

May 15, 2019
File No. 25211372.20

Mr. Michael Schmoller
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711

Subject: DERF Change Order 6 – Remedial and Interim Actions
Pilgrim Cleaners, 7475 Mineral Point Road, Madison, WI
BRRTS #02-13-551995

Dear Mr. Schmoller:

As requested, on behalf of Inland Commercial Property Management, Inc. (Inland), SCS Engineers (SCS) is providing the following Dry Cleaner Environmental Repair Fund (DERF) Change Order 6 for the Pilgrim Cleaners project. This Change Order includes additional costs for vapor mitigation (VM) and soil vapor extraction (SVE) systems which were previously approved by the Wisconsin Department of Natural Resources (WDNR) in letters dated April 16, 2015 (Interim Action) and June 8, 2016 (Remedial Action). The Change Order scope and costs are summarized below.

INTERIM ACTION

The original DERF Interim Action scope and cost estimate (Change Order 5) were submitted to the WDNR in April 2015. The scope of work included installation of four vapor mitigation systems (VMSs). Two VMSs were proposed for the dry cleaner unit and one additional VMS for each of two neighboring units. The VMSs have not been installed, as it took until December 2018 to gain access to the property. The following additional work was performed to gain access permission:

- Searched and identified current property owner.
- Provided property owner with applicable environmental information.
- Coordinated multiple conference calls with owner to discuss project needs.
- Made multiple revisions to property access agreement.
- Conducted site meeting with property owner and VMS contractor to discuss systems.
- Revised the VMS scope to address owners concerns.
- Communicated with the WDNR and Department of Public Health.
- Prepared revised scope and budget.

Based on communications with the property owner, Inland, and WDNR we propose the following revisions to the Interim Action scope:

- Install two VMSs in Pilgrim Cleaners per the original approval, but hold off on installation of the additional VMSs in the neighboring units to determine if the additional VMSs are needed.



- Sample up to six existing sub-slab vapor monitoring points in the neighboring units after approximately 6 months of operating the VMSs in the dry cleaning unit. We assume the sub-slab vapor points are accessible for sampling.
- Report sub-slab sample findings to the WDNR with recommendations.
- Install up to two additional VMSs in neighboring units as necessary based on sub-slab findings.

As shown on the DERF spreadsheet included in **Attachment A**, we are requesting an additional \$12,250.50 in DERF funds to cover the additional access, sampling, and reporting tasks noted above. The access tasks have been completed and were billed at the rates on the 2015 rates schedule included in SCS's Change Order 5. Costs to complete remaining Interim Action tasks noted above will be billed at current 2019 rates and are summarized on the SCS spreadsheet included in **Attachment A**.

REMEDIAL ACTION

SCS plans to conduct the Remedial Action scope as previously approved, but we are requesting an additional \$11,228 to cover the following changes:


- Laboratory analytical costs for SVE exhaust samples were updated to reflect analysis via EPA Method TO-15 (versus NIOSH carbon tube as originally planned). As discussed with the WDNR, we believe the TO-15 method will provide more accurate results for emissions evaluation.
- Consulting and drilling costs were updated to 2019 rates from 2015 rates.

The DERF and updated SCS spreadsheets for Remedial Action costs are included in **Attachment B**.

Please contact Robert Langdon at 608-216-7329 if you have any questions regarding this Change Order.

Sincerely,


Robert Langdon
Project Manager
SCS Engineers


Mark R. Huber, PE
Project Director
SCS Engineers

REL/lmh/MH

cc: John Cresto, Inland Commercial Property Management, Inc.
Laura Sawicki, Inland Commercial Property Management, Inc.
Chery Schiller, Inland Commercial Property Management, Inc.

Attachments: Attachment A – Interim Actions Costs
Attachment B – Remedial Action Costs

