

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Friday, June 24, 2016 11:08 AM
To: Ryan, Nancy D - DNR
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners Ramboll-Environ RAP proposal review comments
Attachments: REdox Cost Estimate (Racine WI_Environ)052115V2.pdf; 4400-214D_rev_20160623.pdf; Table C-1. Remediation Cost Estimate Summary (Revision 1)_20160623.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nancy:

In response to WDNR's questions outlined below regarding Ramboll Environ's cost proposal for the remedial action at the former Express Cleaners site and after having further discussions with Bill Scott on the proposed work scope and cost estimate, Ramboll Environ has prepared the following responses and has made adjustments to our cost proposal for your consideration:

- 1). Ramboll Environ has reviewed our billing rates that were used in the original proposal and has decided to lower our costs to be in the range of the labor rates suggested in WDNR's email below. However, WDNR states that the total hours proposed seem high for tasks such as groundwater monitoring and sub-slab sampling. We have reviewed our labor hours to complete the various tasks listed in our proposal and we feel that they are reasonably estimated for the scope and level of work effort to be performed for this project. In addition, our estimate includes an appropriate mix of staff to complete the work and we do not believe using inexperienced field technicians having lower billing rates is appropriate for remediation work of this nature. Because there are several complex issues that often arise during a remediation of this type, it requires a field engineer with experience to be able to make decisions in the field and manage subcontractors in order to avoid cost overruns and submitting change orders later on in the project.
- 2). The WDNR estimates that our consulting fees could be lowered by \$30K if staff mix with lower billing rates were used for field work. As stated above, we have reduced our billing rates to be in the range of those suggested by WDNR and have kept our staff mix as is. By doing so, this reduces our consulting costs by \$12,900. As our consulting fees are based on a time and materials basis, we will seek opportunities to utilize staff with lower billing rates when practical and pass these savings on to the client and the State's Dry Cleaner reimbursement fund.
- 3). We have provided the basis for the dose of ZVI and carbon amendment selected for the site, and the contractor's quote for the material and soil blending (see attached Redox Tech Cost Estimate). Please note that we propose to conduct bench-scale tests to determine the optimum amendment dose for the site and the estimates in the attached quote may change depending on the results of these tests.
- 4). We have updated the Dry Cleaner Environmental Response Program Reimbursement Cost Detail Linking spreadsheet (Form 4400-214D, a copy is also attached) to reflect our revised consulting costs and labor rates discussed above. The cost linking spreadsheet was also revised to reflect the DERF ineligible expenses such as mark-up costs, delivery fees, permit fees, travel, and additional costs above the \$15K allowed for building demolition. I have also included a revised Table C-1 (Remediation Cost Estimate Summary table in Appendix C our proposal) that presents a breakdown of the cost estimates and DERF eligible/ineligible expenses for the various project tasks for your information.

5). Regarding the building demolition and the tasks that the RP will be conducting to prepare the site for remediation, Bill Scott will be sending additional information in a follow-up email so you have a clear understanding of what is being performed.

We look forward to setting up a meeting or conference call with the Department in the very near future to discuss our proposal and answer any additional questions you may have. Please let us know your availability over the next two weeks and we will gladly set up a call and/or meeting that works for everyone.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

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From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Thursday, May 26, 2016 11:22 AM
To: William P. Scott
Cc: Sellwood, Alyssa A - DNR
Subject: Express Cleaners Ramboll-Environ RAP proposal review comments

Hi Bill,

Alyssa Sellwood and I have completed an initial review of the May 29, 2015 remedial action proposal submitted by Ramboll Environ. Below is a list of our initial thoughts on the proposal.

