exceeds RBSL

Exceeds Leaching RBSL

COST ESTIMATE DETAIL

Task	Unit Cost	Number of Units	Total Cost
Project Management			
Remedial Investigation Work Plan (CAP RI)	\$2,000.00 /ea	1	\$2,000.00
Review ESAs	\$147.00 /hour	6	\$882.00
Project Manager: Coordination/Scheduling/Budget Tracking	\$170.00 /hour	20	\$3,400.00
Management Subtotal			\$6,282.00
Mobilization and Travel			
Prep and Mobilization Soil Boring Well Installation (1 RT and local)	\$3.29 /mile	350	\$1,151.50
Prep and Mobilization Well Development (1 RT)	\$3.06 /mile	290	\$887.40
Lodging	\$150.00 /day	3	\$450.00
Per Diem: Meals	\$44.10 /day	5	\$220.50
Travel Subtotal			\$2,709.40
Field Work			
Soil Boring/Monitoring Well Installation	\$147.00 /hour	36	\$5,292.00
Well Development	\$133.00 /hour	8	\$1,064.00
Boring Subcontractor (Wiley Drilling)	\$14,204.18 /each	1	\$14,204.18
Subcontractor Mark-up	7 %	1	\$994.29
Surveying	\$1,500.00 /total	1	\$1,500.00
Subcontractor Mark-up	7 %	1	\$105.00
Equipment and Consumables			
Photoionization Detector	\$115.50 /day	4	\$462.00
Pump Tubing (Well Development)	\$1.55 /foot	120	\$186.00
Development Pump	\$84.00 /day	1	\$84.00
Consumables (gloves, distilled water, ice)	\$200.00 /lump	1	\$200.00
Field Work Subtotal			\$23,621.47
Laboratory Analysis			
Soil VPH	\$158.00 /sample	60	\$9,480.00
Soil EPH Screen+Percent Moisture	\$117.00 /sample	60	\$7,020.00
Soil EPH Fractions	\$200.00 /sample	30	\$6,000.00
RCRA Metals (drill cuttings characterization)	\$188.00 /sample	1	\$188.00
Sampling Fee	\$20.00 /sample	60	\$1,200.00
Data Validation	\$147.00 /hour	2	\$294.00
Laboratory Subtotal			\$24,182.00
Groundwater Sampling (see attached)			\$10,937.00
Reporting			
Remedial Investigation Report (RIR-01)	\$4,100.00 /ea	1	\$4,100.00
Release Closure Plan: Staff Eng/Sci	\$147.00 /hour	8	\$1,176.00
Reporting Subtotal			\$5,276.00
TOTAL ESTIMATED COSTS			\$73,007.87

Notes:

Monitoring and Sampling Unit Cost Worksheet

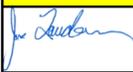
Cost Estimate Expl.

Work Plan Tasks

Unit Cost Worksheet

Help

Contractor Information

Company Name: RESOURCE TECHNOLOGIES INC.
 Address: 1050 EAST MAIN ST, SUITE 4
 City, State, Zip: BOZEMAN, MT 59715
 Cost Estimator/Print Name: Joe Laudon
 Signature: 

Phone: 406-585-8005
 Date: 3/4/2026

Project Information

Site Name: Former Rambur Construction
 Address: 401 North 17th Street
 City: Billings

Facility ID#: 00-32594
 Release #: 6699
 WP ID#: 35110
 Treads ID#: 29940

Monitoring Well Details

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

Sampling Method

Low-Flow
 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
 Bladder Pump
 Submersible Pump
 Bailer
 Other (please specify)

2 Total Events

[Cost Estimate Expl.](#)

Work Plan Task List

[Unit Cost Worksheet](#)[Site Information](#)[Help](#)

Task	Total Cost
Work Plan Preparation	\$0.00
Project Management	\$680.00
Mobilization/Demobilization ⁽¹⁾	\$1,774.80
Fluid Level Measurements ⁽²⁾	\$0.00
Groundwater Monitoring ⁽⁴⁻⁶⁾	\$2,040.00
Miscellaneous (Groundwater Monitoring Modifiers) ⁽⁷⁻¹¹⁾	\$0.00
Lodging & Per Diem (Lodging - actual only)	\$88.20
Laboratory Analysis ⁽¹²⁻¹³⁾	\$5,654.00
Report Preparation ⁽¹⁴⁻¹⁷⁾	\$700.00
Release Closure Plan (RCP) Preparation ⁽¹⁸⁾	\$0.00
Other Services	
Miscellaneous ()	\$0.00
Miscellaneous ()	\$0.00
Monitoring & Sampling Subtotal:	\$10,937.00
Additional Costs Subtotal:	\$0.00
Grand Total:	\$10,937.00

