

August 26, 2015

Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
2984 Shawano Avenue
P.O. Box 10448
Green Bay, Wisconsin 54307-0448

Attn: Tauren R. Beggs

RE: WDNR BRRTS No. 02-36-544383
Change Order - Revised
United Laundries and Dry Cleaners, Inc.
623 Reed Avenue, Manitowoc, Wisconsin

Dear Mr. Beggs:

Please find attached estimated costs for additional post-remediation monitoring at the United Dry Cleaners site. Estimated costs are summarized on Table 1. These cost estimates have been revised since submittal of the October 2014 Annual Report; estimated costs submitted with that report are summarized on Table 2.

As discussed in recent correspondence, additional post remediation monitoring will include the following tasks:

- Collection of additional sub-slab vapor probe samples at the Parkview Haven apartment building for August 2015 and February 2016;
- Installation of one additional off-site down gradient well, and
- Collection of groundwater samples in November 2015 and February 2016.

These additional tasks increase previously estimated costs from \$19,748 to \$32,677. Estimated cost incurred between November 2014 and August 2015 is \$13,966.

The SVE equipment and building will be removed from the site if August groundwater and soil gas sample results indicate additional soil venting is not required. The annual report will be prepared following collection of February 2016 soil gas and groundwater samples. A request for site closure will likely be submitted at that time.

Ms. Tauren R. Beggs
Wisconsin Department of Natural Resources
August 26, 2015
Page 2 of 4

SHANNON & WILSON, INC.

If you have any questions please call me at (608) 442-5223, extension 8157.

Sincerely,

SHANNON & WILSON, INC.



Mark S. McColloch, P.G.
Senior Associate

Attachments

Table 1 Revised Estimated Costs for Second Year (November 2014 through April 2016)
Table 2 Estimated Costs for Second Year (November 2014 through October 2015)

cc: Mr. Steven Hamann, Zenith Properties, LLC

Table 1
Revised Estimated Costs for Second Year (November 2014 through April 2016)
United Laundries and Dry Cleaners, Inc., 623 Reed Avenue, Manitowoc, Wisconsin

Description	Quantity	Units	Unit Cost	Shannon & Wilson Cost	Subcontractor Cost
Project Coordinator	4	Per Hour	\$135	\$540	
Project Management	12	Per Hour	\$125	\$1,500	
Admin/Accounting	10	Per Hour	\$65	\$650	
Report Preparation	32	Per Hour	\$125	\$4,000	
Field Manager (Groundwater)	60	Per Hour	\$100	\$6,000	
Field Manager (Well Installation)	10	Per Hour	\$100	\$1,000	
Field Manager (Soil Gas)	24	Per Hour	\$100	\$2,400	
Technical Illustrations	8	Per Hour	\$100	\$800	
Groundwater Sampling Expenses	7	Per Day	\$150	\$1,050	
Well Installation (Drilling Services)	1	Estimate	\$2,550		\$2,550
Laboratory Services (Groundwater)	62	Per Sample	\$65		\$4,030
Laboratory Services (Vapor Probes)	26	Per Sample	\$218		\$5,014
Laboratory Services (Effluent Air)	1	Per Sample	\$218		\$218
Electric	3	Per Month	\$850		\$2,550
SVE System Expenses	9	Per Month	\$25		\$375
			Total	\$17,940	\$14,737
				\$32,677	

Table 2
Estimated Costs for Second Year (November 2014 through October 2015)
United Laundries and Dry Cleaners, Inc., 623 Reed Avenue, Manitowoc, Wisconsin

