

June 11, 2019
File No. 25211374.50

Ms. Cindy Koepke, PG, Hydrogeologist
Remediation & Redevelopment Program
Wisconsin Department of Natural Resources - South Central Region
3911 Fish Hatchery Road
Fitchburg, WI 53711

Subject: DERF Change Order No. 7 (Revised)
Laundry Land Cleaners (former), Northgate Shopping Center
1131 N. Sherman Avenue, Madison, Wisconsin
WDNR BRRTS #02-13-552183

Dear Ms. Koepke:

In response to your letter dated July 30, 2018 and subsequent correspondence, and on behalf of Northgate Partnership, SCS Engineers (SCS) is providing the following Dry Cleaner Environmental Response Fund (DERF) Change Order for the Laundry Land Cleaners DERF site. The Change Order provides a proposed scope of work and estimated costs for additional site investigation activities including vapor, soil, and groundwater sampling. The purpose of the work is to further evaluate the degree and extent of chlorinated volatile organic compounds (CVOCs).

1.0 CHANGE ORDER SCOPE AND COST ESTIMATE

SCS's preparation of this Change Order included review of various project files, correspondence, preparation of bid request for various drilling activities, scope development, cost estimating, multiple correspondence regarding the DERF linking spreadsheet, and preparation of this letter.

2.0 FLOOR DRAIN

In addition to the sub-slab sampling, SCS will investigate a reported floor drain in the former dry cleaner unit and adjacent soil conditions as referenced in the Wisconsin Department of Natural Resources (WDNR) letter dated July 30, 2018. SCS will meet with the property owner and/or tenant to inspect the drain and evaluate potential soil sampling work. The evaluation will be summarized in an email or letter with recommendations for soil sampling as appropriate.

3.0 VAPOR SAMPLING & ASSESSMENT

Some vapor assessment activities have been conducted including sub-slab vapor sampling and sub-slab vapor connectivity testing. As summarized in our November 27, 2018 letter, pressure field extension testing (PFE) was performed in July 2018 to evaluate sub-slab depressurization as a means of mitigating the shopping center buildings for potential vapor intrusion. The PFE testing indicated relatively poor vacuum distribution within the sub-slab, suggesting that sub-slab depressurization may not be a feasible or cost-effective form of mitigation for the facility. Another factor to consider is that some of the shopping center units have been modified, tenants have



changed, and remedial action (whey injections) has been performed since the initial sub-slab vapor sampling was performed.

Based on the PFE test results and potential for changes in sub-slab concentrations, SCS is proposing additional vapor sampling to evaluate the current degree and extent of sub-slab vapor concentrations. Proposed approximate sub-slab sample locations are shown on **Figure 1**.

Samples will be collected consistent with WDNR vapor sampling guidance using 6-liter Summa canisters with 30-minute controllers for sub-slab samples and 8-hour controllers for indoor and outdoor air samples. Results from the additional testing will be used to evaluate other means of mitigation, such as using the existing shopping center HVAC system to reduce the potential for vapor migration. The following scope of work is proposed.

- Resample shopping center units where prior sampling indicated sub-slab vapor concentrations in excess of small commercial sub-slab vapor risk screening levels (VRSLs). This includes Dream Bikes (Unit 1131), Boomerangs (Unit 1133), Community Support Network (CSN) (Unit 1137), Naly's Floral (Unit 1203), H & R Block (Unit 1205), Falbo Brothers (Unit 1207), and the UPS Store (Unit 1213). Where available, existing ports (two ports per unit) will be sampled. Several ports could not be located during the PFE testing and have likely been destroyed. SCS will install up to six additional ports for sampling if the original ports cannot be located.
- Install and sample sub-slab ports (up to two ports per unit) in the Tobacco Outlet (Unit 1113), Martial Arts (Unit 1117), and CSN (formerly vacant Units 1151A and B).
- Collect one indoor air sample and one background outdoor air sample from the FEED Kitchens building (1219 N. Sherman Ave.) to evaluate effectiveness of the existing passive vapor mitigation system at this building.
- Transport sub-slab vapor, indoor air, and outdoor air samples to a state-certified laboratory for analysis of tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), and vinyl chloride.
- Meet with property owners for preliminary inspection and evaluation of the possible use of HVAC systems as a mitigation approach.
- Tabulate and analyze data; prepare a conceptual mitigation approach for discussion with the WDNR and affected property owners and tenants.