- Technical approach proposed by Ramboll is appropriate and well thought out for the site.
- Costs are high, and you should look to have Ramboll refine several areas of their estimate.
 - Hourly rates are too high for the scope: For this type of work, typical billing rates would be \$150-\$180/hr for PM, \$100-\$135/hr for Eng/Scientist, and \$75-\$95/hr for field work. Ramboll's proposed rates are 20 to 25% higher. In addition, total hours proposed for some tasks seem high as well (groundwater monitoring, sub-slab sampling)
 - Estimate their consulting fees could be lowered by \$30K, if staff mix with lower billing rates were used (especially for field work).
 - The quantity of ZVI+carbon and contractor cost for soil blending are higher than expected based on experience. Ramboll should provide the basis for the dose of ZVI + carbon amendment selected for the site, and the contractor's quote for the material + soil blending.
 - The Dry Cleaner Environmental Response Program Reimbursement Cost Detail Linking spreadsheet needs to be revised. Should identify task number; sub-contractor section leaves out task 1 so costs shown for listed tasks are all off one row; DERF ineligible costs must be shown (mark-up costs, delivery fees, permit fees, travel)

- They have included costs to remove the building slab/asphalt (Task 4) for an estimated cost of \$20,800. As you know, DERF costs up to \$15,000 for building demolition may be eligible for reimbursement under DERF. We need to have a clear understanding about what is the proposal is regarding building demo and associated costs and slab/asphalt/utility removal. I understood that you had obtained some bids for this work, please clarify what tasks the RP will conduct to prepare the site for remediation.

As you are aware, DNR approvals for the DERF reimbursement must carefully consider the reasonableness of costs associated with proposed investigations or remediations. We suggest that you discuss with Ramboll to see if they can adjust their bid to bring the costs down. I am happy to discuss this further with you, and as I indicated, will be available beginning June 5 if you want to call.

Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

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REDOX TECH, LLC



"Providing Innovative In Situ Soil and Groundwater Treatment"

May 21, 2015

Via email
Mark Mejac
Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
PH: 262.901.0127
Email: mmejac@environcorp.com

RE: Remediation Services, Express Cleaners, Racine, WI

Dear Mr. Mejac;

Redox Tech has reviewed the information provided for the above referenced site and is pleased to present this revised proposal for conducting remediation services. As discussed during our telephone conversation today, we feel an enhanced reductive dechlorination (ERD) approach may be best suited to treat chlorinated solvents at this site, and can be implemented by either a soil blending technique or via direct push injections (DPT). Both options are presented with corresponding costs. In preparing these costs we have assumed that an area of approximately 7,200 square feet will be treated (the area within the 100ppb contour in the figures provided), from ground surface to approximately 8 feet bgs for soil blending, and from 3 to 5 feet bgs with an injection strategy.

Due to the apparent reducing conditions present at the site (as indicated by the formation of daughter products), Redox Tech is recommending an ERD approach using our ABC+ formula. Anaerobic Biochem Plus (ABC⁺®) is a mixture of our ABC® formula and Zero Valent Iron (ZVI). ABC+ is formulated and mixed on a site-by-site basis and can therefore adjust the amounts of ZVI used. ZVI has been proven and widely accepted as an effective in situ remediation technology for treating chlorinated solvents such as PCE, TCE, and daughter products. The degradation process using ZVI alone is comprised of several abiotic reductive dechlorination processes occurring on the surface of the granular iron, with the iron acting primarily as an electron donor.

The addition of ZVI to the ABC® mixture provides a number of advantages for enhanced reductive dechlorination (ERD). The ZVI will provide an immediate reduction. The ABC® will provide short-term and long-term nutrients to support anaerobic bacteria growth, which also assists in creating a reducing environment. ABC® contains soluble lactic acid and a phosphate buffer that maintains the pH in a range that is best suited for microbial growth and provides an important micronutrient for bioremediation. In addition, the corrosion of iron metal yields ferrous iron and hydrogen, both of which are possible reducing agents. The hydrogen gas produced is also an excellent energy source for a wide variety of anaerobic bacteria.