Description	Quantity	Units	Unit Cost	Shannon & Wilson Cost	Subcontractor Cost
Project Coordinator	4	Per Hour	\$135	\$540	
Project Management	8	Per Hour	\$125	\$1,000	
Admin/Accounting	9	Per Hour	\$65	\$585	
Report Preparation	28	Per Hour	\$125	\$3,500	
Field Manager (Groundwater)	40	Per Hour	\$100	\$4,000	
Field Manager (Soil Gas)	12	Per Hour	\$100	\$1,200	
Technical Illustrations	6	Per Hour	\$100	\$600	
Groundwater Sampling Expenses	4	Per Day	\$150	\$600	
Laboratory Services (Groundwater)	40	Per Sample	\$65		\$2,400
Laboratory Services (Vapor Probes)	10	Per Sample	\$218		\$2,180
Laboratory Services (Effluent Air)	1	Per Sample	\$218		\$218
Electric	3	Per Month	\$850		\$2,550
SVE System Expenses	9	Per Month	\$25		\$375
Total				\$12,025	\$7,723
				\$19,748	

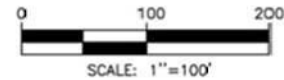
SUBMITTED LATER IN 9/1/15 EMAIL CORRESPONDENCE
-NOTE BY DNR PM TAUREN BEGGS



- LEGEND**
- ◆ VP-1 VAPOR PROBE LOCATION (VP-1 to VP-4 APRIL 2011) (VP-5 to VP-7 OCT 2012)
 - P-1 SOIL GAS SAMPLE POINT (DEC 2011, MARCH 2012)
 - ▲ SGP-1 SOIL GAS PROBE (AUG 2012)
 - SVE-1 SOIL VENT WELL (NOV 2012)
 - VE-1 SVE EXTRACTION POINT (2013)

- ◆ GP-1 SHALLOW GROUNDWATER BORING (APRIL 2011)
- ◆ GP-3 SHALLOW/DEEP GROUNDWATER NESTED BORING (APRIL 2011)
- ◆ GP-13 SHALLOW GROUNDWATER BORING (JULY 2011)
- ◆ GP-31 SHALLOW/DEEP GROUNDWATER BORING (MARCH 2012)
- ◆ GP-33 SHALLOW GROUNDWATER/SOIL GAS BORING (AUGUST 2012)

● MW-1 MONITORING WELL



SOURCES:
TERRACON, SITE DIAGRAM FOR PARKVIEW HAVEN APARTMENTS, DATED JANUARY 9, 2006.
MANITOWOC COUNTY/CITY GIS, 2010 AERIAL PHOTOGRAPH.

UNITED DRY CLEANERS
MANITOWOC, WISCONSIN

FIGURE 2
HISTORICAL SAMPLE LOCATIONS
(GROUNDWATER & SOIL GAS/VAPOR)

DRAWN BY: DDZ,DAN DATE 10/3/2014
APPROVED BY: MSM SHANNON & WILSON, INC.

SUBMITTED LATER IN 9/1/15 EMAIL CORRESPONDENCE
-NOTE BY DNR PM TAUREN BEGGS

Site Name: United Laundries and Dry Cleaners
 BRRTS #: 02-36-544383
 Type of Action: Remedial Action

Remediation Cost for 2014
(previously claimed cost shown in blue)

