



August 30, 2017

Phil Richard  
Wisconsin Dept. of Natural Resources  
875 S 4th Avenue  
Park Falls, WI 54552-1130

Submitted by email: [Philip.Richard@Wisconsin.gov](mailto:Philip.Richard@Wisconsin.gov)

RE: The Laundry Basket, 300 S. Main Street, Luck, WI  
WDNR BRRTS No. 02-49-544893

Dear Phil;

Detailed below is a scope of work (SOW) to complete a second round of off-site sub-slab sampling at The Laundry Basket. The intent of this sampling is to obtain a second sub-slab sample from several locations, document buildings constructions from previously sampled locations, and request permission to sample additional locations. The scope of work below has been prepared based on your email comments of August 24, 2017 and from the draft version of Guidance Document RR-800 Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin.

### **Scope of Work**

The following off-site sub-slab locations will be re-sampled.

- VP-4, Luck Museum and Library.
- VP-5, Luck Lumber.
- VP-6, Bri-Bri The Computer Guy,
- VP-7 and VP-8, Natural Alternatives
- V-5, Sidewalk south of Luck Lumber.
- Total of 6 sub-samples.

Requests for sub-sampling will be submitted and sent to the following addresses.

- The Log Dog. This building was identified on Figure b.4.g. as being occupied by both Reupholstering Business and Harvey's Woodworking and Refinishing.
- New York Life, which is located to the north of The Log Dog.
- Edina Realty & Cathi's Nails. This owner was previously contacted and has declined to allow sampling. As such, we will send the owner the second request using the WDNR example document.
- Total of 6 possible sub-samples.

Other tasks to be completed.

- Sample the Bri-Bri The Computer Guy sump in the eastern portion of the basement and analyze the sample for VOCs. This sump was frozen during the previous sampling in March 2017. Two VOC samples will be analyzed (i.e., trip blank and sample).

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### ***Offices in Illinois, Iowa, Minnesota, and Wisconsin***

1835 N. STEVENS STREET • RHINELANDER, WI 54501-2163  
715.362.3244 • 1.800.844.7854 • FAX: 715.362.4116  
[www.msa-ps.com](http://www.msa-ps.com)

- The parcel to the north of the Luck Lumber is a grassed vacant lot. The parcel to the north of this vacant lot, contains a commercial business in the lower level and apartments in the upstairs. Since this property is beyond the groundwater plume that exceeds an Enforcement Standard (ES) and the first round of sub-slab sampling beneath the Luck Lumber property did not exceed screening concentrations, we are not recommending sub-slab samples at this location.
- Field notes will be taken to document building conditions and types of construction of basements, footings, ceiling heights, ventilation, etc.
- Appropriate first and second request for access correspondence will be prepared and sent to proposed sampling locations with copies provided to the WDNR to document the activities. We assume that the properties sampled during the first round will continue to provide access to their properties.

The following sub-slab procedures will be followed.

- A building survey will be completed to document site conditions at each building location.
- The sub-slab probes will be installed as permanent monitoring points and consist of an Entech brass sampling probe installed within a 3/4-inch hole drilled through the floor. The probes will be cemented in place and a leak test performed.
- Sub-slab air samples will be collected after purging the sample probe for approximately 10 minutes with a vapor pump. Organic vapors will be measured and recorded while purging. The sub-slab air sample will then be collected in a 6 liter summa canister using a flow control valve to control the airflow to the canister over approximately 30 minutes.
- The sub-slab samples will be analyzed for dry cleaning solvent volatile organic compounds (i.e., 1,1-DCE, cis-1,2-DCE, trans-1,2-DCE, PCE, TCE and vinyl chloride) using the TO-15 method.

### **Data Reporting**

The results of the sub-slab sampling will be summarized and presented in a letter report. Updated figures will be prepared that contain appropriate owners along with addresses. Results will be provided to all of the property owners that were sampled.