In Situ Blending

In situ soil blending involves using an in situ blender to effectively distribute chemical amendments throughout the soil medium to treat contaminants of concern. The chemical amendments can range from oxidants, reductants, biostimulants, or soil stabilizers. The in situ blender is mounted on a large excavator with a modified diesel engine and hydraulic power system. The mixer is capable of mixing dry soil as well as sludge material to depths of 18 feet below ground surface. Utilizing hydraulic pressures of 5,000 psi, a 28-inch diameter mixing drum with specially designed "teeth" is rotated at speeds up to 100 rpm with torque of 20,300 foot lbs. This rugged durability allows the mixing drum to penetrate all soil types, even with the presence of backfill materials such as bricks, boulders, and rebar.

Since many chemical remediation alternatives require direct contact with the target contaminants, the effectiveness of the remediation strategy is often limited by the ability to distribute the chemical amendments throughout the soil medium. We believe the in situ blender is the most effective and efficient method to achieve mixing at shallow depths (less than 20 feet). In addition, the production rate of this equipment is comparable to excavating, and is a much cheaper alternative to dig and haul.

The in situ blending process will be performed systematically by subdividing the treatment area into smaller cells. The cell dimensions typically do not exceed 20 feet by 20 feet, depending on location, chemical loading rates, etc. A detailed implementation plan would be developed prior to mobilization to properly coordinate the mixing process.

An excavator will work in tandem with the in situ blending equipment. The excavator will be used to excavate soils as needed and to deliver the oxidants into each cell. The excavator is also used to "loosen" the soils prior to blending. This ensures that there are no buried items such as boulders, utilities, etc, that may damage the blending head. A forklift will also be mobilized and will be used to help with the on-site movement of the chemicals.

The blending and addition of amendments and water will increase the volume of soils. Generally, a mounding effect will be present and for this site we anticipate it would not exceed 2 feet above grade. Over time consolidation and settlement can occur. However, no cost for off site disposal or removal of excess soil is presented. In preparing this estimate, we have assumed that in 10 percent of the treatment area, the upper 3 feet of soils will not require treatment. Therefore, these soils can be stockpiled and removed from site as non-hazardous soil if excess material is present, or placed back into the excavations once the blending has been completed.

For this estimate, we are recommending applying 37,300 lbs of ABC+ to the soils with the ZVI content equivalent to approximately 0.5% of the weight of soil (assuming a soil density of 110 lbs per cubic foot). Bench scale testing may be beneficial to determine the optimal dosing required for the site, which could in turn affect costs.

We estimate that the in situ soil blending approach can be completed in a week. **Table 1** provides a cost summary.

Table 1. Cost Summary (In Situ Soil Blending with ABC+)

| Item | Quantity | Rate | Subtotal |
|---|-------------------|---------------------|------------------|
| Project Management (includes design, HASP and Work plan Prep.) | Lump Sum | | \$5,000 |
| Mobe/Demobe (includes crews and equipment) | Lump Sum | | \$16,000 |
| ABC+ (includes shipping and handling, etc.)* | 37,300 lbs | \$1.50 per pound | \$55,950 |
| In Situ Blending (includes all equipment, labor, rentals, PPE, per diems, fuel, etc.) | 2,140 cubic yards | \$17 per cubic yard | \$36,380 |
| TOTAL | | | \$113,330 |

* Note that Environ or its client would be responsible for any local and state sales/use tax.

The blending process inherently loosens and reduces the bearing capacity of the soils. Over time, the material will consolidate but this is often not acceptable for properties where construction or property transfer is desired. Fly ash, quicklime, or concrete can be added as a stabilizer to strengthen the soil to pre-mixing conditions. If a specific bearing strength is required, bench scale testing can be conducted to determine the required amounts of stabilizer. It is unclear if stabilization would be required for the end use of this property but for cost estimating purposes, Redox Tech has prepared pricing to return to the site and apply 3 percent by weight of quicklime. Table 2 provides a cost summary.