TASKS	BUDGET			INVOICES																Total Invoiced Costs
	Bid / Budgeted Amount	PERCENT	Total Approved Budget	Shannon & Wilson Inv #28827 11/8/2013	Shannon & Wilson Inv #28834 12/11/2013	Shannon & Wilson Inv #28945 1/13/2014	Shannon & Wilson Inv #28991 2/5/2014	Shannon & Wilson Inv #29051 3/6/2014	Shannon & Wilson Inv #29079 4/8/2014	Shannon & Wilson Inv #229164 5/7/2014	Shannon & Wilson Inv #23251 6/10/2014	Shannon & Wilson Inv #29349 8/4/2014	Shannon & Wilson Inv #29463 9/10/2014	Shannon & Wilson Inv #29526 10/7/2014	Shannon & Wilson Inv #29585 11/4/2014	Shannon & Wilson Inv #29662 12/10/2014	Shannon & Wilson Inv #29683 1/6/2015	PERCENT		
CONSULTANT COSTS																				
Bid / Budgeted Description																				
Task 1 - Work Plan Preparation	\$ 2,800.00	\$ -	\$ 2,800.00	\$ 2,634.50	\$ 2,634.50															
Task 2 - Soil Excavation	\$ 9,400.00	\$ -	\$ 9,400.00	\$ 8,389.50	\$ 2,750.00	\$ 5,577.00	\$ 62.50													
Task 2 - Soil Excavation (Expenses)	\$ 1,200.00	\$ -	\$ 1,200.00	\$ 137.57		\$ 137.57														
Task 3 - Soil Vapor Extraction System	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 4,052.00		\$ 2,787.50	\$ 1,264.50													
Task 3 - Soil Vapor Extraction System (Expenses)	\$ 450.00	\$ -	\$ 450.00	\$ -																
Task 4 - Construction Documentation Report	\$ 4,610.00	\$ -	\$ 4,610.00	\$ 4,190.00		\$ 419.00	\$ 440.00												\$ 440.00	
Task 5 - Vapor Probe Sampling	\$ 400.00	\$ -	\$ 400.00	\$ 200.00		\$ 200.00													\$ 200.00	
Task 6 - Groundwater Monitoring	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 1,000.00		\$ 1,000.00					\$ 1,000.00		\$ 1,000.00						\$ 3,000.00	
Task 6 - Groundwater / Air Monitoring (Expenses)	\$ 600.00	\$ -	\$ 600.00	\$ 25.63		\$ 25.63													\$ 58.93	
Task 7 - Annual Report	\$ 4,800.00	\$ -	\$ 4,800.00				\$ 239.50	\$ 489.50	\$ 114.50	\$ 177.00	\$ 114.00	\$ 52.00	\$ 2,114.50	\$ 1,712.00					\$ 5,073.50	
Groundwater Monitoring (second year)	\$ 4,000.00															\$ 1,000.00			\$ 1,000.00	
Groundwater Monitoring Expenses (second year)	\$ 600.00																			
Vapor Probe Sampling (second year)	\$ 1,200.00																			
Report and Project Management (second year)	\$ 6,225.00																			
Case Closure	\$ 5,000.00		\$ 5,000.00													\$ 239.50	\$ 52.00		\$ 291.50	
Consultant Cost Total	\$ 49,285.00	\$ -	\$ 37,260.00	\$ 20,629.20															\$ 10,063.93	
Sub-Contractor Costs																				
Task 2 - Soil Excavation																				
Pace - Verification Soil Samples	\$ 975.00	\$ -	\$ 975.00	\$ 900.00		\$ 900.00													\$ -	
Veolia - Mobilization	\$ 6,739.57	\$ -	\$ 6,739.57	\$ 6,739.57		\$ 6,739.57													\$ -	
Veolia - Asphalt Removal	\$ 2,888.00	\$ -	\$ 2,888.00	\$ 2,888.00		\$ 2,888.00													\$ -	
WPS - Gas line removal / temp service	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 1,021.46		\$ 1,021.46													\$ -	
MPU - Power pole removal / temp service	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 3,565.41		\$ 3,285.49	\$ 279.92												\$ -	
Veolia - Excavation	\$ 6,875.00	\$ -	\$ 6,875.00	\$ 5,249.20		\$ 5,249.20													\$ -	
Veolia - Transportation	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 18,657.24		\$ 17,637.24	\$ 1,020.00												\$ -	
Advanced Disposal - soil disposal	\$ 62,000.00	\$ -	\$ 62,000.00	\$ 39,723.26		\$ 39,635.57	\$ 87.69												\$ -	