Attachment A
Interim Actions Costs

Site Name: Pilgrims Cleaners

BRRTS #: 02-13-551995

Type of Action: Interim Action

TASKS	BUDGET			INVOICES														
	04/16/15 CO #5	5/132019 CO #6	Total Approved Budget	SCS 246944 12/31/14	SCS 248828 01/31/15	SCS 250673 02/28/15	SCS 252436 03/31/15	SCS 254472 04/30/15	SCS 255998 05/31/15	SCS 260254 7/31/2015	SCS 281131 6/30/2016	SCS 284952 8/31/2016	SCS 294059 1/31/2017	SCS 312137 10/31/2017	SCS 318622 1/31/2018	SCS 322303 3/31/2018	SCS 323870 4/30/2018	SCS 326853 5/31/2018
Consultant Costs																		
Vapor Mitigation/Access/Scope Revision	\$ 11,440.00	\$ 7,164.50	\$ 18,604.50	\$ 312.50	\$ 427.50	\$ 1,402.50	\$ 247.50	\$ 561.50	\$ 128.00	\$ 702.50	\$ 655.00	\$ 347.50	\$ 206.00	\$ 137.50	\$ 345.00	\$ 505.00	\$ 575.00	\$ 345.00
Sub-Slab Sampling/Reporting		\$ 3,886.00	\$ 3,886.00															
<i>Consultant Cost Total</i>	\$ 11,440.00	\$ 11,050.50	\$ 22,490.50															
Sub-Contractor Costs																		
Mitigation System Contractor	\$ 28,500.00		\$ 28,500.00															
Laboratory Contractor		\$ 1,200.00	\$ 1,200.00															
<i>Sub-Contractor Cost Total</i>	\$ 28,500.00	\$ 1,200.00	\$ 29,700.00															
DERF ELIGIBLE SUB-TOTALS	\$ 39,940.00	\$ 12,250.50	\$ 52,190.50	\$ 312.50	\$ 427.50	\$ 1,402.50	\$ 247.50	\$ 561.50	\$ 128.00	\$ 702.50	\$ 655.00	\$ 347.50	\$ 206.00	\$ 137.50	\$ 345.00	\$ 505.00	\$ 575.00	\$ 345.00
Non-DERF Eligible Expenses																		
Claim Preparation							\$ 375.00	\$ 75.00	\$ 225.00									
Mileage/Meals																		
<i>Non-DERF Cost Total</i>				\$ -	\$ -	\$ -	\$ 375.00	\$ 75.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVOICE GRAND TOTAL				\$ 312.50	\$ 427.50	\$ 1,402.50	\$ 622.50	\$ 636.50	\$ 353.00	\$ 702.50	\$ 655.00	\$ 347.50	\$ 206.00	\$ 137.50	\$ 345.00	\$ 505.00	\$ 575.00	\$ 345.00

Site Name: Pilgrims Cleaners

BRRTS #: 02-13-551995

Type of Action: Interim Action

Dry Cleaner Environmental Response Program

TASKS	BUDGET											Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
	04/16/15 CO #5	5/132019 CO #6	Total Approved Budget	SCS 327991 6/30/2018	SCS 332224 8/31/2018	SCS 341103 12/31/2018	SCS 344832 2/28/2019	SCS 349281 4/30/2019	INSERT	Total Invoiced Costs			
Consultant Costs													
Vapor Mitigation/Access/Scope Revision	\$ 11,440.00	\$ 7,164.50	\$ 18,604.50	\$ 375.00	\$ 560.00	\$ 460.00	\$ 1,074.50	\$ 715.00		\$ 10,082.50	\$ 8,522.00	56	
Sub-Slab Sampling/Reporting		\$ 3,886.00	\$ 3,886.00							\$ -	\$ 3,886.00	0	
<i>Consultant Cost Total</i>	\$ 11,440.00	\$ 11,050.50	\$ 22,490.50							\$ 10,082.50	\$ 12,408.00		
Sub-Contractor Costs													
Mitigation System Contractor	\$ 28,500.00		\$ 28,500.00							\$ -	\$ 28,500.00	0	
Laboratory Contractor		\$ 1,200.00	\$ 1,200.00							\$ -	\$ 1,200.00	0	
<i>Sub-Contractor Cost Total</i>	\$ 28,500.00	\$ 1,200.00	\$ 29,700.00							\$ -	\$ 29,700.00		
DERF ELIGIBLE SUB-TOTALS	\$ 39,940.00	\$ 12,250.50	\$ 52,190.50	\$ 375.00	\$ 560.00	\$ 460.00	\$ 1,074.50	\$ 715.00	\$ -	\$ 10,082.50	\$ 42,108.00		


Non-DERF Eligible Expenses											
Claim Preparation										\$ 675.00	
Mileage/Meals										\$ -	
<i>Non-DERF Cost Total</i>				\$ -	\$ -	\$ -	\$ -	\$ -		\$ 675.00	
INVOICE GRAND TOTAL				\$ 375.00	\$ 560.00	\$ 460.00	\$ 1,074.50	\$ 715.00	\$ -	\$ 10,757.50	

Cost Estimate - SCS Engineers
 Pilgrim Cleaners - Interim Action Vapor Mitigation System
 SCS Project #25211372.20



