

SCS ENGINEERS

March 15, 2012
File No. 25211343.91

Mr. Jeff Ackerman
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, WI 53711



Subject: Change Order #5 for Platteville Cleaners
250 West Main Street, Platteville, Wisconsin
BRRTS #02-22-550753

Dear Mr. Ackerman:

As requested, we have prepared the following site investigation change order request for the Platteville Cleaners DERF project. The change order includes a scope of services and costs for additional vapor sampling, groundwater monitoring and reporting work.

We have attached a spreadsheet that shows the project budget and requested change order amount. The current approved project budget is \$137,682. Costs billed to date total \$119,720, leaving a balance of \$17,962.

The costs for new scope included in this change order total \$8,230. This work could be completed within the existing total project budget, but as requested, we are submitting the change order to make corrections to certain budget line items, such as "Access" that required additional effort to complete.

Our most recent site investigation update was submitted to the Wisconsin Department of Natural Resources (WDNR) on March 4, 2013. The following proposed scope of work is based on subsequent communications with the WDNR, Platteville Cleaners, and the owner of 40 North Chestnut Street.

PROPOSED SCOPE OF SERVICES

Task 1 - Vapor Intrusion Assessment and Reporting

Property Access

Additional project time was required to access and coordinate vapor intrusion assessment sampling for properties in the vicinity of the drycleaner. This work included the following:

- Correspondence with the WDNR, owner, and owner's representative for vapor assessment at 40 North Chestnut Street.



- Correspondence with the WDNR regarding a revised scope and preparation of a second access agreement for 40 North Chestnut Street.
- Correspondence with the WDNR regarding an access denial for 280 West Main Street. The owner eventually denied access and a sub-slab sample could not be collected.
- Communications with the representative for 235 West Main Street, including telephone calls and preparation of a letter from SCS Engineers (SCS) stating that vapor probes would not be installed through the tenant's raised wood flooring.
- Additional research and correspondence to identify the owner of 295 West Main Street.
- Additional time to locate the owner of 35 South Elm Street. The owner disconnected their telephone and could not be reached. A letter was sent requesting contact information. The owner was eventually contacted on the day of sampling and allowed us to complete the sampling.
- Additional time to coordinate a sampling schedule with the tenant occupying the north half of 40 North Chestnut Street. A schedule could not be reached and the indoor air sample could not be collected.
- Additional indoor air sampling at 295 West Main Street due to discovery of separate basements in the building.

Owner Notification and Vapor Probe Abandonments

Based on our communications with you, we understand that no additional vapor assessment sampling will be required at this time for 35 North Elm Street, 35 South Elm Street, 235 West Main Street, or 295 West Main Street, and that we should notify the owners of the vapor intrusion assessment results. We did not include budget for owner reporting in our previous change order, so have included the costs in this change order.

As discussed with you and noted in our previous change order, vapor probes for these properties will be left in place until we are directed by the WDNR to abandon them.

40 North Chestnut Street

We collected an indoor air sample from the basement of 40 North Chestnut Street on February 12, 2013. The sample was analyzed for volatile organic compounds (VOCs) and found to contain trichloroethylene at a level exceeding the WDNR's non-residential Indoor Air Vapor Action Level. As discussed with you, we have prepared the following scope for additional vapor assessment sampling for this property:

- Communication with the WDNR, Platteville Cleaners, and the owner of 40 North Chestnut Street regarding air results and access for additional sampling.
- Collection of one indoor air sample from each level (3) of 40 North Chestnut Street (south half of building).
- Collection of one outdoor air background sample.

- Transporting samples to a State-certified laboratory for analysis of VOCs via method TO-15 (full list).
- Reviewing and tabulating laboratory data for the additional 40 North Chestnut Street samples.
- Follow up communications with the WDNR and preparation of letter to the property owner summarizing vapor assessment results.

Task 2 – Monitoring Well Access

The WDNR requested installation of a monitoring well nest (MW8/8P) at a location west of the MW7/7P well nest. We assumed the new wells could be installed within the Elm Street right-of-way (ROW).

We subsequently learned of access limitations to the Elm Street ROW due to overhead utilities. As documented through our correspondence with the WDNR, we have assessed potential access of other locations for the MW8/8P well nest including locations within the Pine Street ROW, private properties to the south of Pine Street, and a private property to the west of Elm Street. It appears that the best location for the well nest would be 80 South Chestnut Street; however, the owner has denied access. The following additional work was performed:

- Inspection of aerial photos and communications with the City.
- Preparation of a utilities map and communications with the WDNR.
- Site visit to inspect and photo document potential well locations, transmittal of photos, and subsequent communications with the WDNR.
- Acquiring contact information for nearby private properties for potential access.
- Communications with Clare Bank, 305 Pine Street, including a request for access (denied).
- Communications with the owner of 80 North Chestnut Street, including preparation and transmittal of Access Request form (denied).

