

March 6, 2019  
File No. 25211232.51

Mr. Michael Schmoller  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, WI 53711

Subject: DERF Change Order Request No. 8 (Interim Action)  
Vapor Mitigation System, 4002 Monona Drive, Monona

Dear Mr. Schmoller:

SCS Engineers (SCS) is providing this Change Order No. 8 for the Classic Cleaners project on behalf of 4002 Dental Building, LLC. This Change Order covers vapor mitigation communication testing, design, and installation work for the property at 4002 Monona Drive in Monona, Wisconsin. The work will be performed by 4002 Dental Building, LLC's consultant, True North Consultants, Inc. (True North).

## **BACKGROUND**

As part of a planned real estate transaction, sub-slab vapor samples were collected from beneath the basement slab at 4002 Monona Drive. Tetrachloroethylene (PCE) was detected in sub-slab vapor samples from the 4002 Dental Building, LLC property at levels in excess of the Wisconsin Department of Natural Resources (WDNR) Vapor Risk Screening Level (VRSL), indicating a potential for vapor intrusion into indoor air. Based on these sampling results, 4002 Dental Building, LLC, the property owner, has requested installation of a vapor mitigation system.

The WDNR has acknowledged that installation of a mitigation system at 4002 Monona Drive is appropriate; however, further assessment is necessary to determine the appropriate design of the system. The proposed scope of services and estimated project costs for a vapor mitigation system communication testing, design, and installation are provided below.

## **SCOPE OF WORK**

A vapor mitigation system is designed to continually depressurize a building sub-slab, thus reducing the potential for vapor to migrate from the sub-slab into indoor air. The building at 4002 Monona Drive is a commercial building with a full basement. Due to expansion over time, the basement has two distinct sections separated by a foundation footing. Per communication with the WDNR, the entire basement would require a vapor mitigation system. All work is to be performed under the supervision of True North. SCS is not responsible for testing, installation, operation, or maintenance of the vapor mitigation system.

Work covered by this Change Order:

- Communicate with Client, WDNR, 4002 Dental Building, LLC, and mitigation contractors, and Acura Services, LLC (Acura).



- Perform sub-slab vacuum testing to evaluate sub-slab vacuum distribution for mitigation system design.
- Review available building plans and vacuum test results for potential mitigation system design. Due to the likely split basement, the proposed mitigation system may include two separate radon-style mitigation systems with vertical pickup points installed or a soil vapor extraction (SVE) system with vertical or horizontal pickup points installed. The type of system will depend on vacuum test results, building design, and access for pickup point installation.
- Installation of the designed mitigation system is proposed in this Change Order. For the purposes of this Change Order and based on prior experience, the system proposed will consist of two systems with four pickup points on one blower and two pickup points on a second blower. System design may change based on sub-slab vacuum distribution results.
- Prepare a summary report with vacuum distribution results, mitigation system as-built plans, and evidence of successful operation of the mitigation system.

## ESTIMATED COST

The estimated cost to complete the above scope of work is \$26,780, as summarized below. DERF-ineligible costs, including travel, mileage, per diem, WDNR fees, or DERF claim preparation are not included.

<b>Task</b>	<b>Contractor</b>	<b>Cost</b>	<b>Total</b>
Change Order Request	SCS Engineers	\$500	
Vacuum Testing	True North	\$6,000	
Mitigation System Design/Documentation	True North	\$4,280	
Mitigation System Installation	Acura	\$16,000	\$26,780

Costs are also summarized on the attached DERF budget spreadsheet.

Mr. Michael Schmoller

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Please contact Robert Langdon at 608-216-7329 if you have any questions concerning this Change Order request.

Sincerely,



Robert Langdon  
Senior Project Manager  
SCS Engineers



Thomas J. Karwoski, PG  
Senior Project Manager  
SCS Engineers

REL/lmh/TK

cc: Linda Stinson  
Chris Valcheff, True North

Encl. DERF Budget Spreadsheet

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# DERF Budget Spreadsheet

Site Name: Classic Cleaners (SCS Project No. 25211232.51)

