



APTIM
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June 07, 2019

Ms. Candace Sykora, Hydrogeologist
Wisconsin Department of Natural Resources
1300 W. Clairemont Avenue
Eau Claire, WI 54701

Mr. Kevin Manley, President
State Bank of Arcadia
131 West Main Street
Arcadia, Wisconsin 54612

**Re: Change Order #6 for Supplement Site Investigation to Assess Vapor Plume
Former Dry Cleaner Building
Arcadia State Bank
127 Main Street
Arcadia, Wisconsin 54612
WDNR BRRTS Nos. 02-62-259051**

Dear Ms. Sykora and Mr. Manley:

Aptim Environmental & Infrastructure, LLC. (APTIM) is presenting this change order and cost estimate for a supplement site investigation to define the extent and magnitude for vapor intrusion as required and described by the Wisconsin Department of Natural Resources (WDNR) in the Remediation and Redevelopment Program document RR 800 titled Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin dated January 2018. This proposal will detail the work plan for the above referenced site to include the sampling methods, parameters, quality control measures, and scope of the investigation. The purpose for this supplemental site investigation is delineate the extent of the vapor migration and evaluate if vapor intrusion is currently impacting indoor air of occupied buildings as required by Wis. Admin. Code § NR 716.11(5)(h).

This Change Order scope of work is in response to the WDNR letter dated August 9, 2018 addressed to Kevin Manley stating that the data provided in the Interim Remedial Action Plan Report to the WDNR, sent December 28, 2015, identified impacted vapors; however, the data is more than three years old and did not achieve the definition of extent and magnitude for vapor intrusion. It was recommended that a sub-slab and soil-gas investigation be completed to define the extent and magnitude for the above referenced site and other potential receptors. Once a complete set of data is collected, mitigation of the above reference site can be completed and a proposal to address the remaining vapor plume can then be submitted.

SCOPE OF WORK

Based on comments from the WDNR, the following scope of services are proposed:

- Preparation of a site specific health and safety plan (HASP). The HASP will provide information to ensure health and safety of the workers on site.
- Perform the following vapor intrusion assessment activities:

Westland Insurance Building

The Westland Insurance Building has a combined crawl space and a basement. Standing water was observed in the basement portion of the foundation during our last inspection.

Collect one active air sample from the first floor of the building; one sample from the crawl space and one sample from the basement. Active air samples will be collected in lieu of sub-slab samples because of the high water table and standing water in the crawl space and basement. The building air exchange system will be turned off for a minimum of 24 hours prior to sample collection and remain off during sample collection. A water sample will be collected from the basement sump, if present.

La Tapatia Restaurant

The La Tapatia Restaurant foundation consists of a crawl space. There is a high potential for standing water beneath the building. Saturated soils were observed around the foundation of the building during our last inspection.

Collect one active air sample from the first floor of the building; two samples from the crawl space. Active air samples will be collected in lieu of sub-slab samples because of the high water table and standing water in the crawl space. A water sample will be collected from the crawl space sump, if present.

Barber Shop

The Barber Shop is constructed on a concrete slab foundation.

Collect one active air sample from the first floor of the building. The shop owner previously refused access to drill holes in the floor for sub-slab sample collection.

Bawek's Shoes

The Bawek's Shoes store is constructed on a concrete slab foundation.

Indoor air samples are not recommended because of the facility's active use of chemicals. An attempt will be made to gain access to collect sub-slab samples from three locations.

All indoor samples will be collected on a semi-annual basis to reflect vapor concentrations under cool and hot weather conditions. Active indoor air sampling will be collected for measuring indoor air concentrations and from crawl spaces where high water prohibits sub-slab sample collection. Air samples will be collected in 6-liter summa canisters that draw air into the canister under the influence of the canister's vacuum. Each canister will be fitted with a flow controller that provides an 8-hour time-weighted average concentration.

Water samples will be collected from the sumps beneath the target buildings where sufficient volumes are present. The samples will be analyzed for chlorinated volatile organic compounds (CVOCs) using EPA Method 8260. The list of analytes reported by the laboratory will be limited to the same contaminants of concern as the vapor samples, when possible.

Soil Gas Survey

Collect five soil gas samples from the area north and north-west of the Westland Insurance Building to delineate vapor intrusion in these areas. The samples will be collected using direct push methods from the interval above the water table. The sample interval for the soil gas samples is estimated at 2 to 4 feet below ground surface (bgs). The approximate locations of four of the five proposed soil gas collection points are shown on the attached Figure. The

location for the fifth soil gas collection point will be determined in the field based field screening data from the previous four locations. The final number and locations of the points will be subject to surface and subsurface obstructions (subsurface utilities).