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															
Work Plan Preparation														/work plan	
Project Management	2	\$170.00	2	\$170.00								4	\$170.00 /hr	\$680.00	
Mobilization/Demobilization ⁽¹⁾	290	\$3.06	290	\$3.06								580	\$3.06 /mile	\$1,774.80	
Field Work															
Fluid Level Measurements ⁽²⁾	0		0											/well	
Groundwater Monitoring Setup ⁽³⁾	1	\$120.00	1	\$120.00								2	\$120.00 /site/day	\$240.00	
Groundwater Monitoring (<25ft total depth) - Peristaltic ⁽⁴⁾	4	\$225.00	4	\$225.00								8	\$225.00 /well	\$1,800.00	
Groundwater Monitoring (<25ft total depth) - Bladder ⁽⁵⁾	0		0											/well	
Groundwater Monitoring (25-50ft total depth) - Bladder ⁽⁵⁾	0		0											/well	
Groundwater Monitoring (50-75ft total depth) - Bladder ⁽⁵⁾	0		0											/well	
Groundwater Monitoring (75-100ft total depth) - Bladder ⁽⁵⁾	0		0											/well	
Groundwater Monitoring - No Purge ⁽⁶⁾	0		0											/well	
Modifiers															
Groundwater Monitoring - Low Yield Modifier ⁽⁷⁾	0		0											/well	
Groundwater Monitoring - IBI Modifier ⁽⁸⁾	0		0											/well	
Groundwater Monitoring - Filters ⁽⁹⁾	0		0											/filter/well	
Contaminated Purge Water - Offsite Disposal ⁽¹⁰⁾	0		0											/each	
Duplicate Sample Modifier ⁽¹¹⁾	0		0											/each	
Other Services															
Other Service (please specify)	0		0											/each	
Other Service (please specify)	0		0											/each	
Lodging & Per Diem (Lodging - actual only)															
Lodging: # of people	1													/person/night	
Food: # of people	1	\$44.10	1	\$44.10								2	\$44.10 /person/day	\$88.20	
(Breakfast \$7.50, Lunch \$8.50, Dinner \$14.50)															
Laboratory Analysis ⁽¹²⁾	Semi-Annual		Semi-Annual												
Volatile Petroleum Hydrocarbons (VPH)	4	\$152.00	4	\$152.00								8	\$152.00 /sample	\$1,216.00	
Extractable Petroleum Hydrocarbons (EPH)															
EPH "screen"	4	\$95.00	4	\$95.00								8	\$95.00 /sample	\$760.00	
EPH "fractions"	4	\$200.00	4	\$200.00								8	\$200.00 /sample	\$1,600.00	
Polycyclic Aromatic Hydrocarbons (PAHs)														/sample	
Lead Scavengers															
Ethylene dibromide (EDB)	4	\$100.00	4	\$100.00								8	\$100.00 /sample	\$800.00	
1,2-Dichloroethane (DCA)	4	\$100.00	4	\$100.00								8	\$100.00 /sample	\$800.00	
Drinking Water - EPA 524.3														/sample	
Intrinsic Biological Indicator Analyses (IBI)														/sample	
Other Analytical Methods	Sample Disposal Fee	4	\$3.00	4	\$3.00							8	\$3.00 /sample	\$24.00	
Other Service (please specify)	Data Validation Summary Form	1	\$147.00	1	\$147.00							2	\$147.00 /each	\$294.00	
PTRCB sampling fee ⁽¹³⁾ (\$10.00 allowed)		4	\$20.00	4	\$20.00							8	\$20.00 /sample	\$160.00	
Report Preparation															
Groundwater Monitoring Report - Type ⁽¹⁴⁻¹⁵⁾	Interim Data Submittal														
Groundwater Monitoring Report - Base Cost ⁽¹⁴⁾	1	\$700.00										1	\$700.00 /report	\$700.00	
IBI Modifier ⁽¹⁶⁾														/event	
Additional Wells Modifier ⁽¹⁷⁾														/event	

Release Closure Plan (RCP) Preparation ⁽¹⁸⁾															
Create RCP														/RCP-C	
Update RCP														/RCP-U	
													Monitoring & Sampling Subtotal:	\$10,937.00	

Additional Conditions/Comments/Costs:

													Additional Costs Subtotal:	
													Grand Total:	\$10,937.00

If you require assistance, call 406-444-9710
 Submit completed form to:
 Petroleum Tank Release Compensation Board
 PO Box 200902, Helena MT 59620-0902

Subcontractor Bids



January 15, 2025

Attn: Colleen Owen
Resource Technologies, Inc.
1050 East Main Street, Suite 4
Bozeman, MT 59715

RE: Project: WD-260115
Environmental Soil Borings and Well Installation
401 N 17th Street
Billings, MT 59101

Dear Ms. Owen:

Wiley Drilling has developed this Proposal for Resource Technologies, Inc. (RTI) to provide Subsurface Exploration Services for the above-mentioned project. This Proposal was developed based on information provided by RTI which included a site location map and general scope of work. The purpose of this project is to provide drilling services for an environmental investigation.

