

November 9, 2020
File No. 25211374.53

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 Cost Reallocation Request – Site Investigation
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 October 13, 2020, and on behalf of Northgate Partnership, SCS Engineers (SCS) is providing the following Dry Cleaner Environmental Response Fund (DERF) Cost Reallocation Request for the Laundry Land Cleaners DERF site. This letter provides a proposed scope of work and estimated costs for the following additional site investigation activities:

- Groundwater monitoring.
- Sub-slab vapor sampling at seven units within the Northgate Shopping Center and one off-site property.
- Inspection of the vapor mitigation system installed in the former Laundry Land unit.
- Evaluation of private utilities.

The purpose of the work is to further evaluate the degree and extent of chlorinated volatile organic compounds (CVOCs) and confirm proper operation of the above-noted VMS. We plan to address the additional items noted in your October 13, 2020 letter, following evaluation of findings for the above-noted proposed scope of work. Additional scope and costs details are provided below.

1 SCOPE AND COST ESTIMATE

SCS's preparation of this letter included review of various project files, correspondence, scope development, cost estimating, and preparation of this letter.

2 GROUNDWATER MONITORING

The following groundwater investigation work will be performed as recommended in our September 16, 2020 Groundwater Investigation Addendum/Update Report.

- Replace monitoring well MW12 to provide better definition of the plume at the down gradient extent.



- Install a water table well approximately 30 feet south of the former location of MW-8, which was abandoned to provide better definition of the plume at the upgradient extent.
- Resurvey the top of casing elevations for all Laundry Land monitoring wells and piezometers, and link the survey to the wells at the Klinke site. Several wells have been repaired and PVC casing modified such that some groundwater elevations may not be accurate.
- Coordinate measurement of water levels at all Laundry Land and Klinke wells on the same day.
- Collect a round of groundwater samples for volatile organic compound (VOC) analysis from all Laundry Land and Klinke wells on approximately the same days.
- Prepare report summarizing the above-noted work and findings, with recommendations as appropriate.

3 VAPOR SAMPLING & ASSESSMENT

Additional vapor sampling will be performed for several units in the Northgate Shopping Center and one off-site building. Samples will be collected consistent with Wisconsin Department of Natural Resources (WDNR) vapor sampling guidance using 6-liter Summa canisters with 30-minute controllers. Results from the additional testing will be used to evaluate mitigation requirements. The following scope of work is proposed.

- Coordinate access with property owners.
- Collect sub-slab samples from the following locations:
 - Weaver Auto Parts (Unit 1159)
 - Door Creek Church (Unit 1181)
 - Northside Family Restaurant (Unit 1201)
 - V Nails & Spa Pedicure (Unit 1171)
 - CSN (Unit 1191)
 - Anytime Fitness (Unit 1193)
 - Madison Oriental Market (Unit 1197)
 - 1738 Roth Street (owned by Dane County)

If accessible, existing sub-slab ports will be used for sampling, otherwise up to two sub-slab ports will be installed in each unit for sampling (total of 14 ports). One additional sub-slab port will be installed in the Roth Street building for sampling.

- Transport sub-slab vapor samples to a Wisconsin-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.
- Tabulate and analyze data; prepare a conceptual mitigation approach for discussion with the WDNR and affected property owners and tenants. Vapor sampling results will be

provided to the WDNR, The Alexander Company, Inc. (Alexander), Dane County, and Northgate Partnership. We assume the owners will provide the information to affected tenants.

4 PRIVATE UTILITY EVALUATION

The following work will be performed to evaluate utilities:

- Review private storm sewer information provided by Alexander. We understand that Alexander does not have maps for other private utilities.
- Review sewer and water utility information provided by the City.
- Coordinate inspection of the private sanitary sewer with Monona Plumbing and Fire Protection, Inc. SCS plans to trace private sanitary sewer lines along the north side of the Northgate Shopping Center. The lines will be traced using video camera equipment.
- Coordinate with a private utility locator to locate buried water, gas, and electric lines.
- Update the site plan with the additional utility information.

COST REALLOCATION

Estimated DERF-eligible project costs for the above-noted scope of work are summarized in the attached SCS spreadsheet. We request that remaining budget from interim and remedial action tasks be reallocated to cover the additional site investigation costs as shown on the attached Linking Spreadsheet. If the cost reallocation is acceptable, SCS will provide the WDNR with updated Linking Spreadsheets which reflect the reallocation of funds.

ASSUMPTIONS

- Alexander and Dane County will coordinate with their tenants and give SCS access for vapor sampling and utility assessment work. Proposed locations are accessible.
- Locations are accessible for vapor sampling and utility evaluation work and work is performed during normal business hours.
- Alexander and Dane County will notify affected tenants of vapor sampling results.