Ambient air (background) sampling will be collected from outside the buildings to evaluate background concentrations and will be completed each time the indoor air and soil gas samples are collected. Ambient air samples will be collected in 6-liter summa canisters that draw air into the canister under the influence of the canister's vacuum. Each canister will be fitted with a flow controller that provides an 8-hour time-weighted average concentration. The sampling device will set adjacent to the Westland Insurance Building and will be secured and not disturbed.

Soil gas sampling will be completed to evaluate the vapor intrusion migration pathway in the vadose zone. Soil gas samples will be collected in 6-liter summa canisters that draw air into the canister under the influence of the canister's vacuum. Each canister will be fitted with a flow controller that provides a 30-minute time-weighted average concentration.

Air and soil gas samples collected in summa canisters will be analyzed for CVOCs using EPA Method TO-15. The list of analytes reported by the laboratory will be limited to the contaminants of concern when possible.

After the air and soil gas samples have been analyzed, the results will be reviewed to determine if current contaminate concentrations present a risk to the current or future users of each building. A supplemental site investigation report will be prepared summarizing the sampling methods, parameters, quality control measures, sampling locations, evaluation of the extent of the vapor migration, and if vapor intrusion is currently impacting the indoor air quality of the buildings of concern as listed in the August 9, 2018 WDNR letter. To evaluate the sampling results, the data will be compared to either the Vapor Action Levels (VALs) for indoor air or to Vapor Risk Screening Levels (VRSLs) for subsurface samples and the comparisons provided in the supplemental site investigation report.

Finally, APTIM will prepare a DERF reimbursement package following the completion of the site activities listed in the scope of work. It assumed that only one claim will be prepared after the vapor intrusion scope is complete and submittal of the supplemental site investigation report to the WDNR. The DERF claim preparations are not reimbursable within the DERF program.

Assumptions

It is assumed that the first sampling event will include coordinating access with owners of each of the buildings listed in the August 9, 2018 WDNR letter, soil-gas sampling to the north and west of the Westland Building, sub-slab sampling beneath the Bawek's Shoes building, the heating season indoor air sampling of each building along with ambient outdoor air sampling under one mobilization to the site. A second mobilization will be needed to complete the non-heating season indoor air sampling of each building along with another ambient outdoor sampling.

Cost Estimate

The following table itemizes the tasks with associated costs. APTIM estimates that the cost to implement scope of work as described above is \$27,456. Of this total, APTIM has requested a DERF budget approval of \$22,173 for the site activities and reporting. The amount of \$5,283 is what will not be eligible for DERF reimbursement. This amount includes shipping and copies, mark-up on subcontractor invoices and the DERF claim preparation.

Table 1 - Item	Budget
Task 1 - HASP preparation	\$650
Task 2 - Building owner access and field activities preparation	\$3,290
Task 3 – 1 st field event to include 3 indoor active air samples, 4 crawl/basement active air samples, 2 sump water samples, 3 sub-slab samples, up to 5 soil gas samples and 1 outdoor ambient air sample in the non-heating season.	\$11,019
Task 4 – 2 nd field event to include 3 indoor active air samples, 4 crawl/basement active air samples, 2 sump water samples, 3 sub-slab samples, and 1 outdoor ambient air sample in the heating season.	\$6,007
Task 5 – Evaluation of sampling events and report	\$3,374
Task 6 – DERF Reimbursement Claim	\$3,117
Total	\$27,456


The price provided above is estimated and does not include sales and/or usage taxes. APTIM will conduct the aforementioned activities on a time and materials basis in accordance with the terms and conditions of the December 10, 2016 signed Services Agreement with CB&I, now doing business as APTIM.

APTIM will initiate the scope of work included in this proposal upon receipt of authorization of this proposal by Mr. Manley along with scope and cost approval from the WDNR to satisfy the DERF requirements.

The information contained in this proposal is confidential commercial information and shall not be disclosed, except for evaluation purposes, provided that if a contract is awarded to APTIM as a result of or in connection with the submission of this proposal, the requester shall have the right to use or disclose the data to the extent provided in the contract. This restriction does not limit the requestor's right to use or disclose any technical data obtained from another source without restriction.