Task 3 – Monitoring Well Repair and Vapor Probe Abandonments

Additional monitoring well and vapor probe work was performed outside the original scope. As discussed with you, the concrete surface around monitoring well MW3 had settled. We repaired the surface on March 13, 2013. At that time, we also inspected the remaining monitoring wells for potential settlement. Monitoring well MW1 could not be located as it was buried under ice. The remaining wells appeared to be in good condition.

As approved, we permanently abandoned vapor probes VP1, VP2, VP5, and VP6 on March 13, 2013, in preparation for new flooring installation on the west half of the drycleaner.

ESTIMATED PROJECT COSTS

A detailed cost estimate is provided in **Attachment A**. We estimate a project cost of \$8,230. These costs do not include costs associated with travel (travel time, mileage, and per diem costs) or claim preparation, which are not eligible for reimbursement from the DERF program.

Sincerely,



Robert Langdon
Senior Project Manager
SCS ENGINEERS

REL/TLC/TK

cc: Tim Koeller, Platteville Cleaners

Attachments: Budget Summary and DERF Site Investigation Bid Sheets

ATTACHMENTS

Budget Summary and DERF Site Investigation Spreadsheets

Site Name: Platteville Cleaners

BRRTS #: 02-22-550753

Type of Action: Site Investigation

Dry Cleaner Environmental Response Program

TASKS	BUDGET							Total Approved Budget	Previous Claims (If applicable)	Total Invoiced Costs	Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks	
	Bid / Budgeted Amount	03/30/2009 CO #1	10/30/09 CO #2	06/03/2011 CO #3	06/07/12 CO #4	03/15/2013 CO #5							
Consultant Costs													
Workplan Development	\$ 2,414.00	\$ 185.00	\$ 1,884.00	\$ 2,052.00	\$ 2,192.00	\$ 400.00	\$ -	\$ 9,127.00	\$ 6,493.50	\$ 1,734.00	\$ 899.50	100%	
Access (Monitoring wells and Vapor Probes)	\$ 2,276.00	\$ 974.00	\$ 1,085.00	\$ 527.00	\$ 2,250.00	\$ 2,470.00		\$ 9,582.00	\$ 5,306.00	\$ 4,267.50	\$ 8.50	100%	
Receptor Survey			\$ 300.00					\$ 300.00		\$ -	\$ 300.00	0% (will complete with SIR)	
Waste Determination	\$ 859.00		\$ 673.00	\$ 527.00	\$ 527.00			\$ 2,586.00	\$ 1,853.75	\$ -	\$ 732.25	100%	
Drilling Oversight	\$ 4,609.00		\$ 3,669.00	\$ 1,015.00	\$ 1,130.00			\$ 10,423.00	\$ 8,907.25	\$ -	\$ 1,515.75	100%, assuming MW8/8P are not installed.	
Soil Sampling	\$ 1,825.00				\$ 190.00			\$ 2,015.00	\$ 1,380.50	\$ -	\$ 634.50	100%	
Drilling Sampling								\$ -	\$ -	\$ -	\$ -	NA	
Well Development	\$ 537.75		\$ 896.25	\$ 415.00	\$ 415.00			\$ 2,264.00	\$ 1,605.25	\$ -	\$ 658.75	100%, assuming MW8/8P are not installed.	
Hydraulic Conductivity Test	\$ 600.00		\$ 601.00					\$ 1,201.00		\$ -	\$ 1,201.00	0% (will complete with final groundwater sampling)	