Scope of Services

Wiley has developed this proposal to include scope, costs and assumptions based on the information provided by RTI. The Scope of Services is broken down into the tasks listed below.

Task 1: Project Preparation and Mobilization

Wiley will call in utility locations in accordance with Montana State law within 3 days prior to the start of drilling. RTI will provide Wiley with a site map identifying the borehole locations to be used to call in locates. Wiley has assumed that no private utility locate services are required for this project. Wiley will mobilize the drill rig, materials, and crew from their drill shop in Montana City, MT to the project site.

Task 2: Soil Boring Installation

The soil borings will be advanced using a truck mounted Geoprobe 3100 drill rig with DT22 direct push drilling methods. Twenty (20) soil borings will be advanced to twenty-five (25) feet below ground surface (bgs) to collect environmental data. For costing purposes, we have assumed that each borehole will be advanced to 25 feet bgs totaling 500 feet of drilling.

Task 3: Groundwater Monitoring Well Installation

Four (4) soil borings will be completed as groundwater monitoring wells. The monitoring wells will be installed with DT37 direct push drilling methods. It is our understanding that the well material will consist of 2-inch diameter, sch. 40, PVC, flush threaded well casing and 15-feet of 0.010" factory milled well screen. The bottom of the well will be completed with a well cap and a J-plug will be installed on the top of the well. The annulus of the boreholes will be backfilled with 10/20 filter sand from the bottom of the borehole to approximately 1-foot above the top of the screened interval. Medium bentonite chips will be placed on top of the sand to 1-foot bgs. The well will be completed at surface with an 8-inch diameter flush mounted well vault set in a concrete pad. Well development and sampling will be the responsibility of others. Wiley will submit well logs to the state upon completion.

Cost Estimate and Assumptions

The not to exceed time and materials costs estimate for this project is **\$14,204.18**. A breakdown of these costs is provided in Table 1 attached to this Proposal. These costs are based on our project understanding, schedule, and the following assumptions:

- Wiley will call in public utility locations in accordance with Montana state law. Additional locate services are not included in this proposal.
- Permitting is the responsibility of others.
- Traffic control is the responsibility of others.
- Drill refusal may be reached due to gravel and cobbles.
- Wiley will have access to drill a minimum of 30-feet away from overhead power.
- Access to borehole locations for a truck mounted drill rig and support equipment is available.
- We will do our best to minimize impacts to curbs and lawns, however, any damage to landscaping associated with borehole access will be the responsibility of others.
- Drill cuttings will be backfilled in the borehole or spread on the ground surface at the Site. Wiley will not be responsible for the storage, waste characterization, or transportation of the drill cuttings.
- No decon of the drill tooling will be required between the soil borings.
- Work can be performed in Level-D Personal Protective Equipment including hard hat, safety toe boots, safety glasses, hearing protection, and hand protection.
- No air space monitoring is required.
- Any delays that are not the responsibility of Wiley will be charged to the project at a Standby Rate of \$210/hour.
- Any changes to the scope outlined in this proposal will require an updated cost estimate and proposal.

Schedule

Wiley will be available after February 23rd, 2026. Wiley anticipates the work will be completed in five 8-hour business days. Wiley will reach out to you to schedule this project upon receiving this signed Proposal.

Closing

We appreciate the opportunity to provide RTI this Proposal. Your authorization for Wiley to proceed in accordance with this Proposal can be issued by signing and returning this Proposal (Project: WD-260115).