APTIM appreciates the opportunity to submit this DERF scope of work and budget request for the Arcadia Dry Cleaner site and the time that you have taken to review it. If you have any questions or need additional information, please contact Mark Finney, Project Manager, at (913) 317-3591.

Sincerely,

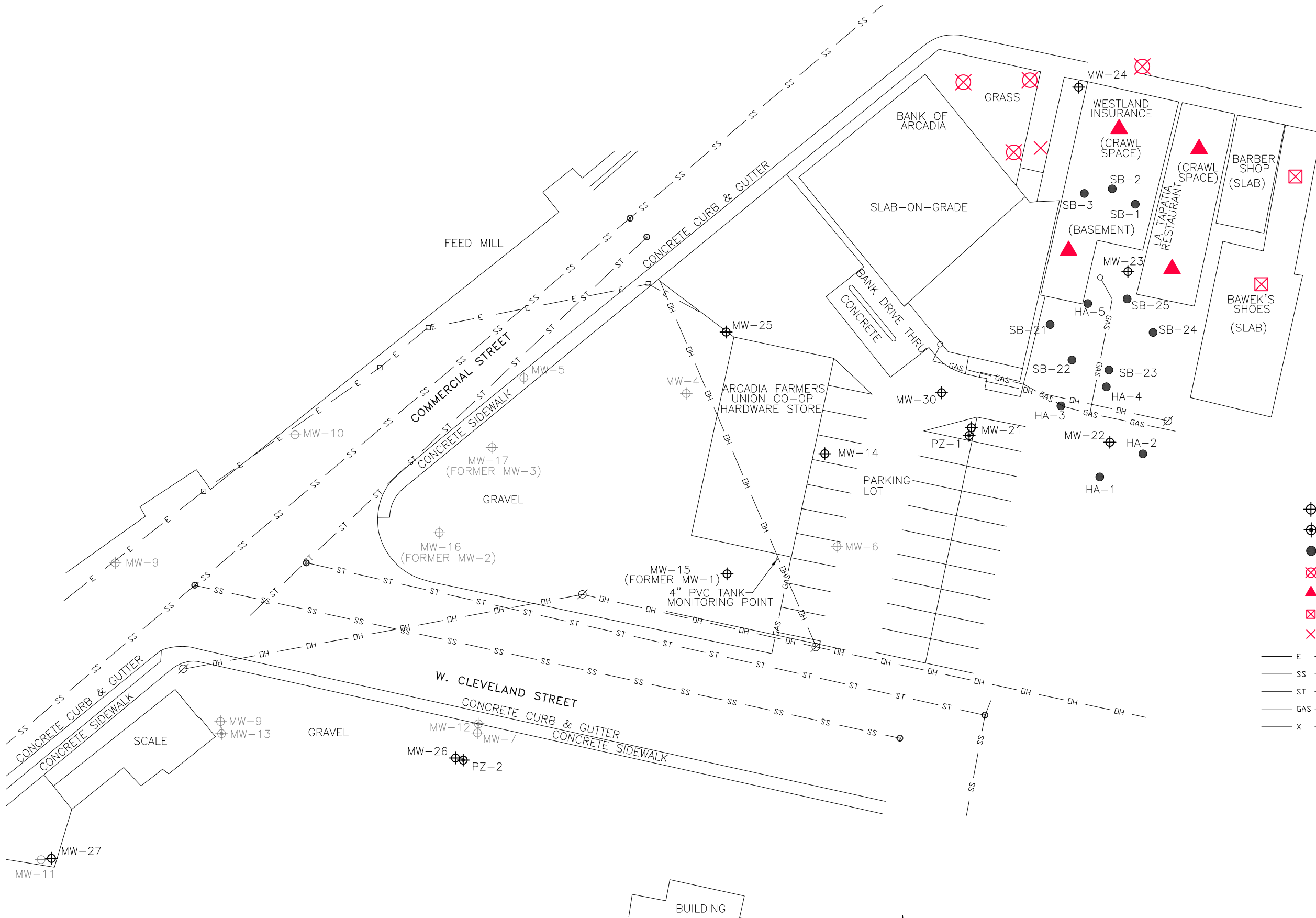


Rachel M Fields, PG
Geologist



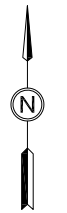
Eric Gredell, P.E.
Engineer

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LEGEND

	MONITORING WELL
	PIEZOMETER
	SOIL BORING/HAND AUGER
	PROPOSED SOIL GAS SAMPLE
	PROPOSED ACTIVE AIR SAMPLE
	PROPOSED SUB-SLAB SAMPLE
	PROPOSED AMBIENT AIR SAMPLE
	E ELECTRICAL LINE
	SS SANITARY SEWER
	ST STORM SEWER
	GAS UNDERGROUND GAS LINE
	X FENCELINE