Groundwater Sampling	\$ 3,465.00		\$ 2,002.00	\$ 2,216.00	\$ 1,501.00	\$ 300.00		\$ 9,484.00	\$ 6,869.00	\$ -	\$ 2,615.00	70% (one final round to complete)	
Soil Gas/Vapor Intrusion Survey			\$ 1,664.00	\$ 1,386.00	\$ 2,040.00	\$ 3,300.00		\$ 8,390.00	\$ 3,764.91	\$ 2,333.03	\$ 2,292.06	80%	
SSRCL Calculations								\$ -		\$ -	\$ -	NA	
SI Report Preparation	\$ 5,706.00		\$ 2,296.00	\$ 3,049.00	\$ 3,338.00	\$ 500.00		\$ 14,889.00	\$ 10,741.00	\$ 1,735.00	\$ 2,413.00	80%	
Project Management	\$ 3,520.00	\$ 270.00	\$ 2,740.00	\$ 2,858.00	\$ 2,430.00	\$ 300.00		\$ 12,118.00	\$ 9,319.00	\$ 2,397.50	\$ 401.50	90%	
Waste Disposal Coordination	\$ 301.00		\$ 862.00					\$ 1,163.00	\$ 196.50	\$ -	\$ 966.50	90%	
Transport Wastewater	\$ 978.00		\$ 543.00		\$ 415.00			\$ 1,936.00		\$ -	\$ 1,936.00	80%	
Surveying	\$ 278.00		\$ 568.00	\$ 150.00	\$ 150.00			\$ 1,146.00	\$ 918.75	\$ -	\$ 227.25	100%	
Consultant Cost Total	\$ 27,368.75	\$ 1,429.00	\$ 19,783.25	\$ 14,195.00	\$ 16,578.00	\$ 7,270.00	\$ -	\$ 86,624.00	\$ 57,355.41	\$ -	\$ 12,467.03	\$ 16,801.56	NA
Sub-Contractor Costs													
Private Utility Locate	\$ 600.00			\$ 710.66			\$ -	\$ 1,310.66	\$ 1,432.50	\$ -	\$ (121.84)	100%	
Drilling	\$ 13,408.50		\$ 14,166.50	\$ 7,453.00	\$ 8,092.00			\$ 43,120.00	\$ 34,320.00	\$ -	\$ 8,800.00	100%	
Laboratory	\$ 2,775.00		\$ 3,560.00	\$ 1,959.40	\$ 3,319.00	\$ 960.00		\$ 12,573.40	\$ 8,098.40	\$ 2,225.00	\$ 2,250.00	100%, assuming MW8/8P are not installed.	
Waste Disposal			\$ 2,072.00		\$ 211.70			\$ 2,283.70	\$ 3,822.20	\$ -	\$ (1,538.50)	90%	
Sub-Contractor Cost Total	\$ 16,783.50	\$ -	\$ 19,798.50	\$ 10,123.06	\$ 11,622.70	\$ 960.00	\$ -	\$ 59,287.76	\$ 47,673.10	\$ -	\$ 2,225.00	\$ 9,389.66	NA
DERF ELIGIBLE SUB-TOTALS	\$ 44,152.25	\$ 1,429.00	\$ 39,581.75	\$ 24,318.06	\$ 28,200.70	\$ 8,230.00	\$ -	\$ 145,911.76	\$ 105,028.51	\$ -	\$ 14,692.03	\$ 26,191.22	NA

Non-DERF Eligible Expenses												
Subcontractor Markups										\$ -		
Mileage/Meals										\$ 896.77		
Claim										\$ 840.00		
Non-DERF Cost Total										\$ -	\$ -	\$ 1,736.77
INVOICE GRAND TOTAL										\$ 105,028.51	##	\$ 16,428.80

Check Numbers

Consultant Name: BT Squared, Inc.
Site Name: Platteville Cleaners
BRRTS #: 02-22-550753
Date: May 2011

DERF Site Investigation Bid Sheet

Form 4400-233 (R 4/04) Page 1 of 5

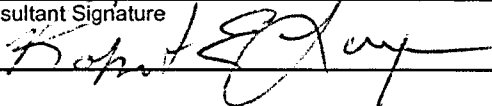
Site Information

Site Name	Platteville Cleaners		
Consultant Name	SCS Engineers	Applicant Name	Tim Koeller

Bid Summary

Drilling Costs Total =	\$0.00
Analytical Costs Total =	\$960.00
Consulting Costs Total =	\$7,135.00
Misc Costs Total =	\$135.00
Grand Total =	8,230.00

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 	Date 3-15-2013
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Please attach to these forms a written narrative specifying how the tasks outlined in these sheets will be performed.

