



Stantec Consulting Services Inc.  
12075 Corporate Parkway Suite 200, Mequon WI 53092-2649

July 22, 2019  
File: 193702865

**Attention: Mr. Jeff Ackerman**  
Wisconsin Department of Natural Resources  
3911 Fish Hatchery Road  
Fitchburg, Wisconsin 53711-5397

Dear Mr. Ackerman:

**Reference: Workplan and Cost Estimate – Additional Groundwater Monitoring and Sub-Slab  
Depressurization System Installation, Care'n Cleaners, 735 West Main Street,  
Waupun, Wisconsin; WDNR BRRTS #02-14-552053**

Stantec Consulting Services Inc. (Stantec) continues to investigate a tetrachloroethene (PCE) release at the above-referenced property (the Site, the Property). In a February 20, 2019, you requested a workplan and cost estimate for the following additional work at the Site:

1. Installation of sub-slab depressurization system inside the Site building
2. Estimate and illustrate the distribution of mass of contamination, in support of the idea that excavation would be inefficient
3. Complete one additional round of groundwater monitoring

Stantec developed this workplan to address the requested items. To ensure the additional investigation is eligible for reimbursement under the Drycleaner Environmental Response Fund (DERF), estimated costs are summarized on the Wisconsin Department of Natural Resources (WDNR) Form 4400-214D included in Attachment A.

## **WORKPLAN**

### **Sub-Slab Vapor Mitigation System Installation**

Stantec will coordinate and oversee the sub-slab mitigation system installation inside the Site building by Lifetime Radon Solutions. The system will be designed to mitigate both the basement and older slab-on-grade foundation while a second system with a different fan will be required for the mitigation of the third and newest foundation beneath the building. Both systems will have an exterior mitigation fan with an exhaust point extending one foot above the roof line. The system servicing the basement and older slab foundations will have a single collection point on each foundation, while the second system will simply have one collection on the newest slab section. A licensed electrician will complete the electrical service connection to the system. The subcontracted scope of services description is included in Attachment B.

### **Analysis of Contaminant Mass**

Stantec will analyze, illustrate, and estimate the mass of VOC contamination in soil at the Site so that recommendations can be formulated regarding remediation options or if source control is a viable option to mitigate the VOC release from historical dry-cleaning operations at the Site.

### **Complete Additional Groundwater Investigation**

Stantec will conduct one groundwater monitoring event. The monitoring well network at the Site (MW1 through MW10 and PZ1) will be purged and sampled in accordance with WDNR groundwater sampling procedures (WDNR Publication No. WR- 168). Groundwater samples will be submitted for laboratory analysis for VOCs. A duplicate sample will be collected, and laboratory analyzed for VOCs from one well. All non-disposable well development and sampling equipment will be thoroughly cleaned between wells.

**Reference: Additional Investigation – Care'n Cleaners**

**Analyze and Tabulate Data and Summarize in Letter Report**

The mitigation system installation and groundwater monitoring results will be summarized in a brief letter report after completion of the work scope. The letter will include sufficient text, tables, figures, field data, and laboratory reports necessary to support the findings and conclusions.

Project work will be supervised by a Stantec professional geologist. The report will be submitted to the WDNR. Information collected during the Site investigation will be used to determine appropriate response actions.

**PROBABLE COST AND SCHEDULE**

The cost presented below is based on the quantities listed in the workplan. For budgeting purposes, the proposed work will be divided into cost categories consistent with the WDNR Linking Spreadsheet with off-site access coordination, data tabulation, and reporting incorporated into the various cost categories. A summary of probable costs is included on the enclosed WDNR Form 4400-214D. Cost estimates based on requested services for the sub-slab depressurization system installation are included in Attachment B. The probable costs are presented below.

**WDNR LINKING SPREADSHEET COST CATEGORY A – Soil Investigation**

|                            |                                |                    |
|----------------------------|--------------------------------|--------------------|
| <u>Consulting Services</u> |                                |                    |
| Team Leader                | 0.5 hour @ \$166/hr            | \$ 83.00           |
| Senior Geologist           | 2 hours @ \$147/hr             | \$ 294.00          |
| Geologist/Engineer         | 8 hours @ \$116/hr             | \$ 928.00          |
| Project Technician         | 1 hour @ \$110/hr              | \$ 110.00          |
| Administrative Staff       | 1 hour @ \$97/hr               | \$ 97.00           |
|                            | Subtotal                       | \$ 1,512.00        |
|                            | <b>COST CATEGORY A - TOTAL</b> | <b>\$ 1,512.00</b> |

**WDNR LINKING SPREADSHEET COST CATEGORY C – GROUNDWATER INVESTIGATION**

|                            |                     |             |
|----------------------------|---------------------|-------------|
| <u>Consulting Services</u> |                     |             |
| Team Leader                | 1 hour @ \$166/hr   | \$ 166.00   |
| Senior Geologist           | 3 hours @ \$147/hr  | \$ 441.00   |
| Geologist/Engineer         | 21 hours @ \$116/hr | \$ 2,436.00 |
| Project Technician         | 21 hours @ \$110/hr | \$ 2,310.00 |
| Administrative Staff       | 3 hours @ \$97/hr   | \$ 291.00   |
|                            | Subtotal            | \$ 5,644.00 |

|                                       |                                |                    |
|---------------------------------------|--------------------------------|--------------------|
| <u>Groundwater Sampling Equipment</u> |                                |                    |
|                                       | 11 wells @\$25/well            | \$ 275.00          |
|                                       | <b>COST CATEGORY C - TOTAL</b> | <b>\$ 5,919.00</b> |