Table 2. Cost Summary (In Situ Soil Blending with Quicklime)

| Item | Quantity | Rate | Subtotal |
|---|-------------------|---------------------|-----------------|
| Project Management (includes design, HASP and Work plan Prep.) | Lump Sum | | \$5,000 |
| Mobe/Demobe (includes crews and equipment) | Lump Sum | | \$16,000 |
| Quicklime (includes shipping and handling, etc.)* | 55,500 lbs | \$0.50 per pound | \$27,750 |
| In Situ Blending (includes all equipment, labor, rentals, PPE, per diems, fuel, etc.) | 2,140 cubic yards | \$17 per cubic yard | \$36,380 |
| TOTAL | | | \$85,130 |

* Note that Environ or its client would be responsible for any local and state sales/use tax.

Direct Push Drilling Methods

The depth to groundwater at this site is reported at approximately 3 to 6 feet bgs. Treatment is assumed to extend from approximately 3 to 8 feet bgs. Treatment via a direct push technique is difficult, but has been successfully done using very close injection spacing and minimal volumes of solution. Injections at shallow depths are much more susceptible to occurrences of daylighting (i.e. fluids coming to surface) due to the lack of

overburden pressures. Fluids tend to travel the path of least resistance which is typically upwards in geologic settings. The reworking of soils at shallow depths, combined with conduits, etc., make injections in shallow soils extremely difficult.

The injection of ABC+ will be conducted through Geoprobe drill rods. The ABC® solution is mixed in a holding tank located on a standard Redox Tech injection trailer. An air-operated diaphragm Sandpiper pump is used to mix the ABC® solution which is then transferred from the tank to a ChemGrout CG-500HP series high-pressure grout plant. This unit has two 70-gallon (265 liters) mixing tanks, a 21-gallon (80 liters) holding hopper and a high-pressure plunger grout pump. The double mix tank design permits continuous pumping as each mix tank alternates feeding the pump. Each mixer is equipped with baffles and variable speed high-efficiency paddles that provide rapid mixing. The tank outlets are large slide gates that allow viscous grouting materials to flow quickly into the removable holding hopper. The holding hopper is connected directly to a double acting, positive displacement plunger pump which in turn pumps directly to the DPT drill rods.

Redox Tech recommends applying 10,000 lbs of ABC+ using the DPT injection techniques. When mixed with potable water on site, approximately 4,400 gallons will be created which is equivalent to approximately 5 percent of the available pore space assuming a porosity of 30 percent. ZVI will be added to the ABC® solution at a 50 percent by weight ratio. Small amounts of guar are also added to the solution to assist in keeping the iron suspended.

Injections will be conducted at locations spaced approximately 8 feet apart. Therefore, approximately 145 injections will be conducted. At each location, injections will be conducted at 1 foot intervals across the target zone to ensure that proper vertical distribution of the amendment is achieved.

Redox Tech estimates that it would take approximately 9 days to inject the ABC+ solution. **Table 3** provide a cost summary.

Table 3. ABC+ DPT Implementation Cost Summary

| Item | Unit Rate | Quantity | Total |
|---|-----------------|-------------|-----------------|
| 1) Project Management (includes HASP and design, material procurement, etc.) | Lump Sum | \$3,500 | \$3,500 |
| 2) Mobe/Demobe (includes equipment and crew) | Lump Sum | \$4,000 | \$4,000 |
| 3) Chemicals (shipping and handling)* ABC+ | \$1.50 per lb | 10,000 lbs | \$15,000 |
| 4) Injection Services (includes labor, equipment rentals, fuel, per diem, etc). | \$3,400 per day | 9 crew days | \$30,600 |
| TOTAL | | | \$53,100 |

* Note that Environ or its client would be responsible for any local and state sales/use tax.