Veolia - linear pipe installation	\$ 1,600.00	\$ -	\$ 1,600.00	\$ 1,493.79		\$ 1,493.79													\$ -	
Veolia - Backfill	\$ 25,260.00	\$ -	\$ 25,260.00	\$ 18,524.17		\$ 18,524.17													\$ -	
Veolia - Surface Barrier (Asphalt Pavement)	\$ 12,350.00	\$ -	\$ 12,350.00	\$ 15,826.98		\$ 15,826.98													\$ -	
Task 3 - Soil Vapor Extraction System																				
Badger State Drilling - Well Installation	\$ 7,000.00	\$ -	\$ 7,000.00	\$ 6,825.00		\$ 6,825.00													\$ -	
Badger State Drilling - Drums for soil cuttings	\$ -	\$ -	\$ -	\$ 600.00		\$ 600.00													\$ -	
SVE Building	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,500.00		\$ 2,500.00													\$ -	
SFS-SVE Equipment	\$ 8,550.00	\$ -	\$ 8,550.00	\$ 8,550.00		\$ 7,760.00	\$ 790.00												\$ -	
SVE - Blower Installation	\$ 1,250.00	\$ -	\$ 1,250.00	\$ 1,300.00		\$ 1,300.00													\$ -	
Franz Elec - SVE Blower electrical	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 3,371.00		\$ 3,371.00													\$ -	
Pace - SVE effluent samples	\$ 836.00	\$ -	\$ 836.00	\$ 218.00		\$ 218.00													\$ -	
Pace - SVE effluent samples (second year)	\$ 218.00	\$ -	\$ 218.00	\$ -		\$ -					\$ 190.00	\$ 436.00	\$ 218.00						\$ 844.00	
Electric - MPU	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -		\$ -		\$ 1,264.12	\$ 799.52	\$ 777.99	\$ 1,054.12	\$ 770.51	\$ 1,453.61	\$ 904.90		\$ 1,629.18			\$ 7,624.68	
Electric - MPU (second year)	\$ 2,550.00	\$ -	\$ 2,550.00	\$ -		\$ -													\$ -	
SVE system expenses	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -		\$ -													\$ -	
Task 5 - Vapor Probe Sampling																				
Pace - vapor probe samples	\$ 1,254.00	\$ -	\$ 1,254.00	\$ 654.00		\$ 654.00				\$ 572.00									\$ 572.00	
Pace - vapor probe samples (second year)	\$ 2,180.00	\$ -	\$ 2,180.00	\$ -		\$ -													\$ -	
Task 6 - Groundwater Monitoring																				
Pace - Groundwater Samples	\$ 2,600.00	\$ -	\$ 2,600.00	\$ 600.00		\$ 600.00				\$ 600.00		\$ 600.00							\$ 1,620.00	
Pace - Groundwater Samples (second year)	\$ 2,400.00	\$ -	\$ 2,400.00	\$ -		\$ -													\$ 600.00	
Well Abandonment	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -		\$ -													\$ -	
Sub-Contractor Cost Total	\$ 197,225.57	\$ -	\$ 189,877.57	\$ 130,207.08		\$ 130,207.08													\$ 13,017.66	
DERF ELIGIBLE SUB-TOTALS	\$ 246,510.57	\$ -	\$ 227,137.57	\$ 159,836.28	\$ 17,451.45	\$ 131,211.59	\$ 11,173.24	\$ 440.00	\$ 3,170.65	\$ 2,051.02	\$ 892.40	\$ 3,867.12	\$ 885.01	\$ 3,323.61	\$ 2,114.50	\$ 2,688.80	\$ 2,868.68	\$ 870.00	\$ 23,171.79	
Non-DERF Eligible Expenses																				
Task 2 - Soil Remediation (Expenses)	\$ -		\$ 607.50	\$ 607.50		\$ 607.50													\$ -	
Task 3 - Soil Vapor Extraction System (Expenses)	\$ -		\$ 583.69	\$ 425.49	\$ 158.20														\$ -	
Task 5 - Groundwater Monitoring (Expenses)	\$ -		\$ -	\$ -	\$ -	\$ 128.04	\$ 128.04	\$ -	\$ 103.07	\$ -	\$ 118.47	\$ -	\$ -	\$ 106.23	\$ 84.62	\$ -	\$ -	\$ -	\$ 540.43	
Non-DERF Cost Total	\$ -		\$ 1,491.19	\$ 1,491.19	\$ 158.20	\$ 128.04	\$ 128.04	\$ -	\$ 103.07	\$ -	\$ 118.47	\$ -	\$ -	\$ 106.23	\$ 84.62	\$ -	\$ -	\$ -	\$ 540.43	
INVOICE GRAND TOTAL	\$ -		\$ 161,327.47	\$ 17,451.45	\$ 132,944.58	\$ 11,331.44	\$ 440.00	\$ 3,298.69	\$ 2,051.02	\$ 892.40	\$ 3,970.19	\$ 885.01	\$ 3,442.08	\$ 2,114.50	\$ 2,688.80	\$ 2,974.91	\$ 954.62	##	\$ 23,712.22	