Task Description	Project Director	Senior Project Manager	Senior Project Professional	Field Professional	Sr. Designer/CAD Tech	Project Administrator	Admin Asst	Total Hours	Subtotal	Exp	Subs	Total	Task Total Rounded to \$10
	\$200	\$163	\$125	\$105	\$100	\$90	\$72						
Mitigation System Construction for Pilgrim Cleaners								0	\$0			\$0	
Coordinate work and contract with Acura Services, LLC for mitigation system construction		4	10				1	15	\$1,974			\$1,974	
Scope Revisions	1	12					2	15	\$2,300			\$2,300	
Acura Services, LLC with no m/u								0	\$0		\$28,500	\$28,500	
Report with mitigation system design and testing results	1	4	16	6	4		3	34	\$4,098	\$150		\$4,248	
Sub-Slab Sampling/Reporting	1	6	8	12			4	31	\$3,726	\$160		\$3,886	
Lab with no m/u								0	\$0		\$1,200	\$1,200	
Subtotal	3	26	34	18	4	0	10	95	\$12,098	\$310	\$29,700	\$42,108	\$42,110
Total	3	26	34	18	4	0	10	95	\$12,098	\$310	\$29,700	\$42,108	\$42,110

\$42,108 \$42,110



Attachment B
Remedial Action Costs

Site Name: Pilgrims Cleaners
 BRRTS #: 02-13-551995
 Type of Action: Remediation

Dry Cleaner Environmental Response Program

TASKS	BUDGET			Previous Claims (If applicable)	INVOICES			Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
	Bid / Budgeted Amount	5/13/2019 CO #6	Total Approved Budget		SCS 0269340 12/31/2015	SCS 273236 2/29/2016	Total Invoiced Costs		
Consultant Costs									
Remedial Action Work Plan	\$ 1,218.00	\$ -	\$ 1,218.00		\$ 1,105.50	\$ 112.50	\$ 1,218.00	\$ -	100
SVE Pilot Test	\$ 14,863.00	\$ 1,624.00	\$ 16,487.00				\$ -	\$ 16,487.00	0
SVE System Construction	\$ 14,170.00	\$ 1,024.00	\$ 15,194.00				\$ -	\$ 15,194.00	0
OM & Reporting	\$ 49,070.00	\$ 6,654.00	\$ 55,724.00				\$ -	\$ 55,724.00	0
<i>Consultant Cost Total</i>	\$ 79,321.00	\$ 9,302.00	\$ 88,623.00	\$ -			\$ 1,218.00	\$ 87,405.00	0
Sub-Contractor Costs									
Drilling Contractor	\$ 5,110.00	\$ 330.00	\$ 5,440.00				\$ -	\$ 5,440.00	0
Laboratory Contractor	\$ 6,300.00	\$ 1,596.00	\$ 7,896.00				\$ -	\$ 7,896.00	0
SVE Construction Contractor	\$ 20,750.00		\$ 20,750.00				\$ -	\$ 20,750.00	0
Electrician	\$ 1,200.00		\$ 1,200.00				\$ -	\$ 1,200.00	0
Electricity (2 yrs)	\$ 1,500.00		\$ 1,500.00				\$ -	\$ 1,500.00	0
<i>Sub-Contractor Cost Total</i>	\$ 34,860.00	\$ 1,926.00	\$ 36,786.00	\$ -			\$ -	\$ 36,786.00	
DERF ELIGIBLE SUB-TOTALS	\$ 114,181.00	\$ 11,228.00	\$ 125,409.00	\$ -	\$ 1,105.50	\$ 112.50	\$ 1,218.00	\$ 124,191.00	
Non-DERF Eligible Expenses									
							\$ -		
							\$ -		
<i>Non-DERF Cost Total</i>				\$ -	\$ -	\$ -	\$ -		
INVOICE GRAND TOTAL				\$ -	\$ 1,105.50	\$ 112.50	\$ 1,218.00		

TABLE 1: Cost Estimate - SCS Engineers
Remedial Action Option 4 - SVE - At Pilgrim Cleaners
SCS Project No. 25211372.20

