

January 18, 2019
File No. 25211228.72

Ms. Cindy Koepke
Wisconsin Department of Natural Resources
3911 Fish Hatchery Rd.
Fitchburg, WI 53711-5367

Subject: DERF Change Order for Case Closure
McGettigan Property (MOM Partnership)
2803 – 2809 University Avenue, Madison, Wisconsin
BRRS No. 02-13-321347

Dear Ms. Koepke:

On behalf of the MOM Partnership, SCS Engineers (SCS) is requesting funding through the Dry Cleaner Environmental Response Fund (DERF) program to prepare case closure documentation and abandon site groundwater monitoring wells for the above-noted case. SCS proposes the following scope of work:

CHANGE ORDER REQUEST

- Communicate with MOM Partnership and Wisconsin Department of Natural Resources (WDNR)
- Review file and develop scope of work
- Prepare bid request for well abandonment contractor
- Develop cost estimate and prepare this change order

CASE CLOSURE DOCUMENTATION

- Review files and prepare an NR 726 Case Closure – GIS Registry Package (Form 4400-202)
- Update or prepare new site tables and figures required for the closure package
- Prepare a cap maintenance plan to maintain existing site features as a barrier to prevent leaching of underlying soil that exhibits contaminant concentrations in excess of NR 720 groundwater pathway residual contaminant levels (RCLs)
- Prepare a maintenance plan to maintain the vapor mitigation system (VMS) that was constructed for the 2803 - 2807 University Avenue building
- Prepare property owner notification letters (4) for the source property owner, Marshall Court property owner, University Avenue and Franklin Court right-of-way owner, and the railroad right-of-way owner



- Acquire property legal documents, if applicable, for the above-noted properties
- Submit case closure documentation to the WDNR. Costs for regulatory closure fees are not included in this Change Order. We assume MOM Partnership will pay the WDNR review and database fees (\$1,700). The regulatory fees are not eligible for DERF funding.

MONITORING WELL ABANDONMENTS

- Communicate with property owners regarding well abandonments
- Secure access to Marshall Court right-of-way for MW-7 and MW-8 abandonment, including application and payment of fees for Street Opening Permit. We assume access agreements or fees are not applicable for the remaining properties.
- Coordinate with well abandonment contractor and oversee monitoring well abandonments. Abandonments will be performed consistent with NR 141 requirements with complete removal of flush-mount casings, cutting PVC casings off below ground surface, sealing the well, and patching of ground surface.
- Document well abandonments on WDNR forms and transmit forms to WDNR

COST ESTIMATE

We estimate a total project cost of \$15,662. This includes \$15,442 in potentially DERF-eligible costs and \$220 in non-eligible costs for travel. The estimated project costs are summarized in SCS and WDNR spreadsheets included in **Attachment A**. Further details regarding well abandonment contractor costs are provided in **Attachment B**.

Sincerely,



Robert Langdon
Project Manager
SCS Engineers




Thomas J. Karwoski, PG
Senior Hydrogeologist
SCS Engineers

REL/lmh/TK

cc: Dennis O'Loughlin, MOM Partnership

Encl. Attachment A – SCS and WDNR Cost Spreadsheets
Attachment B – Well Abandonment Contractor Cost Estimate

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Attachment A

SCS and WDNR Cost Spreadsheets

SCS Engineers Time Management / Work Hours Plan

Project: 2803-2809 University Avenue
 Project #: 25211228.72
 Location: 2803-2809 University Avenue

Scope: Prepare Case Closure
 Request and Abandon
 Monitoring Wells

Item Description	Personnel Hours (Staff/Rate)											Phase Total Costs	
	PD \$175	PM \$150	SPP \$120	FP (Travel) \$100	FP \$100	Sr. Draft \$95	AA \$67	Eq/Exp \$	SCS Total Costs	Sub \$	Item Total Costs		
Case Closure and Monitoring Well Abandonments													
Prepare Change Order	0.5	5					1		\$905		\$905		
Prepare Case Closure Request Form, Cap Maint. Plan, Vapor Mitigation System Maint. Plan, and Other Closure Form Attachments	4	6	36			6	10		\$7,160		\$7,160		
Coordinate Access to Off-Site Property for Abandonment of UPMW-3		1					0.5		\$184		\$184		
Communicate with City of Madison Regarding Abandonment of UPMW-2 and PZ-2		1							\$150		\$150		
Communicate with Village of Shorewood Hills Regarding Abandonment of MW-7 and MW-8		1							\$150		\$150		
Abandon 11 Wells		2			16		2	\$30	\$2,064		\$2,064		
Drilling Contractor (Including Street Opening Permit for MW-7 and MW-8, Village of Shorewood Hills)										\$4,534	\$4,534		
Transmit Well Abandonment Documentation to WDNR, Client, and Owners	0.5	0.5	1	2			0.5		\$516		\$516		
Subtotals	5	16.5	37	2	16	6	14	\$30	\$11,128	\$4,534	\$15,662	\$15,662	
TOTALS	\$875	\$2,475	\$4,440	\$200	\$1,600	\$570	\$938	\$30	\$11,128	\$4,534	\$15,662	\$15,662	