4.0 SOIL AND GROUNDWATER SAMPLING

Also based on the WDNR's July 30, 2018 letter, SCS proposes additional soil and groundwater sampling to further evaluate the degree and extent of CVOCs as follows.

4.1 MW-5 REPLACEMENT AND SOIL INVESTIGATION

The following work will be performed to evaluate the extent of soil contamination in the vicinity of monitoring well MW-5. During this mobilization, monitoring well MW-5 will be replaced. Monitoring

well MW-5 was damaged likely due to construction or landscaping work. The well was originally constructed to a depth of approximately 20 feet below ground surface (bgs). In December 2017, SCS measured the total depth at approximately 12 feet bgs.

SCS will perform the following:

- Abandon well MW-5 and replace it with well MW-5R. The new well boring will be blind drilled to a depth of 20 feet bgs, and the well will be constructed with 10 feet of PVC screen, locking well cap, and flush-mount protective casing. The work will be performed consistent with Wisconsin Administrative Code, Chapter NR 141 requirements. We assume the WDNR will provide a variance, if required, for abandonment of the MW-5 well. Abandonment, well construction, and development forms will be prepared for the well replacement work.
- Advance 10 direct push borings to 12 feet bgs. Proposed sample locations are shown on **Figure 1**. Final boring locations and depths will be determined based on access limitations and conditions observed in the field.
- Screen soil at each boring with a photo-ionization detector (PID) and collect up to two soil samples from each boring for laboratory analysis of volatile organic compounds (VOCs). Samples will be collected based on PID and field observations. Soil samples will be submitted to a state-certified laboratory for analysis.
- Prepare boring log for each boring. Soil will be logged consistent with the Unified Soil Classification System (USCS).
- Abandon borings consistent with Wisconsin Administrative Code, Chapter NR 141. A borehole abandonment form will be prepared for each boring.
- Dispose of soil cuttings and development water. One soil sample will be collected from the MW-5R drill cuttings for waste profile purposes. Development water will be transported to the Madison Metropolitan Sewerage District (MMSD) for disposal. Soil cuttings will be transported to a licensed solid waste landfill for disposal. We assume the waste is non-hazardous and will be accepted for disposal.

4.2 MW-1 REPAIR AND MW-12 ABANDONMENT

Monitoring well MW-1 cannot be sampled due to a damaged protective casing. SCS will work with a driller to remove the damaged casing and replace it with a new one.

Monitoring well MW-12 was permanently damaged due to construction work. SCS located the well and permanently abandoned it on August 29, 2018. SCS is not proposing to replace well MW-12, as there are other wells in the area that should provide sufficient water level and quality information.

4.3 GROUNDWATER MONITORING

SCS will perform two rounds of quarterly groundwater monitoring to evaluate current groundwater quality and flow conditions at the site. During each event SCS will measure water levels and collect samples for laboratory analysis of VOCs from the following 18 wells:

MW-1, PZ-1	MW-4, PZ-4	MW-8R	MW-13
MW-2, PZ-2	MW-5R, PZ-5	PZ-9, PZ-9A	
MW-3, PZ-3	MW-7, PZ-7	MW-11, PZ-11	

Monitoring well purge water will be transported to MMSD for disposal. We assume the purge water is non-hazardous and MMSD will accept the water for disposal.

5.0 REPORTING

5.1 TENANT AND OWNER NOTIFICATION

Vapor sampling results will be provided to the WDNR, The Alexander Company, Inc. (Alexander), Northgate Partnership, and the owner of the Tobacco Outlet. SCS will provide Alexander with a template notification letter with applicable regulatory outreach/guidance documentation. We assume Alexander will provide the information to affected tenants.

5.2 SITE INVESTIGATION UPDATE

SCS will prepare a site investigation update report including the following:

- Summary of additional investigation methods and findings with recommendations as appropriate
- Updated vapor, soil, and groundwater analytical summary tables
- Updated site plan showing sample locations
- Groundwater flow maps
- Maps showing the estimated extent of regulatory exceedances in groundwater
- Laboratory reports
- Boring logs, well construction forms, well development forms, and borehole abandonment forms
- Waste disposal documentation

ESTIMATED PROJECT COSTS

Estimated DERF-eligible project costs are summarized in the attached spreadsheets. The potentially DERF-eligible costs are approximately \$58,308. In addition, we estimate \$2,000 in non-eligible costs

for travel, mileage, and other miscellaneous costs. We estimated a total project cost of \$60,308 to complete the above-noted scope of work.

