



November 1, 2018

Phil Richard submitted by email: Philip.Richard@Wisconsin.gov
Wisconsin Dept. of Natural Resources
875 S 4th Avenue
Park Falls, WI 54552-1130

RE: Change Order #9 – Subslab Vapor Sampling at McDonald Lumber Co.
For: The Laundry Basket, 300 S. Main Street, Luck, WI
WDNR BRRTS No. 02-49-544893

Dear Phil:

In response to your email on October 30, 2018, I had a phone conversation with Joe Jain, the manager for McDonald Lumber Company in Luck (a subsidiary of Emerald Hardwoods). Based on our phone discussion, Mr. Jain indicated that there are two areas of the buildings that contain offices, as indicated on the attached photo. Both areas are slab on grade construction, with no basement. He indicated that although the areas are finished with flooring, we should be able to identify locations in each area to install the sub-slab sample ports out of sight (closets, storerooms, under furniture, etc.). There are no basements in any of the buildings on the site, with the exception of an old boiler room, no longer utilized, and with no occupancy.

Therefore, we propose to install two sub-slab sample ports, one in each office area, for collection of a TO-15 vapor sample. We do not propose indoor air sampling at this time. Upon receipt of the laboratory report, any detected concentrations will be tabulated and compared to vapor action levels. The results will be reported to you in a brief letter report with a copy to McDonald Lumber Company for their records.

Cost Estimate for Change Order #9

The attached DERF Site Investigation Bid Sheets include the costs to complete the above described activities and totals \$1,740.00 consultant, \$320.00 Miscellaneous (i.e., consultant), \$474.00 contractor costs (laboratory), which totals \$2,534.00. These costs assume the sampling will be conducted in conjunction with the already approved December 2018 quarterly groundwater sampling round.

The following presents a summary of the budget information for this project:

1230 South Boulevard
Baraboo, WI 53913

P (608) 356-2771
TF (800) 362-4505
F (608) 356-2770

www.msa-ps.com

Phil Richard, Department of Natural Resources
November 1, 2018

	<u>Consulting</u>	<u>Contractor</u>	<u>Budget</u>	<u>Total Budget</u>
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 4, 2015	\$3,185.00	\$4,265.00	\$7,450.00	\$140,073.00
Change Order #5, March 1, 2016	\$15,105.00	--	\$15,105.00	\$155,178.00
Change Order #6, January 23, 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
Change Order #8, February 26, 2018	\$17,780.00	\$14,040.00	\$31,820.00	\$221,107.00
Change Order #9, November 1, 2018	\$2,060.00	\$474.00	\$2,534.00	\$223,641.00

Please contact me with questions.

Sincerely,

MSA Professional Services, Inc.



Jayne Englebert
Sr. Hydrogeologist

Cc: Lois Baldwin, Luck, WI
Debra Sylvester (via email)
Brian Hegge, MSA (via email)
Erica Klingfus, MSA (via email)

Enclosures: Aerial photo with property notes



Office area, currently not occupied, on grade (no basement)

Office area, occupied by two offices, added later, on grade (no basement)

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.

Site Information		
Site name: The Laundry Basket	Facility Name: The Laundry Basket	BRRTS # 02-49-544893

Consultant Selected	
Consultant Name: MSA Professional Services	Consultant Address: 1230 South Boulevard, Baraboo, WI 53913

Summary of Costs:			
Consultant Name: MSA Professional Services		Consultant Name:	
Consulting costs:	\$1,740.00	Consulting costs:	
Drilling costs:	\$0.00	Drilling costs:	
Analytical costs:	\$474.00	Analytical costs:	
Miscellaneous costs:	\$320.00	Miscellaneous costs:	
Total Costs:	\$2,534.00	Total Costs:	

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Optional 4th bid information:	
Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:

Change Order #9 to install subslab vapor ports and conduct vapor sampling at McDonald Lumber Co.