AGREED TO:

CLIENT

TITLE

DATE

TABLE 1: COSTS ESTIMATE

Geoprobe 3100 Services	Quantity	Unit	Unit Price	Total
Project Setup/Mobilization				
Project Setup	2	Hour	\$ 140.00	\$ 280.00
Load/Unload	6	Hour	\$ 140.00	\$ 840.00
Mobilization	1	Lump Sum	\$ 935.00	\$ 935.00
Daily Mobilization	1	Lump Sum	\$ 170.00	\$ 170.00
De-Mobilization	1	Lump Sum	\$ 935.00	\$ 935.00
Total:				\$ 3,160.00
Drilling				
Direct Push	25	Hour	\$ 210.00	\$ 5,250.00
Setting Wells	6	Hour	\$ 210.00	\$ 1,260.00
Surface Completion	2	Hour	\$ 140.00	\$ 280.00
Asphalt Cutting	2	Hour	\$ 140.00	\$ 280.00
Total:				\$ 7,070.00
Support Equipment				
Concrete Saw	4	Day	\$ 60.00	\$ 240.00
Total:				\$ 240.00
Materials				
Bentonite	17	Each	\$ 10.50	\$ 178.50
Cement	3	Each	\$ 10.00	\$ 30.00
3.75 Expendable Point	4	Each	\$ 39.04	\$ 156.16
8x8 Manholes	4	Each	\$ 96.00	\$ 384.00
2" PVC - 5' Length	8	Each	\$ 41.94	\$ 335.52
2" PVC Screen - 5' Length	12	Each	\$ 50.34	\$ 604.08
DT22 Sample Liners (5 Core)	100	Each	\$ 6.00	\$ 600.00
Sand	8	Each	\$ 26.00	\$ 208.00
2" Top & Bottom Caps	4	Each	\$ 21.48	\$ 85.92
Total:				\$ 2,582.18
Hotel				
Operator	5	Days	\$ 150.00	\$ 750.00
Total:				\$ 750.00
Per Diem				
Operator	6	Days	\$ 67.00	\$ 402.00
Total:				\$ 402.00
Total Cost:				\$ 14,204.18



Olympus Technical Services, Inc.

January 13, 2026

Colleen Owen
Resource Technologies, Inc.
Via E-Mail to: colleen@rtimt.com

Re: **Proposal for DPT Soil Borings and Monitoring Well Installations**
401 N 17th Street
Billings, MT
Olympus Work Order No. C3334

Dear Ms. Owen,

Olympus Technical Services, Inc. (Olympus) is pleased to present this proposal to Resource Technologies, Inc. (RTI) to use Direct Push Technology (DPT) to advance soil borings and install monitoring wells at the above-referenced site (Site). We understand that the scope of work (SOW) will consist of the following tasks:

- Project management including project setup, public utility locate scheduling, project coordination with RTI, and development of a health and safety plan;
- Advance 20 soil borings within gravel areas to an estimated depth of 25 feet below ground surface (bgs), for a total of approximately 500 feet, or practical drilling refusal. Soil boring locations will be chosen by RTI;
- Soil samples will be collected continuously in 5-foot intervals. Soil samples will be collected using acetate sample sleeves with a 2 1/4-inch diameter, Geoprobe® MC-5 sampling system;
- Install up to 4 groundwater monitoring wells. Wells will be constructed with 2-inch-diameter, Schedule 40 PVC materials, including 15 feet of 0.010 slotted screen, 10 feet of blank, solid riser, screen points, well plugs, and 8-inch-diameter flush mount monuments. The wells will be backfilled with 10/20 Colorado Silica sand to approximately 2-foot above the screened interval, bentonite pellets to approximately 1-foot bgs, and a concrete collar encasing the well monument;
- Well reports will be submitted by Olympus to the Montana Bureau of Mines and Geology Groundwater Information Center. Copies will be provided to RTI;
- Borings will be backfilled with bentonite and the surface will be patch to match preexisting conditions; and,
- Decontamination rinsate and soil cuttings will be containerized.

We propose to complete the soil borings with our tracked, Geoprobe® 7822DT direct push drill rig. The drill rig will be operated by a 2-person crew mobilized daily out of Billings, Montana. Olympus will conduct daily health and safety meetings related to our operations.

The estimate is based on the following assumptions:

- Work will be completed in 3-4 workdays, including mobilization;
- A workday is considered 10 hours;
- Subsurface lithology is suitable for use of the DPT drill rig;
- The proposed boring locations are accessible and clear of potential overhead and underground obstructions. A public utility locate ticket will be prepared by RTI and a copy will be provided to Olympus at least three days prior to the drilling date. Olympus will prepare a duplicate utility locate notification ticket upon receipt of the locate ticket from RTI. Private locates are the responsibility of RTI, if necessary;
- Olympus will not be responsible for screening or sampling soil beyond the provided acetate sleeves and will not be collecting soil or groundwater samples for RTI. RTI has indicated a scientist will be on site to collect samples and log borings;
- Non-disposable drill tooling will be decontaminated between borings by washing with Alconox® soap, or similar, and rinsing with distilled water; and,
- Olympus will not be responsible for disposal of investigation-derived waste (IDW), including soil, decontamination water, and other related materials, if required.