The following assumptions are made in preparing budgetary cost estimates for this site:

- Potable water is readily available on site (i.e. fire hydrant or equivalent source)
- The site is secure and a laydown area is available for equipment.
- There is sufficient access and room to maneuver for the in situ blending equipment.
- Chemicals will be purchased by Redox Tech
- Charges for chemicals are invoiced monthly and paid net 45 days
- All other charges are invoiced monthly and paid net 60 days.
- There is no performance guarantee for this work.
- All work will be completed in modified Level D PPE.
- We assume Environ will conduct all air monitoring, if required.
- No cost for waste management/disposal has been included.
- No cost has been allotted for vapor suppression, if required.
- All general refuse will be properly bagged and collected by Redox Tech, but a dumpster/disposal area will be available (i.e. Redox Tech will not take general trash off site).
- All required permitting will be completed by others.
- Work can be completed during normal daytime working hours, Monday through Sunday.
- Regulatory and client interface is predominantly the responsibility of Environ
- Soil and groundwater sampling and analysis have not been included in this estimate.
- All regulatory reports will be prepared by Environ.
- Redox Tech will prepare daily production logs.
- Redox Tech will provide equipment, personnel, chemicals, and project management to complete the project.
- Utility clearances will be completed by others, and Redox Tech is only responsible for damage to underground utilities when Redox Tech is solely negligent.
- The replacement of asphalt surfaces, concrete surfaces, fencing, and sod will be the responsibility of others
- All associated utility costs will be borne by others.

Thank you for the opportunity to provide you with this estimate. If you have any questions or concerns, please do not hesitate to call me at 630-705-0390.

Regards,

Steve Markesic

**Table C-1. Remediation Cost Estimate Summary (Revision 1)
Express Cleaners, Racine Wisconsin**

| Task No. | Task Description | Ramboll | Expenses and | Subtotal | Ineligible | DERF Subtotal |
|-----------------------|---|------------------|------------------|------------------|-----------------|------------------|
| | | Environ Labor | Subcontractors | | Expenses | |
| | | (nearest \$100) | (nearest \$100) | (nearest \$100) | (nearest \$100) | (nearest \$100) |
| 1 | Project Management and Setup, Contracts, HASP Preparation | \$6,100 | \$200 | \$6,300 | \$0 | \$6,300 |
| 2 | Pre-Remediation Groundwater Sampling & Abandonment MW3 | \$7,600 | \$5,700 | \$13,300 | \$700 | \$12,600 |
| 3 | Remedial Action Plan | \$11,800 | \$100 | \$11,900 | \$100 | \$11,800 |
| 4 | Building Slab Removal | \$4,100 | \$16,300 | \$20,400 | \$5,400 | \$15,000 |
| 5 | In-Situ Enhanced Reductive Dechlorination | \$22,400 | \$152,200 | \$174,600 | \$0 | \$174,600 |
| 6 | Post-Remediation Confirmation Sampling | \$2,000 | \$4,800 | \$6,800 | \$0 | \$6,800 |
| 7 | Well Replacement (MW3) | \$1,600 | \$5,000 | \$6,600 | \$200 | \$6,400 |
| 8 | Well Installation (Optional - 1 Well) | \$500 | \$800 | \$1,300 | \$0 | \$1,300 |
| 9 | Remedial Action Completion Report | \$9,200 | \$100 | \$9,300 | \$100 | \$9,200 |
| 10 | MNA Groundwater Sampling & Reporting (8 qtrs) | \$43,700 | \$29,200 | \$72,900 | \$3,200 | \$69,700 |
| 11 | Sub-Slab VI Sampling | \$3,000 | \$2,500 | \$5,500 | \$200 | \$5,300 |
| 12 | Case Closure Reporting/GIS Registry | \$8,700 | \$100 | \$8,800 | \$100 | \$8,700 |
| 13 | Final Well Abandonment | \$3,700 | \$4,000 | \$7,700 | \$300 | \$7,400 |
| Total Estimate | | \$124,400 | \$221,000 | \$345,400 | \$10,300 | \$335,100 |