Consultant Name: SCS Engineers
 Site Name: Platteville Cleaners
 BRRTS #: 02-22-550753
 Date: March 2013

DERF Site Investigation Bid Sheet

Drilling Costs

Contract Name: Platteville Cleaners	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Consultant Name BT Squared, Inc.						
2-Inch PVC wells	0 ft to 80 ft			0	\$16.00	\$0.00
Decontamination Costs						
Mobilization/Right of Way Signs						\$0.00
Air Rotary (continuous sampling)						
Air Rotary	20 ft to 80 ft			0	\$28.00	\$0.00
Decontamination Costs						
Mobilization Costs						\$0.00
Air Rotary (specify split spoon sampling interval)						
Sample at 2.5-foot intervals	0 ft to 20 ft			0	\$16.00	\$0.00
Soil Blind drill	0 to 20 ft			0	\$14.00	\$0.00
Decontamination Costs						
Mobilization Costs						\$0.00
Direct Push Borings (per point)						
Decontamination Costs						
Mobilization Costs						
Well Development (if done by subcontractor)						
Other						
Drums		0			\$60.00	\$0.00
Flush Mount Covers		0			\$200.00	\$0.00
Air Compressor			0		\$500.00	\$0.00
Total Drilling Costs						\$0.00

Consultant Name: SCS Engineers
 Site Name: Platteville Cleaners
 BRRTS #: 02-22-550753
 Date: March 2013

DERF Site Investigation Bid Sheet

Parameter		WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
Site Name	BT	\$/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 (low flow sampling assumed unless otherwise indicated at bottom of this sheet)											
VOCs		63	0	8260							\$0.00
Nitrate*		0	0	353.2							\$0.00
Dissolved Oxygen*											\$0.00
Temperature*											\$0.00
Ferrous Iron*		0	0	6010							\$0.00
Sulfate*		0	0	375.2							\$0.00
Sulfide*		0	0	SM4500S2 E							\$0.00
ORP*											\$0.00
pH*											\$0.00
TOC*		0	0	9060							\$0.00
TIC		0	0	M9060							\$0.00
Alkalinity*											\$0.00
Chloride*		0	0	300							\$0.00
Spec. Conductance*											\$0.00
Ethene/Ethane/Methane*		0	0	8015B							\$0.00
Hydrogen*											\$0.00
Carbon Dioxide*											\$0.00
RCRA Metals											\$0.00
Duplicate Analyses (VOC)											\$0.00
Blank Analyses											\$0.00
Arsenic		0	0	6020							\$0.00
Manganese		0	0	6010							\$0.00
Air Analysis											
VOCs		240	4	TO15							\$960.00
TCE											\$0.00
PCE (minimum detection limit is <10 ppbv)											\$0.00
Other: (Specify)											\$0.00
Waste Analyses (soil/water)											
VOCs (soil drums)		63	0	8260							\$0.00
TCLP		170	0	311							\$0.00
Miscellaneous (specify)											\$0.00
Charge for Mobile Lab (indicate # days and daily fee)											
Total Analytical Costs											\$960.00

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

Consultant Name: SCS Engineers
 Site Name: Platteville Cleaners
 BRRTS #: 02-22-550753
 Date: March 2013

DERF Site Investigation Bid Sheet

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
Site Name					
Platteville Cleaners					
Consultant Name	SCS	Non-Hazardous	Drum	0	\$0.00
Waste Water Treatment		Gallon		0	\$0.00
Equipment Rental (list and include shipping costs if applicable)					
Trailer		Day	\$25.00	0	\$0.00
PID		Day	\$75.00	1	\$75.00
Helium Meter		Day	\$142.00	0	\$0.00
Helium gas		Lump	\$30.00	0	\$0.00
Datalogger & Transducer		Day	\$125.00	0	\$0.00
Soil Scale		Day	\$25.00	0	\$0.00
Water Level Meter		Day	\$20.00	0	\$0.00
Submersible Pump		Day	\$50.00	0	\$0.00
Portable Generator		Day	\$40.00	0	\$0.00
pH and Conductivity Meters		Day	\$40.00	0	\$0.00
Field Supplies (list)					
Filters for RNA Sampling	On-time use	Each	\$15.00	0	\$0.00
Bailers for New Wells (2)	Dedicated Bailers	Each	\$35.00	0	\$0.00
Locks		Each	\$10.00	0	\$0.00
Core Drill		Day	\$75.00	0	\$0.00
Vapor sample point hardware		Each	\$30.00	0	\$0.00
Sand, concrete, bentonite		Bag	\$30.00	2	\$60.00
Surveying					
Surveying equipment		Day	\$35.00	0	\$0.00
Personal Protection Equipment (list)					
Sample Shipping Costs					
Other (specify)					
Total Miscellaneous Costs					\$135.00

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 reimbursable. No expedited shipping w/o prior PM approval.