ASSUMPTIONS

- Alexander will coordinate with their tenants to give SCS access for vapor, groundwater, and soil sampling work. Proposed locations are accessible.
- Alexander will notify affected tenants of sampling results.
- SCS and Northgate Partnership will coordinate access with property owners for sampling at the Tobacco Outlet and FEED Kitchens and provide sampling results to the owners.
- Investigation-derived waste is non-hazardous and will be accepted for disposal as such.

Please contact us at (608) 224-2830 if you have any questions concerning this letter.

Sincerely,



Betty J. Socha, PhD, PG
Senior Project Manager
SCS Engineers



Robert E. Langdon
Senior Project Manager
SCS Engineers

REL/jsn/BJs

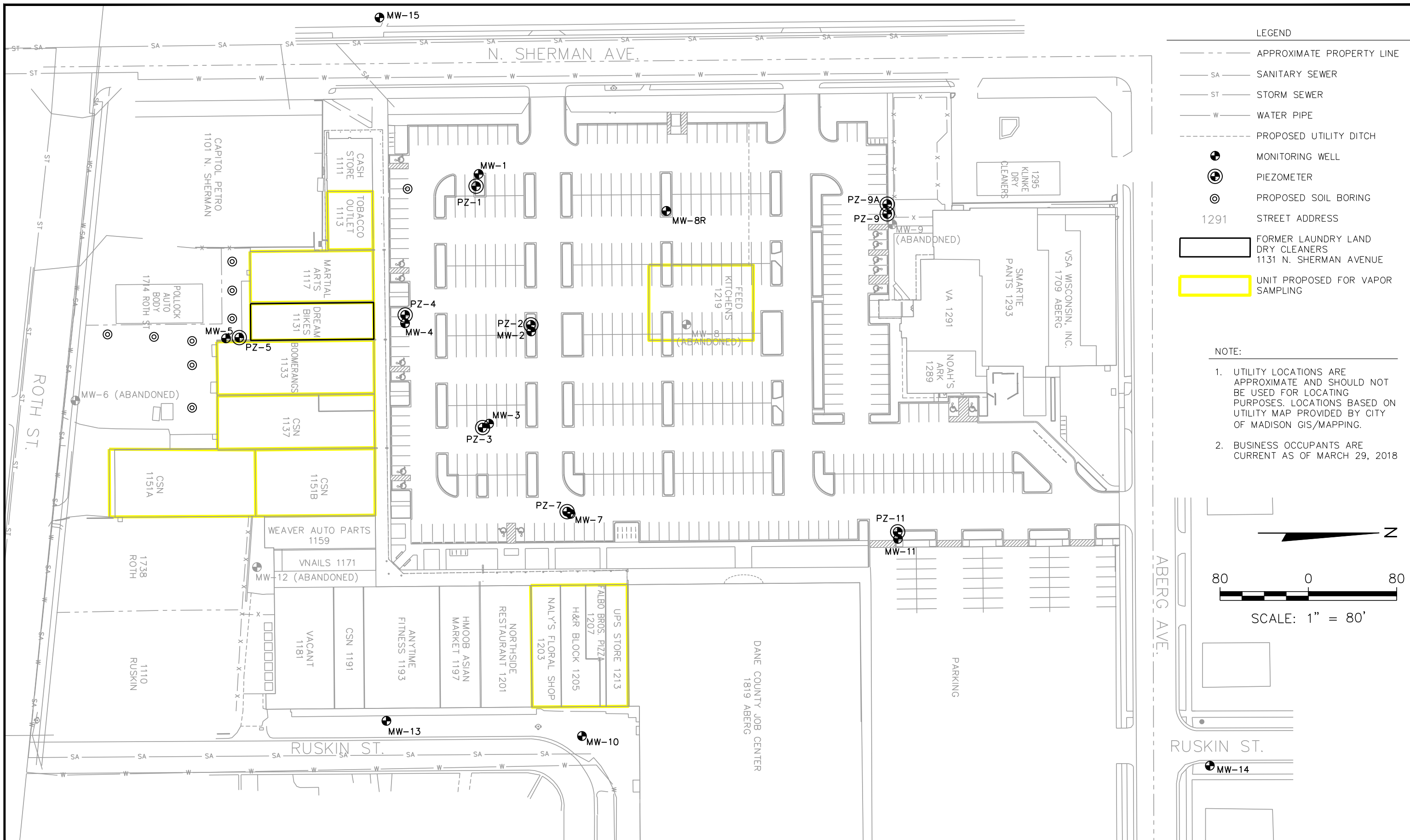
cc: Paul Roth, Northgate Partnership
Maggie Mackey, 230 Brookdale Lane, Palatine, IL 60067