		TITLE			
CLIENT		ARCADIA CO-OP ASSOC.			
LOCATION		FORMER DRY CLEANER Arcadia, Wisconsin			
DRWN	CHKD	REVD	APPRVD	PROJECT	FIGURE NO.
JRD	MF	BY	BY	NO.	
		DATE	DATE	DATE	
				02/07/19	B.4.a

Table 2
 Cost Breakdown - Change Order #6
 Redi-Quick Dry Cleans
 BRRTS No.: 02-62-259051
 West Allis, Wisconsin

Task 1 - HASP				
Aptim E&I Services				
HASP	Hours/Units	Hourly (Unit) Rate		Cost
Project Manager	1	\$ 130.00	\$	130.00
HSE Manager II	4	\$ 130.00	\$	520.00
		Subtotal	\$	650.00
		Total Cost Task 1	\$	650.00
Task 2 - Building Access & Field Activities Preparation				
Aptim E&I Services				
Project Manager	20	\$ 130	\$	2,600.00
Scientist III	4	\$ 97	\$	388.00
Subcontract Administrator II	2	\$ 86	\$	172.00
Administrative Assistant II	2	\$ 65	\$	130.00
		Subtotal	\$	3,290.00
		Total Cost Task 2	\$	3,290.00
Task 3 - Sampling - Non-Heating Season				
Aptim E&I Services				
Project Manager	4	\$ 130	\$	520.00
Scientist III	18	\$ 97	\$	1,746.00
		Subtotal	\$	2,266.00
Laboratory				
Vapor VOCs	10	\$ 224	\$	2,240.00
Soil Gas VOCs	6	\$ 224	\$	1,344.00
Vapor VOCs QA/QC Samples	2	\$ 224	\$	448.00
Groundwater VOCs	2	\$ 67.2	\$	134.40
GW VOCs QA/QC Samples	1	\$ 67.2	\$	67.20
		Subtotal	\$	4,233.60
Subcontractor				
Geoprobe (Soil Gas Survey)	1	\$ 3892	\$	3,892.00
		Subtotal	\$	3,892.00
Field Equipment and Supplies				
PID	4	\$ 13.44	\$	53.76
Sampling Supplies	1	\$ 112	\$	112.00
Truck	2	\$ 52.64	\$	105.28
Fuel	1	\$ 134.4	\$	134.40
		Subtotal	\$	405.44
Travel				
Per Diem	1	\$ 56	\$	56.00
Lodging	1	\$ 112	\$	112.00
Misc.	1	\$ 53.49	\$	53.49
		Subtotal	\$	221.49

Total Cost Task 3 \$ 11,018.53

Task 4 - Sampling - Heating Season

Aptim E&I Services

Project Manager	4 \$	130 \$	520.00
Scientist III	18 \$	97 \$	1,746.00
		Subtotal	\$ 2,266.00

Laboratory

Vapor VOCs	10 \$	224 \$	2,240.00
Ambient Air VOCs	1 \$	224 \$	224.00
Vapor VOCs QA/QC Samples	2 \$	224 \$	448.00
Groundwater VOCs	2 \$	67.2 \$	134.40
GW VOCs QA/QC Samples	1 \$	67.2 \$	67.20
		Subtotal	\$ 3,113.60

Field Equipment and Supplies

PID	4 \$	13.44 \$	53.76
Sampling Supplies	1 \$	112 \$	112.00
Truck	2 \$	52.64 \$	105.28
Fuel	1 \$	134.4 \$	134.40
		Subtotal	\$ 405.44

Travel

Per Diem	1 \$	56 \$	56.00
Lodging	1 \$	112 \$	112.00
Misc.	1 \$	53.49 \$	53.49
		Subtotal	\$ 221.49

Total Cost Task 4 \$ 6,006.53

Task 5 - Report

Aptim E&I Services

HASP

	Hours/Units	Hourly (Unit) Rate	Cost
Project Manager	20 \$	130.00 \$	2,600.00
Scientist III	4 \$	97 \$	388.00
GIS Designer	4 \$	64 \$	256.00
Administrative Assistant II	2 \$	65 \$	130.00
		Subtotal	\$ 3,374.00