Check Numbers

Site Name: United Laundries and Dry Cleaners
 BRRTS #: 02-36-544383

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

Type of Action: Remedial Action

TASKS	BUDGET			DERF COST BREAKOUT (this claim)										Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
	Bid / Budgeted Amount	INSERT	Total Approved Budget	Previous Claims (if applicable)	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															
Task 1 - Work Plan Preparation	\$ 2,800.00	\$ -	\$ 2,800.00	\$ 2,634.50										\$ 165.50	
Task 2 - Soil Excavation	\$ 9,400.00		\$ 9,400.00	\$ 8,389.50										\$ 1,010.50	
Task 2 - Soil Excavation (Expenses)	\$ 1,200.00		\$ 1,200.00	\$ 137.57										\$ 1,062.43	
Task 3 - Soil Vapor Extraction System	\$ 4,000.00		\$ 4,000.00	\$ 4,052.00										\$ (52.00)	
Task 3 - Soil Vapor Extraction System (Expenses)	\$ 450.00		\$ 450.00	\$ -										\$ 450.00	
Task 4 - Construction Documentation Report	\$ 4,610.00		\$ 4,610.00	\$ 4,190.00										\$ (20.00)	
Task 5 - Vapor Probe Sampling	\$ 400.00		\$ 400.00	\$ 200.00										\$ -	
Task 6 - Groundwater Monitoring	\$ 4,000.00		\$ 4,000.00	\$ 1,000.00										\$ -	
Task 6 - Groundwater / Air Monitoring (Expenses)	\$ 600.00		\$ 600.00	\$ 25.63										\$ 515.44	
Task 7 - Annual Report	\$ 4,800.00		\$ 4,800.00	\$ 5,073.50										\$ (273.50)	
Groundwater Monitoring (second year)	\$ 4,000.00													\$ (1,000.00)	
Groundwater Monitoring Expenses (second year)	\$ 600.00													\$ -	
Vapor Probe Sampling (second year)	\$ 1,200.00													\$ -	
Report and Project Management (second year)	\$ 6,225.00													\$ (291.53)	
Case Closure	\$ 5,000.00		\$ 5,000.00											\$ 5,000.00	
Consultant Cost Total	\$ 49,285.00	\$ -	\$ 37,260.00	\$ 20,629.20										\$ -	
Sub-Contractor Costs															
Task 2 - Soil Excavation														\$ -	
Pace - Verification Soil Samples	\$ 975.00	\$ -	\$ 975.00	\$ 900.00										\$ 75.00	
Veolia - Mobilization	\$ 6,739.57	\$ -	\$ 6,739.57	\$ 6,739.57										\$ -	
Veolia - Asphalt Removal	\$ 2,888.00	\$ -	\$ 2,888.00	\$ 2,888.00										\$ -	
WPS - Gas line removal / temp service	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 1,021.46										\$ 2,978.54	
MPU - Power pole removal / temp service	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 3,565.41										\$ 434.59	
Veolia - Excavation	\$ 6,875.00	\$ -	\$ 6,875.00	\$ 5,249.20										\$ 1,625.80	
Veolia - Transportation	\$ 24,000.00	\$ -	\$ 24,000.00	\$ 18,657.24										\$ 5,342.76	