Attachments: Figure 1 – Site Map with Proposed Sample Locations
Attachment A – SCS and DERF Cost Estimate Spreadsheets

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Figure

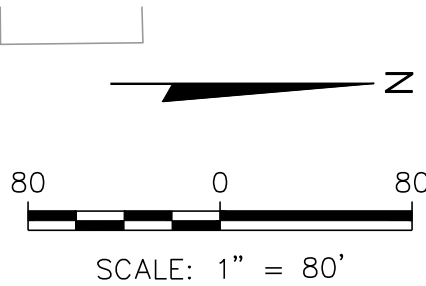
- 1 Site Map with Proposed Sample Locations



LEGEND

- APPROXIMATE PROPERTY LINE
- SA SANITARY SEWER
- ST STORM SEWER
- W WATER PIPE
- - - PROPOSED UTILITY DITCH
- MONITORING WELL
- ⊕ PIEZOMETER
- ⊙ PROPOSED SOIL BORING
- 1291 STREET ADDRESS
- FORMER LAUNDRY LAND DRY CLEANERS 1131 N. SHERMAN AVENUE
- UNIT PROPOSED FOR VAPOR SAMPLING

- NOTE:
1. UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE USED FOR LOCATING PURPOSES. LOCATIONS BASED ON UTILITY MAP PROVIDED BY CITY OF MADISON GIS/MAPPING.
 2. BUSINESS OCCUPANTS ARE CURRENT AS OF MARCH 29, 2018



PROJECT NO. 25211374.50	DRAWN BY: BJM/LEC	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	NORTHGATE PARTNERSHIP 7625 BONETTI ROAD DANE, WI 53529	SITE	NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	SITE MAP WITH PROPOSED SAMPLE LOCATIONS	FIGURE
DRAWN: 08/25/16	CHECKED BY: BJS								1
REVISED: 04/03/19	APPROVED BY:								

Attachment A

SCS and DERF Cost Estimate Spreadsheets

Cost Estimate - SCS Engineers
DERF Change Order # 7, Laundry Land
SCS Project No. 25211374.51