14D (R 08/12)

| Bid | Remaining to indicate over-run | % Task Complete, Remarks |
|-----|--------------------------------|--------------------------|
| 1 | Project Management a | |
| 2 | Pre-Remediation Grou | 6,300.00 |
| 3 | Remedial Action Plan | 9,155.00 |
| 4 | Building Slab Removal | 11,800.00 |
| 5 | In-Situ Enhanced Redu | 4,057.00 |
| 6 | Post-Remediation Conf | 22,409.00 |
| 7 | Well Replacement (MW | 2,460.00 |
| 8 | Well Installation (Optio | 1,756.00 |
| 9 | Remedial Action Compl | 544.00 |
| 10 | MNA Groundwater Sam | 9,200.00 |
| 11 | Sub-Slab VI Sampling | 56,740.00 |
| 12 | Case Closure Reporting | 3,637.00 |
| 13 | Final Well Abandonmer | 8,700.00 |
| | Consultant C | 3,728.00 |
| | S | 140,486.00 |
| 1 | Project Management ar | |
| 2 | Pre-Remediation Grou | - |
| 3 | Remedial Action Plan | 3,445.00 |
| 4 | Building Slab Removal | - |
| 5 | In-Situ Enhanced Redu | 10,943.00 |
| 6 | Post-Remediation Conf | 152,191.00 |
| 7 | Well Replacement (MW | 4,340.00 |
| 8 | Well Installation (Optio | 4,644.00 |
| 9 | Remedial Action Compl | 756.00 |
| 10 | MNA Groundwater Sam | - |
| 11 | Sub-Slab VI Sampling | 12,960.00 |
| 12 | Case Closure Reporting | 1,663.00 |
| 13 | Final Well Abandonment | - |
| | Sub-Contracto | 3,672.00 |
| | DERF B | 194,614.00 |
| | | 335,100.00 |

| No | |
|----|------------------------|
| 2 | Pre-Remediation Grou |
| 3 | Remedial Action Plan |
| 4 | Building Slab Removal |
| 7 | Well Replacement (MW |
| 9 | Remedial Action Comple |
| 10 | MNA Groundwater Sam |
| 11 | Sub-Slab VI Sampling |
| 12 | Case Closure Reporting |
| 13 | Final Well Abandonment |
| | Non-Eligible C |
| | INVOI |

Site Name: Former Express Cleaners
 BRRTS #: 02-52-547631
 Type of Action: In Situ Soil Blending, VI Sampling and Groundwater Natural Attenuation Monitoring

