



Infrastructure, buildings, environment, communications

Copy sent to
Norman Getz
11/5/03

Gina Keenan, P.G.
Wisconsin Department of Natural Resources
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Subject:

Request for Change Order for Remediation Costs Under the Dry Cleaner Environmental Response Program (DERP), Norman Getz Property (Former Beloit Road Valet Cleaners), West Allis, Wisconsin (BRRTS #02-41-271535; FID #268085840)

ENVIRONMENT

Dear Ms. Keenan:

Date:
31 October 2003

On behalf of Norman Getz, the subject property owner, ARCADIS is requesting a Change Order for additional costs to complete the remediation project at the former Beloit Road Valet Cleaners, located at 6854 West Beloit Road, West Allis, Wisconsin (Site). This Change Order has been prepared in accordance with the requirements of Wisconsin Administrative Code Chapter NR 169.23(3)(d). This letter documents the supplemental contractor costs for this project anticipated following receipt of remediation bids. An explanation for the supplemental contractor costs is also included.

Contact:
Jim Bannantine

Phone:
414 277 6218

Background

Sigma Environmental Services, Inc. (Sigma) completed the Site investigation for this project. ARCADIS was selected by Norman Getz to complete the remediation for this Site. The ARCADIS proposal for remediation at this Site was presented in the "Addendum to Alternative Proposal for Site Remediation Services, N. Getz Property" dated January 15, 2003. The cost estimate for completion of remediation services presented in the ARCADIS proposal was \$194,472. The proposed strategy and costs were approved by the WDNR in a letter dated February 26, 2003. Of these costs, \$56,720 was budgeted for contractor costs associated with soil excavation, transportation to a waste disposal facility, and construction of an infiltration gallery for groundwater remediation.

Email:
jbannantine@arcadis-us.com

Our ref:
WI001027.0001

A number of issues arose during the preparation of the remediation bid specification documents and the solicitation of contractor bids. The bid specification documents included these items so that we could obtain costs from the contractors to perform the additional services. The low contractor bid for completion of these services was Petroleum Equipment at \$82,022.80. ARCADIS is requesting a Change Order in the amount of \$22,636.25 to cover the costs of several items that are necessary to

Part of a bigger picture

complete the remediation but were not included within the ARCADIS January 2003 proposal for this project. These issues and the associated additional costs are discussed in further detail below. The attached Table 1 presents a summary of the additional task items and associated additional costs for your review. A copy of Petroleum Equipment's bid for this project is included with this letter.

1. Provide Access to the Building

The building currently has two doors for access. Both doors measure less than 5 feet in width and are suitable for human ingress and egress only. In order to provide the necessary equipment to perform the excavation and remediation activities, the south masonry brick wall of the building will be temporarily removed to provide access for the construction equipment. The associated piping and utility conduits along the south wall will also be removed to accommodate the construction equipment. The costs for providing access to the building is \$1,180.00.

ARCADIS is requesting a variance to NR 169.13(3)(a)6 for the removal and replacement of the exterior wall. Based on ARCADIS recent telephone conversations with Jeff Soellner of the Wisconsin Department of Natural Resources (WDNR), the costs to remove and reconstruct part of the building at a dry cleaning facility would be eligible for reimbursement under the DERP if this activity is a necessary action to facilitate equipment access into the building for the purpose of removing impacted soil. Mr. Soellner indicated the costs to perform these actions would be eligible for reimbursement under DERP, because this is a necessary part of the project in order to complete the excavation work. There will be no building improvements made to the building or interior after the project is completed. The building will be repaired as originally constructed.

2. Remove Non-Load-Bearing Walls

In order to complete the required soil excavation activities within the building, four non-load bearing walls and associated utility conduits will be removed to allow full access for the construction equipment. The cost to remove the non-load bearing walls is \$2,210.00. Costs for reinstallation of the non-load bearing walls are not included in the original proposal or in this Change Order.

3. Installation of Passive Venting System

The Wisconsin Department of Health and Family Services issued a guidance document titled "*Chemical Vapor Intrusion and Residential Indoor Air*" in February 2003. In response to this document and the growing awareness of the potential for vapor migration within buildings, ARCADIS plans the installation of a passive vapor venting system upon completion of the soil excavation activities. Installation of this system can be completed cost effectively while the building subsurface is accessible.

The cost to install the passive vapor venting system while the subsurface is accessible is \$3,620.00.

4. Asbestos Tile Removal and Disposal

Upon gaining entry to the building, it was discovered that the floor is covered with 9"x 9" tile. This tile has not been tested, but likely contains asbestos. The tile and the underlying mastic will have to be removed and properly disposed in order to allow the contractors to safely remove the underlying concrete and access the impacted soils. The cost to test, remove and dispose of asbestos floor tile and mastic is \$3,595.00.

5. Drum Disposal

Drums of investigative waste were observed along the east wall of the property from the previous Site investigation activities. These drums were labeled "Investigation Waste". The City of West Allis required that these drums be removed, so ARCADIS had the drums moved inside the building pending completion of the soil remediation activities. It was determined that the most cost efficient method for disposing of the investigation derived waste would be to dispose of the drums during the soil remediation activities. The cost for moving the drums inside the building was \$510.00 (\$300 in contractor costs and \$210 in ARCADIS labor costs), and the cost for the contractor to dispose of the drums during the soil excavation activities is \$350.00.

6. "Site Restoration"

This line item in the bid specification included costs for permitting associated with the exterior wall removal and replacement, masonry and concrete repair for the exterior wall, and plumbing and fixture repair. The cost to perform these services is \$9,940.00. These costs are necessary for returning the building to the condition as it existed before the remediation activities commenced. There will be no material improvements made to the building as a result of this work. As outlined in Item 1, we are requesting a variance from the WDNR for repair of the exterior wall.

Gina Keenan
31 October 2003

ARCADIS

On behalf of Norman Getz, ARCADIS is requesting concurrence from the WDNR that these additional costs to complete the remediation activities at the Site would be eligible for reimbursement under DERP. We trust this information will meet your needs. If you have any questions regarding this letter, or if you require any further information, please feel free to contact me.

Sincerely,
ARCADIS G&M, Inc.

James E. Bannaxino
James E. Bannaxino
Senior Geologist

James F. Drought
James F. Drought, PH
Vice President

Copies:
Mr. Donald P. Gallo, Esq. - Reinhart, Boerner, Van Deuren, S.C
Mr. Norm Getz
Ms. Kristi Laine, City of West Allis

Approved By:

Norman Getz
Norman Getz

11-17-03
Date

Authorization is conditional upon approval from WDNR.

WDNR Approval:

Gina Keenan
Signature

12-4-03
Date

ARCADIS

Summary of Additional Costs Requested for Change Order, Former Beloit Valet Dry Cleaners, 6854 West Beloit Road, West Allis, Wisconsin.

<u>Service to be Provided</u>	<u>Contractor Cost</u>
Provide Access to Building	\$1,180.00
Remove Non-load bearing walls	\$2,210.00
Installation of Passive Venting System	\$3,620.00
Backfill for Passive Venting System	\$1,231.25
Asbestos Tile and Mastic Testing, Removal and Disposal	\$3,595.00
"Site Restoration" (Repair exterior wall and plumbing)	\$9,940.00
Investigation Waste Drum Disposal	\$860.00
Total Requested Change Order	<u>\$22,636.25</u>