Task Description	Project Director \$194	Senior Project Manager \$158	Project Professional \$112	Field Professional \$102	Sr. Designer/ CAD Tech \$97	Admin Asst \$70	Total Hours	Subtotal	Exp	Subs	Total
1.0 Prepare Scope and Cost Estimate for Change Order # 7											
Review file and correspondence		10					10	\$1,580			\$1,580
Acquire drilling bid		2					2	\$316			\$316
Develop scope and cost estimate	1	21			2	3	27	\$3,916			\$3,916
							0	\$0			\$0
Subtotal	1	33	0	0	2	3	39	\$5,812	\$0	\$0	\$5,812
2.0 Floor Drain Evaluation											
Communicate with owner		2				1	3	\$386			\$386
Inspect drain and develop soil sampling plan		2		4			6	\$724			\$724
							0	\$0			\$0
							0	\$0			\$0
Subtotal	0	4	0	4	0	1	9	\$1,110	\$0	\$0	\$1,110
3.0 Vapor Sampling & Assessment											\$0
Project coordination and access coordination		8	4	2			14	\$1,916			\$1,916
Meet with owner/inspect HVAC systems		4	1	4		1	10	\$1,222			\$1,222
Install/sample sub-slab ports		4	2	30			36	\$3,916			\$3,916
Collect indoor/outdoor samples		2	1	4			7	\$836			\$836
Tabulate, evaluate, analyze test results		8				4	12	\$1,544			\$1,544
Report results & formulate conceptual mitigation approach/plan	1	12				2	15	\$2,230			\$2,230
Expenses							0	\$0	\$750		\$750
Laboratory contractor							0	\$0		\$6,300	\$6,300
							0	\$0			\$0
Subtotal	1	38	8	40	0	7	94	\$11,664	\$750	\$6,300	\$18,714
4.0 Soil and Groundwater Sampling											\$0
Project coordination		16	2				18	\$2,752			\$2,752
Abandon MW5; install MW5R		1		8			9	\$974			\$974
MW-5 soil investigation		4		12			16	\$1,856			\$1,856
Replace MW-1 protective casing		1		2			3	\$362			\$362
Groundwater monitoring (2 rounds; 17 wells each round)		4		52			56	\$5,936			\$5,936
Tabulate soil and groundwater results		4	2			16	22	\$1,976			\$1,976
Update site plan		1	2		2		5	\$576			\$576
Prepare water table and piezometric flow maps (two sets)		2	4		6		12	\$1,346			\$1,346
Prepare soil and groundwater RCL and ES extent maps		1	4		4		9	\$994			\$994
Manage investigative waste		2	2	2			6	\$744			\$744
Expenses							0	\$0	\$590		\$590
Laboratory contractor							0	\$0		\$3,658	\$3,658
Drilling contractor							0	\$0		\$3,030	\$3,030
Waste disposal contractor (2 drums soil)							0	\$0		\$600	\$600
							0	\$0			\$0
Subtotal	0	36	16	76	12	16	156	\$17,516	\$590	\$7,288	\$25,394
5.0 Reporting											\$0
Results notifications (vapor)		6	6			2	14	\$1,760			\$1,760
Site investigation update	1	8	30			10	49	\$5,518			\$5,518
							0	\$0			\$0
Subtotal	1	14	36	0	0	12	63	\$7,278	\$0	\$0	\$7,278
Total	3	125	60	120	14	39	361	\$43,380	\$1,340	\$13,588	\$58,308

Site Name: Laundry Land
 BRRTS #: 02-13-552183
 Type of Action: Site Investigation

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

TASKS								
Bid / Budgeted Description	6/10/2019 CO 7	Total Approved Budget	SCS 341028 12/31/2018	SCS 350992 4/30/2019	SCS 351981 5/31/2019	Total Invoiced Costs	Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
Consultant Costs								
Review Site Data, Develop Scope of Work and Budget	\$ 5,812.00	\$ 5,812.00	\$ 1,745.00	\$ 1,717.00	\$ 2,015.00	\$ 5,477.00	\$ 335.00	95
Floor Drain Evaluation	\$ 1,110.00	\$ 1,110.00				\$ -	\$ 1,110.00	0
Vapor Sampling & Assessment	\$ 12,414.00	\$ 12,414.00				\$ -	\$ 12,414.00	0
Soil and Groundwater Sampling	\$ 18,106.00	\$ 18,106.00				\$ -	\$ 18,106.00	0
Reporting	\$ 7,278.00	\$ 7,278.00				\$ -	\$ 7,278.00	0
<i>Consultant Cost Total</i>	\$ 44,720.00	\$ 44,720.00	\$ 1,745.00	\$ 1,717.00	\$ 2,015.00	\$ 5,477.00	\$ 39,243.00	
Sub-Contractor Costs								
Laboratory	\$ 9,958.00	\$ 9,958.00				\$ -	\$ 9,958.00	0
Drilling	\$ 3,030.00	\$ 3,030.00				\$ -	\$ 3,030.00	0
Waste Disposal	\$ 600.00	\$ 600.00				\$ -	\$ 600.00	0
<i>Sub-Contractor Cost Total</i>	\$ 13,588.00	\$ 13,588.00	\$ -	\$ -	\$ -	\$ -	\$ 13,588.00	
DERF ELIGIBLE SUB-TOTALS	\$ 58,308.00	\$ 58,308.00	\$ 1,745.00	\$ 1,717.00	\$ 2,015.00	\$ 5,477.00	\$ 52,831.00	

Non-DERF Eligible Expenses								
Subcontractor Markups						\$ -		
Mileage/misc						\$ -		
Claim						\$ -		
<i>Non-DERF Cost Total</i>			\$ -	\$ -	\$ -	\$ -		
INVOICE GRAND TOTAL			\$ 1,745.00	\$ 1,717.00	\$ 2,015.00	\$ 5,477.00		

Check Numbers