### **Cost Estimate for Change Order #7**

The attached spreadsheet includes the costs to complete the above described activities.

The following table presents the budget information.

	<b><u>Consulting</u></b>	<b><u>Contractor</u></b>	<b><u>Budget</u></b>	<b><u>Total Budget</u></b>
Initial Budget, April 26, 2011	\$54,900.00	\$41,400.00	\$96,300.00	\$96,300.00
Change Order #1, August 31, 2011	\$390.00	\$700.00	\$1,090.00	\$97,390.00
Change Order #2, January 31, 2013	\$10,113.00	\$6,900.00	\$17,013.00	\$114,403.00
Change Order #3, January 16, 2014	\$12,012.00	\$6,208.00	\$18,220.00	\$132,623.00
Change Order #4, February 6, 2015	\$3,185.00	\$4,265.00	\$7,450.00	\$140,073.00
Change Order #5, March 1, 2016	\$15,105.00	\$0.00	\$15,105.00	\$155,178.00
Change Order #6, January 20, 2017	\$18,190.00	\$7,125.00	\$25,315.00	\$180,493.00
Change Order #7, August 30, 2017	\$5,810.00	\$2,984.00	\$8,794.00	\$189,287.00

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Phil Richards  
Park Falls, WI 54552-1130  
August 30, 2017

Please call if you have any questions.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in black ink that reads "Brian Hegge". The signature is written in a cursive style with a large, prominent initial "B".

Brian Hegge  
Sr. Project Manager

BJH/JAE

Cc: Lois Baldwin, Luck, WI  
Jayne Englebert, Erica Klingfus, Jeffrey Anderson, MSA

Enclosures: as stated

## DERF Site Investigation Bid Summary Consultant Selection Cover Sheet

Notice: Use this form to notify the Department of Natural Resources of the consultant you are selecting to conduct a site investigation and to submit and summarize the bids required in the Dry Cleaner Environmental Response Fund (DERF) Program. This form is authorized under s. 292.65, Wis. Stats. and s. NR 169.23, Wis. Adm. Code. Completion of this form is mandatory for any person applying for DERF reimbursement. Persons who do not submit a completed form will not be eligible for reimbursement under DERF. Personal information will be used to manage the DERF program, and be made available to requesters under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR regional project manager. Copy this form as necessary.

<b>Site Information</b>		
Site name: <b>The Laundry Basket</b>	Facility Name: <b>The Laundry Basket</b>	BRRTS # <b>02-49-544893</b>

<b>Consultant Selected</b>	
Consultant Name: <b>MSA Professional Services</b>	Consultant Address: <b>1835 N. Stevens Street, Rhinelander, WI 54501</b>

<b>Summary of Costs:</b>			
<b>Consultant Name: MSA Professional Services</b>		<b>Consultant Name:</b>	
Consulting costs:	<b>\$4,900.00</b>	Consulting costs:	
Drilling costs:	<b>\$0.00</b>	Drilling costs:	
Analytical costs:	<b>\$2,984.00</b>	Analytical costs:	
Miscellaneous costs:	<b>\$910.00</b>	Miscellaneous costs:	
Total Costs:	<b>\$8,794.00</b>	Total Costs:	

<b>Consultant Name:</b>	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

<b>Optional 4th bid information:</b>	
<b>Consultant Name:</b>	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:  
Change Order #7 to conduct sub-slab sampling.

### Applicant Information and Certification

I certify that the information contained above is true and correct to the best of my knowledge.