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Total \$15,662
Non Eligible \$220

Site Name: McGettigan Property
 BRRS #: 02-13-321347
 Type of Action: Remedial Action

TASKS	BUDGET				INVOICES															
	Bid / Budgeted Amount	10/12/2018 CO#1	1/18/2019 CO#2	Total Approved Budget	SCS 294138 1/31/2017	SCS 296069 2/28/2017	SCS 298007 3/31/2017	SCS 300007 4/30/2017	SCS 302080 5/31/2017	SCS 304097 6/30/2017	SCS 306036 7/31/2017	SCS 308042 8/31/2017	SCS 310136 9/30/2017	GKS 10/4/2017	SCS 312058 10/31/2017	SCS 314199 11/30/2017	SCS 316306 12/31/2017	SCS 318411 1/31/2018	SCS 320081 2/28/2018	RECONEX 5287 5/29/2018
Consultant Costs																				
Contaminated Soil Excavation	\$ 18,185.00	\$ -		\$ 18,185.00	\$ 540.00					\$ 1,167.50	\$ 337.50	\$ 2,322.50	\$ 1,553.00		\$ 1,331.50	\$ 802.00	\$ 1,989.50	\$ 977.50	\$ 1,276.00	
Groundwater Monitoring	\$ 15,316.00	\$ 1,397.00		\$ 16,713.00																
Case Closure			\$ 10,908.00	\$ 10,908.00																
Consultant Cost Total	\$ 33,501.00	\$ 1,397.00	\$ 10,908.00	\$ 45,806.00																
Sub-Contractor Costs																				
Laboratory	\$ 5,440.00			\$ 5,440.00																
Excavation Contractor	\$ 55,710.00			\$ 55,710.00																\$ 56,374.10
Structural Engineer	\$ -			\$ -										\$ 880.00						
Waste Disposal Contractor	\$ 38,100.00			\$ 38,100.00																
Drilling Contractor		\$ 912.00	\$ 4,534.00	\$ 5,446.00																
				\$ -																
Sub-Contractor Cost Total	\$ 99,250.00	\$ 912.00	\$ 4,534.00	\$ 104,696.00																
DERF ELIGIBLE SUB-TOTALS	\$ 132,751.00	\$ 2,309.00	\$ 15,442.00	\$ 150,502.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ 1,167.50	\$ 337.50	\$ 2,322.50	\$ 1,553.00	\$ 880.00	\$ 1,331.50	\$ 802.00	\$ 1,989.50	\$ 977.50	\$ 1,276.00	\$ 56,374.10
Non-DERF Eligible Expenses																				
Claim Preparation				\$ 600.00	\$ 382.50	\$ 1,252.50														
Other Ineligible Costs							\$ 270.00	\$ 337.50												
Non-DERF Cost Total				\$ 600.00	\$ 382.50	\$ 1,252.50	\$ 270.00	\$ 337.50												
INVOICE GRAND TOTAL					\$ 1,140.00	\$ 382.50	\$ 1,252.50	\$ 270.00	\$ 337.50	\$ 1,167.50	\$ 337.50	\$ 2,322.50	\$ 1,553.00	\$ 880.00	\$ 1,331.50	\$ 802.00	\$ 1,989.50	\$ 977.50	\$ 1,276.00	\$ 56,374.10

Check Numbers

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Site Name: McGettigan Property