We propose to complete the above scope of work on a unit cost basis in accordance with the attached cost schedule. The cost estimate in this proposal is based on representative unit rates for various categories of personnel and expected project expenses. Our invoices will reflect actual charges based on the applicable schedules and may differ from the cost estimate in this proposal. Should you authorize these Services, you will be invoiced monthly, on a unit cost basis in accordance with this cost estimate. Should unforeseen circumstances arise and warrant further work and additional costs, Olympus will contact you prior to further efforts. Any changes to our agreement must be mutually agreed and in writing.

Our current General Services Agreement shall govern this Task Order. Please acknowledge your acceptance of these Services by having this Task Order properly executed by a person authorized to purchase these Services and returning a signed copy to us. We appreciate the opportunity to offer this proposal and look forward to working with you on this project. Please contact me should you have any questions regarding this proposal.

Sincerely,



Ethan J. Perro, P.G.
Project Geologist

Attachment: Cost Estimate

Approved for RTI by:

Signature

Date

Name/Title – Please Print

Olympus Technical Services, Inc. Cost Estimate **Date:** 1/13/2026

Client: RTI
Project Name: 401 N 17th St
Olympus Project/Proposal No.: C3334

***ODC** 14%

Mobilization	Quantity	Unit	Rate	Cost
Drill Rig	4	Ea	\$315.00	\$1,260.00
<i>Mobilization Subtotal:</i>				\$1,260.00

Drilling	Quantity	Unit	Rate	Cost
Soil Borings	500	Ft	\$17.50	\$8,750.00
Monitoring Well Installation	100	Ft	\$45.00	\$4,500.00
Standby		Hr	\$250.00	
Standby (OT)		Hr	\$300.00	
<i>Drilling Subtotal:</i>				\$13,250.00

Comments/Notes:

1. Coordination, staff scheduling, creating HASP
2. Mobilization of 2-person crew/equipment (4 trips)
3. 20 brgs to 25 ft bgs (500 ft), 4 wells to 25 ft bgs (100 ft)
4. Backfill borings with bentonite
5. IDW not included

Subtotal		\$14,510.00
Contingency	0.0%	\$0.00
GRAND TOTAL		\$14,510.00

Estimated Costs

401 North 17th Street

Billings, Montana

Resource Technologies, Inc.

Submitted to Colleen Owen via email: colleen@rtimt.com

1.14.26

TASK	Unit Cost	Unit ID	Units	Total Cost
Project Management & Coordination				
Project Manager	\$155.00	hrs	1 \$	155.00
Staff Scientist (DNRC Well Log Report)	\$130.00	hrs	1.5 \$	195.00
Environmental Technician III (Loading/unloading/decon)	\$108.00	hrs	1 \$	108.00
			Sub Total	\$ 458.00
Geoprobe Equipment & Operator				
GeoProbe w/Operator (per day)	\$2,000.00	day	3.5 \$	7,000.00
Driller Helper (Tech II)	\$90.00	hrs	30 \$	2,700.00
			Sub Total	\$ 9,700.00
Materials, Tools, & Equipment				
Liners 2.25" (Dual tube)	\$7.50	each	100 \$	750.00
PVC Riser - 2" Sch 40	\$6.50	foot	40 \$	260.00
PVC Screen - 2" 0.010 slot	\$8.50	foot	60 \$	510.00
PVC Well Tip	\$15.00	each	4 \$	60.00
2" J-Plug	\$15.00	each	4 \$	60.00
Well Monuments, 8" Flushmount	\$100.00	each	4 \$	400.00
4.25" Auger Plug	\$20.00	each	4 \$	80.00
Expendable Points	\$20.00	each	4 \$	80.00
Pressure Washer	\$100.00	each	1 \$	100.00
Well Development Pump	\$150.00	each	1 \$	150.00
Silica Sand	\$20.00	bag	40 \$	800.00
Bentonite Chips	\$15.00	bag	20 \$	300.00
Concrete	\$10.00	bag	16 \$	160.00
Drums, 55G Steel Open Top	\$150.00	each	6 \$	900.00
			Sub Total	\$ 4,610.00

RTI will coordinate all site access and complete all necessary utility locates. Any additional footage or supplies will be billed on a time and materials basis at the above rates. Any additional field work will be agreed upon by both parties prior to inception. RTI will coordinate all IDW disposal.

Total Estimated Cost \$ 14,768.00