Total Cost Task 5 \$ 3,374.00

Task 6 - DERF Reimbursement

Aptim E&I Services

HASP

	Hours/Units	Hourly (Unit) Rate	Cost
Project Manager	18 \$	130.00 \$	2,340.00
Scientist III	6 \$	97 \$	582.00
Administrative Assistant II	3 \$	65 \$	195.00
		Subtotal	\$ 3,117.00

Total Cost Task 6 \$ 3,117.00

Total Estimated Aptim E&I Cost:	\$ 14,963.00
Total Estimated Subcontractor Cost:	\$ 12,493.06
Total Cost:	\$ 27,456.06

CHANGE ORDER #6 AUTHORIZATION:

Accepted by: Ms. Candace Sykora, WDNR Project Manager

Date

Site Name: Arcadia Former Dry Cleaner

BRRTS #: 02-62-259051

Type of Action: Site Investigation

Dry Cleaner Environmental Response Program
Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D (R 08/12)

TASKS Bid / Budgeted Description	Bid / Budgeted Amount	BUDGET							Total Approved Budget	Previous Claims (if applicable)	INVOICES					Total Invoiced Costs	DERF COST BREAKOUT (this claim)								Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
		Change Order #1 - August 18, 2009	Change Order #2 - February 17, 2011	Change Order #3 - November 28, 2012	Change Order #4 - July 2013	Change Order No. 5 - July 2014	Change Order No. 6 - February 7, 2019	INSERT			APTIM Invoice #	APTIM Invoice #	APTIM Invoice #	APTIM Invoice #	INSERT		A Soil Investigation	B Soil Remediation	C Groundwater Investigation	D Groundwater Remediation	E Air/Vapor Investigation	F Air/Vapor Remediation	G Lab & Other Analysis	H Miscellaneous Costs		
Consultant Costs																										
Workplan Development		\$ 1,282.00	\$ 1,522.00	\$ (64.00)	\$ (5.25)			\$ -	\$ 2,734.75	\$ 2,734.75					\$ -										\$ -	
Access		\$ 154.00	\$ 582.00		\$ 388.00	\$ (291.00)			\$ 833.00	\$ 736.00					\$ -										\$ 97.00	
Receptor Survey		\$ 154.00	\$ 194.00			\$ (195.00)			\$ 153.00	\$ 154.00					\$ -										\$ (1.00)	
Drilling Oversight	\$ 308.00	\$ 616.00	\$ 2,040.00	\$ (616.00)	\$ (100.00)	\$ 2,351.00			\$ 4,599.00	\$ 2,248.00					\$ -										\$ 2,351.00	
Soil Sampling	\$ 308.00	\$ 462.00	\$ 776.00	\$ (462.00)	\$ (776.00)				\$ 308.00	\$ 308.00					\$ -										\$ -	
Well Development/Survey wells		\$ 1,164.00	\$ 1,164.00		\$ (291.00)				\$ 873.00	\$ 873.00					\$ -										\$ -	
Elevation Survey			\$ 970.00		\$ (645.00)				\$ 325.00	\$ 325.00					\$ -										\$ -	
Groundwater Sampling	\$ 456.00	\$ 1,173.00	\$ 6,167.00	\$ (57.00)	\$ 221.00	\$ 582.00			\$ 8,542.00	\$ 6,699.00					\$ -										\$ 1,843.00	
Soil gas/vapor Intrusion Survey			\$ 923.00		\$ 1,559.00	\$ 3,351.00			\$ 5,833.00	\$ 291.00					\$ -										\$ 5,542.00	
SI Report & Interim Action WP Preparation	\$ 679.00	\$ 5,098.00	\$ 6,697.00	\$ (5,098.00)		\$ 6,897.00			\$ 14,273.00	\$ 5,599.50					\$ -										\$ 8,673.50	
Project Management	\$ 522.00	\$ 1,698.00	\$ 3,403.00	\$ (910.50)		\$ 1,922.75			\$ 6,635.25	\$ 3,675.25					\$ -										\$ 2,960.00	
Investigative Waste Disposal	\$ 268.00	\$ 405.00	\$ 405.00	\$ (268.00)	\$ 198.25	\$ 399.00			\$ 1,002.25	\$ 464.25					\$ -										\$ 538.00	
Pre-Bid/Procurement						\$ 1,210.00			\$ 1,210.00	\$ -					\$ -										\$ 1,210.00	