Advanced Disposal - soil disposal	\$ 62,000.00	\$ -	\$ 62,000.00	\$ 39,723.26										\$ 22,276.74	
Veolia - linear pipe installation	\$ 1,600.00	\$ -	\$ 1,600.00	\$ 1,493.79										\$ 106.21	
Veolia - Backfill	\$ 25,260.00	\$ -	\$ 25,260.00	\$ 18,524.17										\$ 6,735.83	
Veolia - Surface Barrier (Asphalt Pavement)	\$ 12,350.00	\$ -	\$ 12,350.00	\$ 15,826.98										\$ (3,476.98)	
Task 3 - Soil Vapor Extraction System														\$ -	
Badger State Drilling - Well Installation	\$ 7,000.00	\$ -	\$ 7,000.00	\$ 6,825.00										\$ 175.00	
Badger State Drilling - Drums for soil cuttings	\$ -	\$ -	\$ -	\$ 600.00										\$ (600.00)	
SVE Building	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,500.00										\$ (500.00)	
SES-SVE Equipment	\$ 8,550.00	\$ -	\$ 8,550.00	\$ 8,550.00										\$ -	
SVE - Blower Installation	\$ 1,250.00	\$ -	\$ 1,250.00	\$ 1,300.00										\$ (50.00)	
Franz Elec - SVE blower electrical	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 3,371.00										\$ 1,629.00	
Pace - SVE effluent samples	\$ 836.00	\$ -	\$ 836.00	\$ 218.00										\$ (228.00)	
Pace - SVE effluent samples (second year)	\$ 218.00													\$ (218.00)	
Electric - MPU	\$ 6,000.00	\$ -	\$ 6,000.00											\$ (1,624.68)	
Electric - MPU (second year)	\$ 2,550.00													\$ (1,629.18)	
SVE system expenses	\$ 1,200.00	\$ -	\$ 1,200.00											\$ (1,200.00)	
Task 5 - Vapor Probe Sampling														\$ -	
Pace - vapor probe samples	\$ 1,254.00	\$ -	\$ 1,254.00	\$ 654.00										\$ 28.00	
Pace - vapor probe samples (second year)	\$ 2,180.00	\$ -												\$ -	
Task 6 - Groundwater Monitoring														\$ -	
Pace - Groundwater Samples	\$ 2,600.00	\$ -	\$ 2,600.00	\$ 600.00										\$ 380.00	
Pace - Groundwater Samples (second year)	\$ 2,400.00													\$ (600.00)	
Well Abandonment	\$ 3,500.00	\$ -	\$ 3,500.00											\$ 3,500.00	
Sub-Contractor Cost Total	\$ 197,225.57	\$ -	\$ 189,877.57	\$ 139,207.08										\$ 37,562.83	
DERF ELIGIBLE SUB-TOTALS	\$ 246,510.57	\$ -	\$ 227,137.57	\$ 159,836.28	\$ -	\$ 19,317.79	\$ -	\$ -	\$ -	\$ -	\$ 3,854.00	\$ -	\$ -	\$ 44,129.53	

Total DERF Eligible Costs This Claim \$ 23,171.79

Non-DERF Eligible Expenses		
Task 2 - Soil Remediation (Expenses)		\$ 907.50
Task 3 - Soil Vapor Extraction System (Expenses)		\$ 583.69
Task 5 - Groundwater Monitoring (Expenses)		\$ -
Non-DERF Cost Total		\$ 1,491.19
INVOICE GRAND TOTAL		\$ 161,327.47

Check Numbers