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

| TASKS | BUDGET | | | INVOICES | | | | | 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) | Provider Name, Invoice #, Billing Date | Provider Name, Invoice #, Billing Date | Provider Name, Invoice #, Billing Date | Provider Name, Invoice #, Billing Date | INSERT | Total Invoiced Costs | A Soil Investigation | B Soil Remediation | C Groundwater Investigation | D Groundwater Remediation | E Air/Vapor Investigation | F Air/Vapor Remediation | | | G Lab & Other Analysis |
| Consultant Costs | | | | | | | | | | | | | | | | | | | |
| 1 Project Management and Setup, Contracts, HASP Preparation | \$ 6,300.00 | | \$ 6,300.00 | | | | | | \$ - | | | | | | | | | | \$ 6,300.00 |
| 2 Pre-Remediation Groundwater Sampling & Abandonment MW3 | \$ 9,155.00 | | \$ 9,155.00 | | | | | | \$ - | | | | | | | | | | \$ 9,155.00 |
| 3 Remedial Action Plan | \$ 11,800.00 | | \$ 11,800.00 | | | | | | \$ - | | | | | | | | | | \$ 11,800.00 |
| 4 Building Slab Removal | \$ 4,057.00 | | \$ 4,057.00 | | | | | | \$ - | | | | | | | | | | \$ 4,057.00 |
| 5 In-Situ Enhanced Reductive Dechlorination | \$ 22,409.00 | | \$ 22,409.00 | | | | | | \$ - | | | | | | | | | | \$ 22,409.00 |
| 6 Post-Remediation Confirmation Sampling | \$ 2,460.00 | | \$ 2,460.00 | | | | | | \$ - | | | | | | | | | | \$ 2,460.00 |
| 7 Well Replacement (MW3) | \$ 1,756.00 | | \$ 1,756.00 | | | | | | \$ - | | | | | | | | | | \$ 1,756.00 |
| 8 Well Installation (Optional - 1 Well) | \$ 544.00 | | \$ 544.00 | | | | | | \$ - | | | | | | | | | | \$ 544.00 |
| 9 Remedial Action Completion Report | \$ 9,200.00 | | \$ 9,200.00 | | | | | | \$ - | | | | | | | | | | \$ 9,200.00 |
| 10 MNA Groundwater Sampling & Reporting (8 qtrs) | \$ 56,740.00 | | \$ 56,740.00 | | | | | | \$ - | | | | | | | | | | \$ 56,740.00 |
| 11 Sub-Slab VI Sampling | \$ 3,637.00 | | \$ 3,637.00 | | | | | | \$ - | | | | | | | | | | \$ 3,637.00 |
| 12 Case Closure Reporting/GIS Registry | \$ 8,700.00 | | \$ 8,700.00 | | | | | | \$ - | | | | | | | | | | \$ 8,700.00 |
| 13 Final Well Abandonment | \$ 3,728.00 | | \$ 3,728.00 | | | | | | \$ - | | | | | | | | | | \$ 3,728.00 |
| Consultant Cost Total | \$ 140,486.00 | \$- | \$ 140,486.00 | \$ - | | | | | \$ - | | | | | | | | | | \$ 140,486.00 |
| Sub-Contractor Costs | | | | | | | | | | | | | | | | | | | |
| 1 Project Management and Setup, Contracts, HASP Preparation | \$ - | | \$ - | | | | | | \$ - | | | | | | | | | | \$ - |
| 2 Pre-Remediation Groundwater Sampling & Abandonment MW3 | \$ 3,445.00 | | \$ 3,445.00 | | | | | | \$ - | | | | | | | | | | \$ 3,445.00 |
| 3 Remedial Action Plan | \$ - | | \$ - | | | | | | \$ - | | | | | | | | | | \$ - |
| 4 Building Slab Removal | \$ 10,943.00 | | \$ 10,943.00 | | | | | | \$ - | | | | | | | | | | \$ 10,943.00 |
| 5 In-Situ Enhanced Reductive Dechlorination | \$ 152,191.00 | | \$ 152,191.00 | | | | | | \$ - | | | | | | | | | | \$ 152,191.00 |
| 6 Post-Remediation Confirmation Sampling | \$ 4,340.00 | | \$ 4,340.00 | | | | | | \$ - | | | | | | | | | | \$ 4,340.00 |
| 7 Well Replacement (MW3) | \$ 4,644.00 | | \$ 4,644.00 | | | | | | \$ - | | | | | | | | | | \$ 4,644.00 |
| 8 Well Installation (Optional - 1 Well) | \$ 756.00 | | \$ 756.00 | | | | | | \$ - | | | | | | | | | | \$ 756.00 |
| 9 Remedial Action Completion Report | \$ - | | \$ - | | | | | | \$ - | | | | | | | | | | \$ - |
| 10 MNA Groundwater Sampling & Reporting (8 qtrs) | \$ 12,960.00 | | \$ 12,960.00 | | | | | | \$ - | | | | | | | | | | \$ 12,960.00 |
| 11 Sub-Slab VI Sampling | \$ 1,663.00 | | \$ 1,663.00 | | | | | | \$ - | | | | | | | | | | \$ 1,663.00 |
| 12 Case Closure Reporting/GIS Registry | \$ - | | \$ - | | | | | | \$ - | | | | | | | | | | \$ - |
| 13 Final Well Abandonment | \$ 3,672.00 | | \$ 3,672.00 | | | | | | \$ - | | | | | | | | | | \$ 3,672.00 |
| Sub-Contractor Cost Total | \$ 194,614.00 | \$- | \$ 194,614.00 | \$ - | | | | | \$ - | | | | | | | | | | \$ 194,614.00 |
| DERF ELIGIBLE SUB-TOTALS | \$ 335,100.00 | \$- | \$ 335,100.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 335,100.00 |