Applicant Name		Date	
517 S. Fourth Street	Luck	WI	54853-9045

Signature \_\_\_\_\_

<b>Department Use Only</b>		
Project Manager Approval Signature	Phone Number	Date

If not approved, reason for non-approval:

**DERF Site Investigation Bid Sheet  
Consultant Bid Summary**

Form 4400-233 (R 4/04) Page 2 of 6

**Site Information**

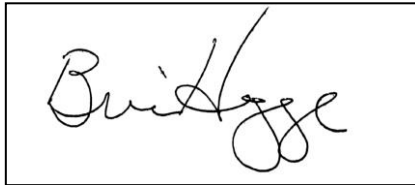
Site Name	<b>The Laundry Basket, Luck WI</b>	
Consultant Name	<b>MSA Professional Services</b>	Applicant Name <b>Lois and Ardell Baldw</b>

**Bid Summary**

<b>Drilling Costs Total =</b>	<b>\$</b>	<b>-</b>
<b>Analytical Costs Total =</b>	<b>\$</b>	<b>2,984.00</b>
<b>Consulting Costs Total =</b>	<b>\$</b>	<b>4,900.00</b>
<b>Misc Costs Total =</b>	<b>\$</b>	<b>910.00</b>
<b>Grand Total =</b>	<b>\$</b>	<b>8,794.00</b>

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature



30-Aug-17

Please attach to these forms a written narrative specifying how the tasks outlined in these sheets will be performed.

Consultant Name:  
 Site Name:  
 BRRTS #:  
 Date:

## DERF Site Investigation Bid Sheet Drilling Costs

Form 4400-233 (R 4/04) Page 3 of 6

Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number of Feet	Cost/feet, Day or Well	Total Cost
Well installation and Completion						
2 inch PVC	_1__ ft to _20__ft					\$ -
1 inch PVC (GeoProbe)	___ ft to ___ ft					\$ -
	___ ft to ___ ft					\$ -
	> ___ ft					\$ -
Decontamination Costs						
Mobilization Costs						
Hollow Stem Auger Drilling 2.25 ID						
2 1/4 Augers	0 to 40 ft					\$ -
	40 to 80 ft					\$ -
Bore Abandonment	per ft					\$ -
						\$ -
Decontamination Costs						
Mobilization / per diem Costs						
Hollow Stem Auger Drilling 4.25 ID						
4 1/4 Augers	0 to 40 ft					\$ -
	40 to 80 ft					\$ -
Bore Abandonment	per ft					\$ -
						\$ -
Decontamination Costs						
Mobilization						
Direct Push Borings (per point)						
Hydraulic Unit	< 30 ft depth					\$ -
Abandonment	per foot					\$ -
Concrete Core/Patch	each					\$ -
Soil Gas Subcontractor						
Mobilization Costs						
\$ -						
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
Drums for soil/water						\$ -
Flush Mount Cover/Pad						\$ -
Per Diem						\$ -
Steel Bumper Posts						\$ -
Traffic Control						
Total Drilling Costs						
\$ -						

Consultant Name:  
 Site Name:  
 BRRTS #:  
 Date:

**DERF Site Investigation Bid Sheet**  
**Analytical Costs**

Form 4400-233 (R 4/04) Page 4 of 6

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
<b>Solids Analysis</b>										
VOCs										\$0.00
TCLP										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses										\$0.00
Blank Analyses										\$0.00
Other: (Specify)										\$0.00
										\$0.00
<b>Water Analysis</b>										
VOCs	\$ 70	2	8260							\$140.00
Nitrate*	\$ 13		4500							\$0.00
Dissolved Oxygen*										\$0.00
Temperature*										\$0.00
Ferrous Iron*	\$ 10		6010							\$0.00
Sulfate*	\$ 11		D516							\$0.00
Sulfide*										\$0.00
ORP*										\$0.00
pH*										\$0.00
TOC*										\$0.00
Alkalinity*										\$0.00
Chloride*										\$0.00
Spec. Conductance*										\$0.00
Ethene/Ethane/Methane*	\$50		RSK1							\$0.00
Hydrogen*										\$0.00
Carbon Dioxide*										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses	\$60		8260							\$0.00
Blank Analyses										\$0.00
Other: DOC	\$60									\$0.00
										\$0.00
<b>Air Analysis</b>										
VOCs										\$0.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
TO-15	\$ 237	12	TO-15							\$2,844.00
<b>Waste Analyses (soil/water)</b>										
TCLP Ext + VOC Analysis										\$0.00
										\$0.00
<b>Miscellaneous</b>										
										\$0.00
										\$0.00
<b>Charge for Mobile Lab (indicate # days and daily fee)</b>										
Total Analytical Costs										\$2,984.00

\* Natural Attenuation parameters required for consideration of NA as remedy.