Task Description	Project Director \$200	Senior Project Manager \$163	Senior Project Professional \$125	Field Professional \$105	Associate Professional \$105	Project Administrator \$90	Total Hours	Subtotal	Exp	Subs/Lab	Total	Task Total Rounded to \$10
Task 1 - Install Conduct and Evaluate Pilot Test for SVE												
Coordination/ PM/Update Safety Plan/Access Agreements		12	8	2			22	\$3,166			\$3,166	
Prepare Work Plan/Submit & edit for DNR & Client Approval	2	2	10		2	2	18	\$2,366			\$2,366	
Install 2 SVE Pilot Wells (Access, Clear Utilities, Drill, Install)		1	2	8			11	\$1,253		\$2,710	\$3,963	
Prepare for pilot test (install temp blower, power, instruments)		1	2	8			11	\$1,253	\$200		\$1,453	
Conduct Pilot Test (2 weeks) with analysis of 4 discharge samples and rush turn-around at \$344 per test		1	8	36			45	\$4,943		\$1,376	\$6,319	
Summarize data			4			2	6	\$680			\$680	
Evaluate pilot test, prepare summary design memo	1	2	12	2	2	2	21	\$2,626			\$2,626	
Submit for design approval							0	\$0			\$0	
Subtotal	3	19	46	56	4	6	134	\$16,287	\$200	\$4,086	\$20,573	\$20,570
Task 2 - SVE System Final Construction												
Coordination / PM/ Update Safety Plan	1	4	4	2			11	\$1,562			\$1,562	
Install third SVE well (gain access, clear utility, drill, install well, 3-MHs)		1	2	6			9	\$1,043	\$2,000	\$1,730	\$4,773	
Construct SVE system (acquire materials, guide electrician, guide trench excavator, install piping, monitor pavement repair; install blower)	2	1	12	36			51	\$5,843			\$5,843	
Itemized Costs and Services							0	\$0			\$0	
Sub: Trenching (Sawcut, excavate, dispose as impacted material in 36 drums @ \$150/drum to supply and dispose, steel plates over ex.)							0	\$0		\$9,550	\$9,550	
Item: Install Blower in insulated enclosure, ground level)							0	\$0	\$1,500	\$4,000	\$5,500	
Item: Install Piping / Valves / Swiches (LS)							0	\$0	\$1,500	\$1,500	\$3,000	
Sub: Fill trench, and Patch driveway (Asphalt \$18/sqft x 200 sqft)							0	\$0		\$3,200	\$3,200	
Sub: Electrician (LS for providing power drop and meter, connecting blower)							0	\$0		\$1,200	\$1,200	
Startup Testing		2	8	4			14	\$1,746			\$1,746	
Subtotal	3	8	26	48	0	0	85	\$10,194	\$5,000	\$21,180	\$36,374	\$36,370

TABLE 1: Cost Estimate - SCS Engineers
Remedial Action Option 4 - SVE - At Pilgrim Cleaners
SCS Project No. 25211372.20

Task Description	Project Director \$200	Senior Project Manager \$163	Senior Project Professional \$125	Field Professional \$105	Associate Professional \$105	Project Administrator \$90	Total Hours	Subtotal	Exp	Subs/Lab	Total	Task Total Rounded to \$10
Task 3 - O&M with Monitoring and Reporting							0	\$0			\$0	
Daily Discharge sampling (first 5 days rush analysis) (\$344x5)							0	\$0		\$1,720	\$1,720	
5 Weekly and 20 Monthly Analysis: Not Rush (\$172x25)							0	\$0		\$4,300	\$4,300	
O&M Activities (regular site visits, to do maintenance and ID repair needs, collect samples) 1.5 hours per week for 104 weeks plus support.		8	52	166			226	\$25,234			\$25,234	
O&M Monitoring and Optimization Update Semi-Annual Report 1		2	8	4			14	\$1,746			\$1,746	
Annual GW Monitoring Year 1 (Wells MW1, MW2, MW2P, MW3, MW4, MW5, MW6, and MW7)												
Field Event to sample GW		1	6	12			19	\$2,173	\$130		\$2,303	
Lab Analysis - Year 1 (8 VOC and MNA in GW)							0	\$0		\$2,000	\$2,000	
Electricity Cost (est. \$750/yr x 2)							0	\$0	\$1,500		\$1,500	
O&M Monitoring and Optimization Update Semi-Annual Report 2		2	6	8	2	2	20	\$2,306			\$2,306	
O&M Monitoring and Optimization Update Semi-Annual Report 3		2	4	8			14	\$1,666			\$1,666	
Final GW and soil Sampling and Analysis, Year 2 (MW1, MW2, MW2P, MW3, MW4, MW5, MW6, and MW7, 3 soil points near SGP3, SGP4, HA-3 with a duplicate soil sample)												
Field Event (sample GW and sample soil using geoprobe at 3 points plus a duplicate)		1	8	24			33	\$3,683	\$200	\$1,000	\$4,883	
Lab analysis - Year 2 (8 VOC and MNA in GW, 4 VOC in Soil)							0	\$0		\$2,500	\$2,500	
O&M Monitoring and Optimization Update Semi-Annual Report 4 with recommendation for closure		2	6	8	2		18	\$2,126			\$2,126	
Closure Request Report (Assume RP pays review fees)	2	8	46	24	12	8	100	\$11,954			\$11,954	
Decommission SVE System/remove the equipment/abandon sve wells		2	4	16			22	\$2,506	\$500		\$3,006	
Subtotal	2	28	140	270	16	10	466	\$53,394	\$2,330	\$11,520	\$67,244	\$67,240
Total	8	55	212	374	20	16	685	\$79,875	\$7,530	\$36,786	\$124,191	\$124,190