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

Department Use Only		
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

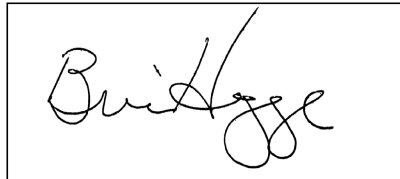
Site Name		The Laundry Basket, Luck WI	
Consultant Name	MSA Professional Serivces	Applicant Name	Lois and Ardell Baldwi

Bid Summary

Drilling Costs Total =	\$	-
Analytical Costs Total =	\$	474.00
Consulting Costs Total =	\$	1,740.00
Misc Costs Total =	\$	320.00
Grand Total =	\$	2,534.00

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



1-Nov-18

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
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	
Solids Analysis										
VOCs										\$0.00
TCLP										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses										\$0.00
Blank Analyses										\$0.00
Other: (Specify)										\$0.00
Water Analysis										
VOCs	\$ 70		8260							\$0.00
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	\$ 70		8260							\$0.00
Other: DOC	\$60									\$0.00
Air Analysis										
VOCs										\$0.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
TO-15	\$ 237	2	TO-15							\$474.00
Waste Analyses (soil/water)										
TCLP Ext + VOC Analysis										\$0.00
Miscellaneous										
										\$0.00
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$474.00

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

Consultant Name:
 Site Name:
 BRRTS #:
 Date:

DERF Site Investigation Bid Summary Consultant Costs

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

Position (specify)	Hourly Rate	Hours/Task															Total Costs			
		Workplan Development	Access	Access Requests	Well Agreement with St. Croix Hardwoods	Drilling Oversight	Well elevation survey	Drilling sampling	Well Development	Hydraulic Conductivity Test	Groundwater sampling	Soil gas/vapor intrusion sampling	SSRCL calculations (contained out or remedial actions)	SI Report preparation	Status Reports	Project Management		Other (specify)		
																		Site Recon for Sub-Slab Locations, Report		
Professional Staff																				
Project Manager	\$ 130		2												4	2				\$1,040.00
Senior Hydro/Eng/Sci	\$ 90																			\$0.00
Project Hydro/Eng/Sci	\$ 80																			\$0.00
Staff Hydro/Eng/Sci	\$ 70																			\$0.00
																				\$0.00
Field Staff																				
Senior Hydro/Eng/Sci	\$ 90																			\$0.00
Project Hydro/Eng/Sci	\$ 80										8									\$640.00
Staff Hydro/Eng/Sci	\$ 70																			\$0.00
Env. Specialist	\$ 60																			\$0.00
Tech Support	\$ 60																			\$0.00
Clerical	\$ 50																			\$0.00
Survey Staff	\$ 90																			\$0.00
Office Support Staff																				
Tech Support	\$ 60														1					\$60.00
Clerical	\$ 50																			\$0.00
																				\$0.00
																				\$0.00
																				\$0.00
Total Consulting Costs		\$ -	\$ 260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580	\$ 260	\$ -	\$ -	\$ -	\$1,740.00

Consultant Name:
 Site Name:
 BRRTS #:
 Date:

DERF Site Investigation Bid Summary Sheet Miscellaneous Costs

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

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
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			\$ -
Equipment Rental (list and include shipping costs if applicable)					
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		\$ -
Helium Detector (includes shut in apparatus, helium, supplies)	Sub Slab Sampling	per day	\$ 200.00	1	\$ 200.00
Laser Survey Instrument			\$150.00		\$ -
Field Supplies (list)					
Bailers		each	\$5.00		\$ -
Whey Injection Supplies		Once			\$ -
EnTech Sub-Slab Sampling Ports		each	\$60.00	2	\$ 120.00
Whey - Burnett Dairy		Once			\$ -
Luck Access Permits		Once	\$50.00		\$ -
Surveying					
Geodometer		per hr			\$ -
Personal Protection Equipment (list)					
Sample Shipping Costs					
Other (specify)					
Total Miscellaneous Costs					\$320.00

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