**DERF Site Investigation Bid Summary**

**Consultant Costs**

Form 4400-233 (R 4/04) Page 5 of 6

Consultant Name:  
 Site Name:  
 BRRTS #:  
 Date:

Position (specify)	Hourly Rate	Hours/Task																	Total Costs			
		Workplan Development	Access	Receptor Survey	Waste Determination	Drilling Oversight	Soil Sampling	Drilling sampling	Well Development	Hydraulic Conductivity Test	Groundwater sampling	Soil gas/vapor intrusion survey	SSRCL calculations (contained out or remedial actions)	SI Report preparation	Status Reports	Project Management	Other (specify)					
																	Reconnaissance for Sub-Slab Locations					
<b>Professional Staff</b>																						
Project Manager	\$ 130	2	4												2							
Senior Hydro/Eng/Sci	\$ 90														2							
Project Hydro/Eng/Sci	\$ 80		8												12							
Staff Hydro/Eng/Sci	\$ 70																					
<b>Field Staff</b>																						
Project Hydro/Eng/Sci	\$ 80														20							
Staff Hydro/Eng/Sci	\$ 70																					
Env. Specialist	\$ 60																					
Tech Support	\$ 60																					
Clerical	\$ 50																					
Survey Staff	\$ 90																					
<b>Office Support Staff</b>																						
Tech Support	\$ 60														8							
Clerical	\$ 50																					
<b>Total Consulting Costs</b>		\$ 260	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ 4,900.00



Consultant Name:  
 Site Name:  
 BRRTS #:  
 Date:

**DERF Site Investigation Bid Summary Sheet**  
**Miscellaneous Costs**

<b>Major Activity</b>	<b>Specifications</b>	<b>Commodity Unit (specify)</b>	<b>Unit Rate</b>	<b>Number of Units</b>	<b>Total Cost</b>
<b>IDW Disposal</b>					
Soil	Non-Hazardous	55 gal drum			\$ -
Water	Non-Hazardous	55 gal drum			\$ -
Profile/Transportation		per trip			\$ -
Soil	Hazardous	55 gal drum			\$ -
Water	Hazardous	55 gal drum			\$ -
<b>Equipment Rental (list and include shipping costs if applicable)</b>					
Multi-Parameter Downhole Meter	RNA parameters	per day	\$ 75.00		\$ -
Water Level Meter		per day	\$ 25.00		\$ -
Field PID	soil screening	per day	\$ 75.00	2	\$ 150.00
Helium Detector (includes shut in apparatus, helium, supplies)	Sub Slab Sampling	per day	\$ 200.00	2	\$ 400.00
Laser Survey Instrument			\$150.00		\$ -
<b>Field Supplies (list)</b>					
Bailers		each	\$5.00		\$ -
Whey Injection Supplies		Once			\$ -
EnTech Sub-Slab Sampling Ports		each	\$60.00	6	\$ 360.00
Whey - Burnett Dairy		Once			\$ -
Luck Access Permits		Once	\$50.00		\$ -
<b>Surveying</b>					
Geodometer		per hr			\$ -
<b>Personal Protection Equipment (list)</b>					
<b>Sample Shipping Costs</b>					
<b>Other (specify)</b>					
<b>Total Miscellaneous Costs</b>					<b>\$910.00</b>

**Reminders:** DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimburseable. No expedited shipping w/o prior PM approval.