

From: Ryan, Nancy D - DNR
Sent: Thursday, November 14, 2019 9:23 AM
To: 'Kristin Kurzka, P.E.'; 'Stephen Meer, P.E.'
Subject: Request for cost estimate for additional vapor sampling at MPS/Vaughan Mfg. site.
Attachments: Request for cost estimate for MPS site.docx; All_Attachments().pdf(1)
Follow Up Flag: Follow up
Flag Status: Completed

Kristin, Steve,

Attached is a request for a cost estimate to conduct additional sampling at the MPS site. Regarding the type of vapor ports (temporary or reusable) I don't know which are preferable/more cost effective or desirable from the tenants perspective, so I guess base your estimate on the more expensive option and then work it out with the tenant – if that makes sense. Please provide the estimate to me as you can - by Nov. 29 if you can.

I appreciate your assistance with this project!

Thanks,

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Nancy D. Ryan

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Change order request for cost estimate for MPS/Vaughan MFG.
Contract ID:

Proposed Scope of Work
MPS/Vaughan Manufacturing site
801 S. 70th St.
West Allis, WI

Vapor Sampling

1. Conduct two rounds of sub-slab and indoor air sampling from the property at 801 S. 70th St., West Allis, WI. The first event to be conducted during the heating season, preferably in December, January or February. The second event conducted two to three months after the first.
2. During each event: collect six sub-slab vapor samples, up to ten, eight-hour indoor air samples and one background ambient air sample. Samples to be analyzed for the following volatile organic compounds: Benzene, 1,1-Dichloroethane, cis-1,2-Dichloroethene, Naphthalene, Tetrachloroethene, Trichloroethene and Vinyl Chloride.
3. The DNR will obtain an access agreement from the property owner and provide contact information for the tenant to enable scheduling a walk-thru and testing times. The DNR will provide suggestions for sample locations but consultant will need to coordinate sample locations with tenant. Proposed sample locations should be provided to DNR prior to sampling.
4. Sampling should be conducted according to standard practice for sample collection and analyses, installation of sample ports, quality control measures (leak testing) and include documentation of conditions at the time of sampling.
5. Consultant shall determine whether to install temporary sub-slab sample ports or permanent ports after discussing installation options with tenant. Sample ports should be abandoned after testing the second sampling event.
6. Vapor analytical results and sample location maps should be provided to the DNR project manager electronically as soon as results are available. The DNR will notify the owner/occupants of results.
7. For laboratory costs, provide estimate for normal turn-around analysis.
8. Within 60 days of receiving test results from the second sampling event, prepare and submit to the DNR a letter report summarizing the results of the investigation. The report shall include: description of field sampling methods, a site map showing sample locations, laboratory analytical results, tabulation of analytical results compared to Wisconsin's indoor air vapor action levels and/or vapor risk screening levels.

Project Schedule:

1. The bid deadline is November 29, 2019. Bidder shall submit one paper copy and one electronic copy of the proposal to Nancy Ryan, at DNR, 2300 N. Dr. Martin Luther King Jr. Dr., Milwaukee, WI 53212.
2. The contract will set a not-to-exceed cost for the scope of work (SOW). The cost estimate for the work must use the attached Task and Price Quote

Spreadsheet and must be broken into the following tasks: 1) Sub-slab vapor and indoor air sampling and analysis 2) Vapor sampling letter report. Supporting documentation should include staff titles, billing rates, anticipated hours, expenses, and sub-contractor costs.

3. A supplemental cost estimate shall be included for the proposal that itemizes the following for each task:
 - labor (staff position, title, and labor rates)
 - time
 - materials
 - travel costs (including mileage and rates)
 - equipment and other rental costs (no rental markup allowed)
 - estimated sub-contractor cost (with no more than 10% markup)
4. The consultant shall identify all subcontractors (including laboratories) that will work on the project. Substitutions of key personnel or subcontractors will not be allowed without written approval from the DNR. The consultant is allowed a maximum of a 10% markup on subcontractor costs. No markup is allowed on equipment or mileage. Markup costs shall be included and identified in the cost estimate.
5. Bidder shall provide a statement of qualifications for the professionals that will be assigned to the project. Substitution of other staff may be allowed with the approval of the DNR project manager.

II. SCHEDULE

The initial sampling event to be started in December 2019, January 2020 or February 2020. Provide a project schedule with cost proposal.