Mob/Demob (drilling)		\$ 115.50	\$ 388.00	\$ (115.50)	\$ (194.00)	\$ 194.00			\$ 388.00	\$ 194.00					\$ -										\$ 194.00	
Mob/Demob (Soil Vapor)			\$ 291.00		\$ (97.00)	\$ 388.00			\$ 582.00	\$ -					\$ -										\$ 582.00	
Mob/Demob (GW sampling)		\$ 231.00	\$ 1,455.00		\$ (291.00)	\$ 388.00			\$ 1,783.00	\$ 1,201.00					\$ -										\$ 582.00	
RIASP						\$ 650.00			\$ 650.00	\$ -					\$ -										\$ 650.00	
Project Management/Access						\$ 3,290.00			\$ 3,290.00	\$ -					\$ -										\$ 3,290.00	
Vapor Sampling non-heating						\$ 2,266.00			\$ 2,266.00	\$ -					\$ -										\$ 2,266.00	
Vapor Sampling heating						\$ 2,266.00			\$ 2,266.00	\$ -					\$ -										\$ 2,266.00	
Data Review & Report						\$ 3,374.00			\$ 3,374.00	\$ -					\$ -										\$ 3,374.00	
Task 5 - DERF Reimbursement Claim (not reimbursable)						\$ 3,117.00			\$ 3,117.00	\$ -					\$ -										\$ 3,117.00	
Consultant Cost Total	\$ 2,273.00	\$ 11,251.50	\$ 26,977.00	\$ (7,591.00)	\$ (33.00)	\$ 17,196.75	\$ 14,963.00	\$ -	\$ 50,074.25	\$ 25,502.75					\$ -										\$ 24,571.50	
Sub-Contractor Costs																										
Drilling	\$ 2,034.00	\$ 1,164.00	\$ 4,989.00	\$ (1,164.00)	\$ (560.00)	\$ 3,000.00		\$ -	\$ 9,463.00	\$ 6,463.00					\$ -										\$ 3,000.00	
Laboratory	\$ 720.00	\$ 1,560.00	\$ 6,168.00	\$ (1,173.00)	\$ (790.00)	\$ 1,442.00	\$ 7,348.00		\$ 15,275.00	\$ 3,240.00					\$ -										\$ 12,035.00	
Soil/Groundwater Disposal	\$ 600.00	\$ 2,800.00	\$ 2,800.00	\$ (600.00)	\$ 615.00	\$ 600.00			\$ 4,015.00	\$ 3,015.00					\$ -										\$ 1,000.00	
Equipment Rental	\$ 105.00	\$ 205.00	\$ 1,419.00	\$ (134.09)	\$ 768.00	\$ 845.11	\$ 811.00		\$ 4,019.02	\$ 470.91					\$ -										\$ 3,548.11	
Vapor Mitigation						\$ 7,500.00			\$ 7,500.00	\$ -					\$ -										\$ 7,500.00	
Survey						\$ 1,400.00			\$ 1,400.00	\$ -					\$ -										\$ 1,400.00	
Geoprobe (Soil Gas Survey)						\$ 3,892.00			\$ 3,892.00	\$ -					\$ -										\$ 3,892.00	
Materials						\$ 442.00			\$ 442.00	\$ -					\$ -										\$ 442.00	
Sub-Contractor Cost Total	\$ 2,859.00	\$ 3,529.00	\$ 15,376.00	\$ (3,071.09)	\$ 33.00	\$ 14,787.11	\$ 12,493.00	\$ -	\$ 46,006.02	\$ 13,188.91					\$ -										\$ 28,925.11	
DERF ELIGIBLE SUB-TOTALS	\$ 5,132.00	\$ 14,780.50	\$ 42,353.00	\$ (10,662.09)	\$ -	\$ 31,983.86	\$ 27,456.00	\$ -	\$ 96,080.27	\$ 38,691.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,496.61	

Total DERF Eligible Costs This Claim \$ -

Non-DERF Eligible Expenses																										
Mileage																									\$ -	
Travel Costs																									\$ -	
Postage/Mail																									\$ -	
DERF claim																									\$ -	
Third Party Markup																									\$ -	
Shipping																									\$ -	
equipment with no receipt																									\$ -	
Non-DERF Cost Total									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
INVOICE GRAND TOTAL									\$ 38,812.90	\$ -	\$ -	\$ -	\$ -	\$ -	##	\$ -									\$ -	

Check Numbers	029988	030235	30796	32236
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