Reference: Additional Investigation – Care'n Cleaners

**WDNR LINKING SPREADSHEET COST CATEGORY F – AIR/VAPOR REMEDIATION**

Consulting Services

|                      |                    |           |
|----------------------|--------------------|-----------|
| Senior Geologist     | 1 hour @ \$147/hr  | \$ 147.00 |
| Geologist/Engineer   | 3 hours @ \$116/hr | \$ 348.00 |
| Administrative Staff | 1 hour @ \$97/hr   | \$ 97.00  |
|                      | Subtotal           | \$ 592.00 |

Subcontracted Services\*

|   |  |             |
|---|--|-------------|
| Sub-slab depressurization system installation |  | \$ 7,105.00 |
| Electrician Services                          |  | \$ 895.00   |

**COST CATEGORY F TOTAL \$ 8,592.00**

**WDNR LINKING SPREADSHEET COSTS CATEGORY G - LABORATORY ANALYSIS**

|                   |                        |           |
|-------------------|------------------------|-----------|
| <u>Water VOCs</u> | 12 samples @ \$55/each | \$ 660.00 |
|-------------------|------------------------|-----------|

**COST CATEGORY G TOTAL \$ 660.00**

**TOTAL COSTS CATEGORIES A THROUGH G \$16,683.00**

\* *subcontracted services for sub-slab depressurization system installation to be contracted directly with Care'n Cleaners*



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**Reference: Additional Investigation – Care'n Cleaners**

Stantec anticipates the proposed scope of work to be completed by late 2019. Please contact us if you have any questions or comments.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Jeff Brand  
Engineer  
Phone: (920) 278-3208  
Jeff.brand@stantec.com

Chris Hatfield  
Senior Geologist  
Phone: (262) 643-9171  
Chris.Hatfield@stantec.com

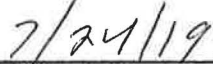
c. Cal Lemmenes – Care'n Cleaners

Attachments

**Client Approval**

I, Cal Lemmenes. approve the scope and probable costs presented above.

  
Signature - Title

  
Date



# **ATTACHMENT A**

## **WDNR Form 440-214D**

Site Name: Care'n Cleaners

BRRTS #: 02-14-552053

Type of Action: Site Investigation Change Order #6

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 |  |                          | H Miscellaneous Costs |
| <b>Consultant Costs</b>                                 |                       |        |                       |                                 |  |  |  |  |        |                                 |                      |                    |                             |                           |                           |                         |                        |  |                          |                       |
| Task  | \$ -                  | \$ -   | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     | Task % Complete       |
| Sub-Slab Depressurization System Installation Oversight | \$ 592.00             |        | \$ 592.00             |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           | \$ 592.00                 |                         |                        |  | \$ 592.00                |                       |
| Contaminant Mass Analysis                               | \$ 1,512.00           |        | \$ 1,512.00           |                                 |  |  |  |  | \$ -   | \$ 1,512.00                     |                      |                    |                             |                           |                           |                         |                        |  | \$ 1,512.00              |                       |
| Groundwater Sampling/Reporting                          | \$ 5,919.00           |        | \$ 5,919.00           |                                 |  |  |  |  | \$ -   |                                 |                      | \$ 5,919.00        |                             |                           |                           |                         |                        |  | \$ 5,919.00              |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
| <i>Consultant Cost Total</i>                            | \$ 8,023.00           | \$ -   | \$ 8,023.00           | \$ -                            |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ 8,023.00              |                       |
| <b>Sub-Contractor Costs</b>                             |                       |        |                       |                                 |  |  |  |  |        |                                 |                      |                    |                             |                           |                           |                         |                        |  |                          |                       |
| Sub-Slab Depressurization System Installation           | \$ 7,105.00           | \$ -   | \$ 7,105.00           |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           | \$ 7,105.00               |                         |                        |  | \$ 7,105.00              |                       |
| Electrician   | \$ 895.00             |        | \$ 895.00             |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           | \$ 895.00                 |                         |                        |  | \$ 895.00                |                       |
| Laboratory  | \$ 660.00             |        | \$ 660.00             |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           | \$ 660.00               |                        |  | \$ 660.00                |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
|   |                       |        | \$ -                  |                                 |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ -                     |                       |
| <i>Sub-Contractor Cost Total</i>                        | \$ 8,660.00           | \$ -   | \$ 8,660.00           | \$ -                            |  |  |  |  | \$ -   |                                 |                      |                    |                             |                           |                           |                         |                        |  | \$ 8,660.00              |                       |
| <b>DERF ELIGIBLE SUB-TOTALS</b>                         | \$ 16,683.00          | \$ -   | \$ 16,683.00          | \$ -                            | \$ -                                   | \$ -                                   | \$ -                                   | \$ -                                   | \$ -   | \$ 1,512.00                     | \$ -                 | \$ 5,919.00        | \$ -                        | \$ -                      | \$ 8,592.00               | \$ 660.00               | \$ -                   | \$ -   | \$ 16,683.00             |                       |