| Non-Eligible Expenses | Estimated Amount | Actual Amount | | | | | | | |
|--|---------------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| 2 Pre-Remediation Groundwater Sampling & Abandonment MW3 | \$ 700.00 | | | | | | | | \$ - |
| 3 Remedial Action Plan | \$ 100.00 | | | | | | | | |
| 4 Building Slab Removal | \$ 5,400.00 | | | | | | | | |
| 7 Well Replacement (MW3) | \$ 200.00 | | | | | | | | |
| 9 Remedial Action Completion Report | \$ 100.00 | | | | | | | | |
| 10 MNA Groundwater Sampling & Reporting (8 qtrs) | \$ 3,200.00 | | | | | | | | |
| 11 Sub-Slab VI Sampling | \$ 200.00 | | | | | | | | |
| 12 Case Closure Reporting/GIS Registry | \$ 100.00 | | | | | | | | |
| 13 Final Well Abandonment | \$ 300.00 | | | | | | | | \$ - |
| Non-Eligible Cost Total | \$ 10,300.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| INVOICE GRAND TOTAL | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | ## \$ - |

Total DERF Eligible Costs This Claim \$ -

Check Numbers

Ryan, Nancy D - DNR

From: William P. Scott <wscott@mzmilw.com>
Sent: Thursday, May 26, 2016 11:27 AM
To: Ryan, Nancy D - DNR
Cc: Sellwood, Alyssa A - DNR
Subject: RE: Express Cleaners Ramboll-Environ RAP proposal review comments

Nancy and Alyssa –

Thank you for your review and thoughtful comments. I will discuss with Ramboll and get back to you.

Regards,
Bill.

Bill

William P. Scott

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From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Thursday, May 26, 2016 11:22 AM
To: William P. Scott
Cc: Sellwood, Alyssa A - DNR
Subject: Express Cleaners Ramboll-Environ RAP proposal review comments

Hi Bill,

Alyssa Sellwood and I have completed an initial review of the May 29, 2015 remedial action proposal submitted by Ramboll Environ. Below is a list of our initial thoughts on the proposal.

- Technical approach proposed by Ramboll is appropriate and well thought out for the site.
- Costs are high, and you should look to have Ramboll refine several areas of their estimate.
 - Hourly rates are too high for the scope: For this type of work, typical billing rates would be \$150-\$180/hr for PM, \$100-\$135/hr for Eng/Scientist, and \$75-\$95/hr for field work. Ramboll's proposed

rates are 20 to 25% higher. In addition, total hours proposed for some tasks seem high as well (groundwater monitoring, sub-slab sampling)

- Estimate their consulting fees could be lowered by \$30K, if staff mix with lower billing rates were used (especially for field work).
- The quantity of ZVI+carbon and contractor cost for soil blending are higher than expected based on experience. Ramboll should provide the basis for the dose of ZVI + carbon amendment selected for the site, and the contractor's quote for the material + soil blending.
- The Dry Cleaner Environmental Response Program Reimbursement Cost Detail Linking spreadsheet needs to be revised. Should identify task number; sub-contractor section leaves out task 1 so costs shown for listed tasks are all off one row; DERF ineligibles must be shown (mark-up costs, delivery fees, permit fees, travel)
- They have included costs to remove the building slab/asphalt (Task 4) for an estimated cost of \$20,800. As you know, DERF costs up to \$15,000 for building demolition may be eligible for reimbursement under DERF. We need to have a clear understanding about what is the proposal is regarding building demo and associated costs and slab/asphalt/utility removal. I understood that you had obtained some bids for this work, please clarify what tasks the RP will conduct to prepare the site for remediation.

As you are aware, DNR approvals for the DERF reimbursement must carefully consider the reasonableness of costs associated with proposed investigations or remediations. We suggest that you discuss with Ramboll to see if they can adjust their bid to bring the costs down. I am happy to discuss this further with you, and as I indicated, will be available beginning June 5 if you want to call.

Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customerurvey> to evaluate how I did.

Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

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