BRRTS #: 02-13-368525

Type of Action: \_\_\_\_\_

**Dry Cleaner  
Environmental Response**

TASKS	BUDGET									INVOICES													Total Invoiced Costs	Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks				
	BT Squared 2/9/09	SCS BTS CO1 2/20/12	SCS BTS CO2 5/11/12	SCS CO3 2/3/15	SCS CO4 7/9/15	SCS CO5 12/21/15	SCS CO6 8/1/2017	SCS CO8 3/5/2019	Previous Claims (if applicable) TOTAL	SCS 2/28/17 296071	SCS 3/31/17 298000	SCS 4/30/17 300002	SCS 7/31/17 306056	SCS 8/31/17 308043	SCS 9/30/17 310135	Acura 10/12/17 --	SCS 10/31/17 312057	SCS 11/30/17 314198	SCS 12/31/17 316305	WMI 5/16/18 20-08286-83009	SCS 5/31/18 327078	Test America 6/6/18 50173287				SCS 6/30/18 327996			
<b>Consultant Costs</b>																													
Project Coordination (T1 - CAT E)		\$ 1,500.00		\$ 900.00			\$ 528.00		\$ 2,830.00				\$ 260.00		\$ 520.00												\$ 780.00	\$ (682.00)	100
Building Construction Assess. & Sampling Proposal	\$ 1,690.00	\$ 2,050.00							\$ 3,760.50																		\$ -	\$ (20.50)	100
Sub-Slab Vapor Sampling (T3 - CAT E)	\$ 4,960.00	\$ 3,400.00	\$ 3,270.00	\$ 7,291.00					\$ 12,160.30																		\$ -	\$ 6,760.70	100
Data Analysis and Reporting (T4 - CAT E)	\$ 2,530.00	\$ 1,950.00	\$ 1,800.00	\$ 4,500.00					\$ 5,329.50				\$ 2,207.50														\$ 2,207.50	\$ 3,243.00	100
Access Agreements (T6 - CAT E)			\$ 3,200.00	\$ 589.00					\$ 3,107.50																		\$ -	\$ 681.50	100
4001 Monona Dr. Mitigation Assessment (T7 - CAT F)					\$ 6,600.00				\$ 6,868.00																		\$ -	\$ (268.00)	100
4001 Monona Dr. Mitigation System Installation (T8 - CAT F)						\$ 6,114.00			\$ 4,791.50																		\$ -	\$ 1,322.50	100
3916/3918 Monona Dr. Mitigation (T9 CAT F)							\$ 3,642.00		\$ -			\$ 164.00		\$ 650.00		\$ 2,154.50	\$ 130.00	\$ 260.00		\$ 246.00			\$ 732.50	\$ 4,337.00	\$ (695.00)	100			
4002 Monona Drive Mitigation System							\$ 500.00		\$ -																	\$ -	\$ -	0	
Groundwater Monitoring (T10 C)							\$ 3,753.00		\$ -												\$ 2,003.00		\$ 2,308.00	\$ 4,311.00	\$ (558.00)	100			
<i>Consultant Cost Total</i>	\$ 9,180.00	\$ 8,900.00	\$ 8,270.00	\$ 13,280.00	\$ 6,600.00	\$ 6,114.00	\$ 7,923.00	\$ 500.00	\$ 38,847.30	\$ -	\$ -	\$ 260.00	\$ 2,371.50	\$ 520.00	\$ 650.00	\$ -	\$ 2,154.50	\$ 130.00	\$ 260.00	\$ -	\$ 2,249.00	\$ -	\$ 3,040.50	\$ 11,635.50	\$ 9,784.20				
<b>Sub-Contractor Costs</b>																													
Laboratory	\$ 1,330.00	\$ 1,500.00	\$ 780.00	\$ 4,620.00		\$ 800.00	\$ 540.00		\$ 3,407.00																		\$ 472.00	\$ 5,691.00	100
Mitigation Contractor (CAT F)	\$ 1,090.00				\$ 1,200.00	\$ 18,500.00	\$ 3,725.00		\$ 23,603.89						\$ 3,725.00				\$ 188.60		\$ 472.00					\$ 3,913.60	\$ (3,002.49)	100	
4002 Monona Drive Mitigation Contractors							\$ 26,280.00		\$ -																	\$ -	\$ 26,280.00	0	
<i>Sub-Contractor Cost Total</i>	\$ 2,420.00	\$ 1,500.00	\$ 780.00	\$ 4,620.00	\$ 1,200.00	\$ 19,300.00	\$ 4,265.00	\$ 26,280.00	\$ 27,010.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,725.00	\$ -	\$ -	\$ -	\$ 188.60		\$ 472.00	\$ -	\$ 4,385.60	\$ 28,968.51					
<b>DERF ELIGIBLE SUB-TOTALS</b>	<b>\$ 11,600.00</b>	<b>\$ 10,400.00</b>	<b>\$ 9,050.00</b>	<b>\$ 17,900.00</b>	<b>\$ 7,800.00</b>	<b>\$ 25,414.00</b>	<b>\$ 12,188.00</b>	<b>\$ 26,780.00</b>	<b>\$ 65,858.19</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 260.00</b>	<b>\$ 2,371.50</b>	<b>\$ 520.00</b>	<b>\$ 650.00</b>	<b>\$ 3,725.00</b>	<b>\$ 2,154.50</b>	<b>\$ 130.00</b>	<b>\$ 260.00</b>	<b>\$ 188.60</b>	<b>\$ 2,249.00</b>	<b>\$ 472.00</b>	<b>\$ 3,040.50</b>	<b>\$ 16,021.10</b>	<b>\$ 38,752.71</b>				

NR = Not required.