|                            |  |  |      |      |      |      |      |      |      |      |
|----------------------------|--|--|------|------|------|------|------|------|------|------|
| Non-DERF Eligible Expenses |  |  |      |      |      |      |      |      |      | \$ - |
|                            |  |  |      |      |      |      |      |      |      | \$ - |
| <i>Non-DERF Cost Total</i> |  |  | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| <b>INVOICE GRAND TOTAL</b> |  |  | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

Total DERF Eligible Costs This Claim \$ 16,683.00



# **ATTACHMENT B**

## **Sub-Slab Mitigation System Installation Cost Estimates**

# Proposal

## C. Braaksma Electric Inc.

259 N. Watertown St.

Waupun, WI 53963

Office#920-324-9403, Cell #920-319-1614

|   |               |  |                           |
|---|---------------|--|---------------------------|
| PROPOSAL SUBMITTED TO<br>CARE N CLEANERS  |               | PHONE<br>920-904-3593                            | PROPOSAL DATE<br>7/2/2019 |
| STREET<br>735 W. MAIN ST.                 |               | JOB NAME<br>RADON FAN HOOKUPS                    |                           |
| CITY, STATE, ZIP CODE<br>WAUPUN, WI 53963 |               | JOB LOCATION<br>735 W. MAIN ST. WAUPUN, WI 53963 |                           |
| ARCHITECT                                 | DATE OF PLANS | MISCELLANEOUS                                    |                           |

We hereby submit specifications and estimates for:

### Description

A)All Labor and Material to complete the following electrical work:

#### A)ELECTRICAL HOOK UP OF 2-RADON FAN UNITS ON EXTERIOR OF BUILDING:


- 1)run conduit up to 10' from breaker panel and stub though exterior wall to outside j-box
- 2)run pvc up to 20' in each direction to location of fan units on exterior of building(fans located to the south of exterior door)
- 3)install 20amp toggle switch disconnect in weatherproof box at each fan unit
- 4)hardwire each fan unit with flexible conduit
- 5)install 1-120volt 20amp circuit to power both radon fan units

We Propose hereby to furnish material and labor-complete in accordance with above specifications for the sum of:

EIGHT HUNDRED NINETY FIVE AND 0/100 DOLLARS---dollars(\$895.00)

PAYMENTS TO BE MADE AS FOLLOWS: PAYMENT DUE UPON COMPLETION

All material is guaranteed to be as specified. All work to be complete in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra work will become an extra charge over and above this proposal. It is mutually agreed that the contractor shall not be held responsible or liable for any loss or delay caused fire, strikes, civil or military authority, or by insurrection, or by any other issues beyond his control. Owner to carry fire, tornado, and any other necessary insurance.

Authorized Signature By: 

For CB Electric

**Note: This estimate may be withdrawn if not accepted within 30 days**

### ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. We understand that a 1.5% per month service charge will be added to all past due accounts.

You are authorized to do the work specified. Payment will be made as outlined above.

Date \_\_\_\_\_

Signature \_\_\_\_\_



## Project Proposal for Vapor Mitigation at Care'n Cleaners Dry Cleaners: 735 West Main St in Waupun

Proposal To: Chris Hatfield, Senior Geologist  
 Direct: 262 643-9171  
 Mobile: 414 687-3640  
[Chris.Hatfield@stantec.com](mailto:Chris.Hatfield@stantec.com)

Proposal From: Chad Rogness, Director of Commercial Projects  
 Lifetime Radon Solutions Inc.  
 805 Wells St. Delafield Wi, 53018  
 262-955-5701  
 May/30/2019

Description of work: According to the information gathered from the on-site Visual inspection, a reasonable simple, but custom system can be designed. In the case of Care'n Cleaners 2 separate mitigation systems will be required for the full depressurization of all three foundations. One system will be designed to mitigate both the basement and older slab on grade foundation while a second system with a different fan will be required for the mitigation of the the third and newest foundation. Both systems will have an exterior mitigation fan with an exhaust point extending one foot above the roof line. The system servicing the basement and older slab foundations will have a single collection point on each foundation, while the second system will simply have one collection on the newest slab section.

Please note that the electrical power for mitigation fans is not included and is not provided by Lifetime Radon Solutions as we do not have a service provider in that region.

| Description   | Unit Price | Quantity | Total         |
|---|------------|----------|---------------|
| Vapor Mitigation System                             | \$2985     | 2        | \$5970        |
| Additional Collection Point for Basement foundation | \$1135     | 1        | \$1135        |
| Estimated Electrical <b>NA</b>                      | 0          | 0        | 0             |
| <b>Total</b>  |            |          | <b>\$7105</b> |

WHY RISK IT?

LIFETIMERADON.COM | 262.955.5701  
 824 WELLS STREET, DELAFIELD WI 53018