BRRTS #: 02-13-321347

Type of Action: Remedial Action

Dry Cleaner Environmental Response Program

TASKS	BUDGET				INVOICES												Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
	Bid / Budgeted Amount	10/12/2018 CO#1	1/18/2019 CO#2	Total Approved Budget	SCS 325844 5/31/2018	WMW 1838023495 6/1/2018	WMW 1841223496 6/1/2018	TestAmerica 50173214 6/4/2018	TestAmerica 50173724 6/19/2018	SCS 328156 6/30/2018	TestAmerica 5000002558 10/3/2018	SCS 334310 9/30/2018	On-site 7818 10/31/2018	SCS 336289 10/31/2018	SCS 341108 12/31/2018	Total Invoiced Costs		
Consultant Costs																		
Contaminated Soil Excavation	\$ 18,185.00	\$ -		\$ 18,185.00	\$ 6,843.00					\$ 402.00						\$ 19,542.00	\$ (1,357.00)	100%
Groundwater Monitoring	\$ 15,316.00	\$ 1,397.00		\$ 16,713.00						\$ 6,280.50		\$ 2,354.50		\$ 2,449.40	\$ 3,675.00	\$ 14,759.40	\$ 1,953.60	100%
Case Closure			\$ 10,908.00	\$ 10,908.00												\$ -	\$ 10,908.00	0%
<i>Consultant Cost Total</i>	\$ 33,501.00	\$ 1,397.00	\$ 10,908.00	\$ 45,806.00												\$ 34,301.40	\$ 11,504.60	
Sub-Contractor Costs																		
Laboratory	\$ 5,440.00			\$ 5,440.00				\$ 590.00	\$ 885.00		\$ 885.00					\$ 2,360.00	\$ 3,080.00	
Excavation Contractor	\$ 55,710.00			\$ 55,710.00												\$ 56,374.10	\$ (664.10)	
Structural Engineer	\$ -			\$ -												\$ 880.00	\$ (880.00)	
Waste Disposal Contractor	\$ 38,100.00			\$ 38,100.00		\$ 100.00	\$ 35,594.02									\$ 35,694.02	\$ 2,405.98	
Drilling Contractor		\$ 912.00	\$ 4,534.00	\$ 5,446.00									\$ 921.00			\$ 921.00	\$ 4,525.00	
				\$ -												\$ -	\$ -	
<i>Sub-Contractor Cost Total</i>	\$ 99,250.00	\$ 912.00	\$ 4,534.00	\$ 104,696.00												\$ 96,229.12	\$ 8,466.88	
DERF ELIGIBLE SUB-TOTALS	\$ 132,751.00	\$ 2,309.00	\$ 15,442.00	\$ 150,502.00	\$ 6,843.00	\$ 100.00	\$ 35,594.02	\$ 590.00	\$ 885.00	\$ 6,682.50	\$ 885.00	\$ 2,354.50	\$ 921.00	\$ 2,449.40	\$ 3,675.00	\$ 130,530.52	\$ 19,971.48	
Non-DERF Eligible Expenses																		
Claim Preparation																	\$ 2,235.00	
Other Ineligible Costs																	\$ 607.50	
<i>Non-DERF Cost Total</i>																	\$ 2,842.50	
INVOICE GRAND TOTAL					\$ 6,843.00	\$ 100.00	\$ 35,594.02	\$ 590.00	\$ 885.00	\$ 6,682.50	\$ 885.00	\$ 2,354.50	\$ 921.00	\$ 2,449.40	\$ 3,675.00	\$ 133,373.02		

Check Numbers

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Attachment B

Well Abandonment Contractor Cost Estimate

On-site Environmental Services, Inc.

P.O. Box 280 Sun Prairie, WI 53590 (608) 837-8992

onsiteenv@gmail.com • www.onsiteenv.com

COMPANY: SCS Engineers

ATTN: Rob Langdon

CELL: (608) 212-3995

PHONE: (608) 216-7329

OES BID #:	13429
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EMAIL: RLangdon@scsengineers.com

Site: Madison, WI

Scope: Abandonment of 2" Monitoring Wells --
(3) to 32 feet; (1) to 33 feet; (2) to 34 feet;
(2) to 35 feet; (1) to 41 feet; (1) to 50 feet
and (1) to 65 feet

Abandonment Bid Form

Item	Unit	Est. Number of Units	Cost Per Unit	Est. Total Cost
Mobilization	Day	2	\$ 150.00	\$ 300.00
Permit/ Bond	Lump Sum	1	\$ 300.00	\$ 300.00
Traffic Control*	Lump Sum	0	\$ -	\$ -
Removal of Well Covers	Each	11	\$ 25.00	\$ 275.00
2" Monitoring Well Abandonment	Feet	0	\$ 6.00	\$ -
2" Monitoring Well Abandonment - Grout	Feet	423	\$ 8.00	\$ 3,384.00
Surface Patch/ Restoration	Each	11	\$ 25.00	\$ 275.00
			TOTAL	\$ 4,534.00

*Assuming minimal signage/cones will be sufficient

Authorized Signature: Kim R. Kapugi

Printed Name and Title: Kim Kapugi, President

Bid Date: January 16, 2019