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

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November 9, 2020
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REL/AJR/BJR

cc: Paul Roth, Northgate Partnership
Nic Alexander, The Alexander Company (via email)
Joe Alexander, The Alexander Company (via email)
Rebecca Schultz, The Alexander Company (via email)

Attachments: Attachment A – SCS and DERF Cost Estimate Spreadsheets

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Attachment A

SCS and DERF Cost Estimate Spreadsheets

Cost Estimate - SCS Engineers
DERF Cost Reallocation, Laundry Land
SCS Project No. 25211374.53

| 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 | | | | | | | | | | | |
| Review file and correspondence | | 5 | | | | | 5 | \$790 | | | \$790 |
| Acquire Utility Locator Estimates | | 2 | | | | | 2 | \$316 | | | \$316 |
| Develop scope and cost estimate | 1 | 10 | | | | 2 | 13 | \$1,914 | | | \$1,914 |
| | | | | | | | 0 | \$0 | | | \$0 |
| Subtotal | 1 | 17 | 0 | 0 | 0 | 2 | 20 | \$3,020 | \$0 | \$0 | \$3,020 |
| 2.0 Groundwater Monitoring | | | | | | | | | | | |
| Install & develop MW12R & MW16 (30' south. of MW8) | | 4 | | 12 | | | 16 | \$1,856 | | \$3,110 | \$4,966 |
| Survey top of casing elevations for all wells & link to Klinke well | | 8 | | 2 | | | 10 | \$1,468 | | \$3,500 | \$4,968 |
| Measure water levels at site wells & sample for VOCs | | 6 | 4 | 50 | | | 60 | \$6,496 | | \$1,755 | \$8,251 |
| Coordinate with Klinke Cleaners for water levels & sampling of wells on same day as Laundry Land | | 4 | | 2 | | | 6 | \$836 | | | \$836 |
| Report (letter, tables, 2 flow maps, 2 isoconcentration maps) | | 8 | 16 | 10 | 8 | 6 | 48 | \$5,272 | | | \$5,272 |
| Expenses | | | | | | | 0 | \$0 | \$410 | | \$410 |
| Subtotal | 0 | 30 | 20 | 76 | 8 | 6 | 124 | \$15,928 | \$410 | \$8,365 | \$24,703 |
| 3.0 Vapor Sampling & Assessment | | | | | | | | | | | \$0 |
| Project coordination and access coordination | | 8 | 4 | 2 | | | 14 | \$1,916 | | | \$1,916 |
| Install/sample sub-slab ports | | 4 | 4 | 40 | | | 48 | \$5,160 | | | \$5,160 |
| Tabulate, evaluate, analyze test results | | 4 | 2 | | | 4 | 10 | \$1,136 | | | \$1,136 |
| Report results & formulate conceptual mitigation approach/plan | 1 | 12 | 8 | | | 2 | 23 | \$3,126 | | | \$3,126 |
| Expenses | | | | | | | 0 | \$0 | \$1,570 | | \$1,570 |
| Laboratory contractor | | | | | | | 0 | \$0 | | \$2,560 | \$2,560 |
| | | | | | | | 0 | \$0 | | | \$0 |
| Subtotal | 1 | 28 | 18 | 42 | 0 | 6 | 95 | \$11,338 | \$1,570 | \$2,560 | \$15,468 |
| 4.0 Private Utility Evaluation | | | | | | | 0 | \$0 | | | \$0 |
| Project coordination | | 8 | 2 | | | | 10 | \$1,488 | | | \$1,488 |
| Review Alexander Building Plans and City Info if Avail | | 8 | 2 | | | | 10 | \$1,488 | | | \$1,488 |
| Oversee Utility Locates (video survey, other utilities by private locator) | | 4 | | 10 | | | 14 | \$1,652 | | | \$1,652 |
| Update site plan | | 2 | 4 | | 4 | | 10 | \$1,152 | | | \$1,152 |
| Expenses | | | | | | | 0 | \$0 | | | \$0 |
| Plumbing Contractor (video survey of sanitary sewers) | | | | | | | 0 | \$0 | | \$1,500 | \$1,500 |
| Private Locate Contractor | | | | | | | 0 | \$0 | | \$800 | \$800 |
| | | | | | | | 0 | \$0 | | | \$0 |
| Subtotal | 0 | 22 | 8 | 10 | 4 | 0 | 44 | \$5,780 | \$0 | \$2,300 | \$8,080 |
| Total | 2 | 97 | 46 | 128 | 12 | 14 | 299 | \$36,066 | \$1,980 | \$13,225 | \$51,271 |

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\$51,271

Estimated Analytical Costs

Description of Work: 3.0 Vapor Sampling & Assessment

Total Estimated Analytical Costs:

| Parameter | Air | Cost \$ | Air Subtotal |
|---------------|-----------|---------|----------------|
| VOC, TO-15 | 16 | \$160 | \$2,560 |
| Totals | 16 | | \$2,560 |

Total \$2,560

Sample 25 wells & piezometers for VOCs, 2 duplicates, 2 trip blanks

Total Estimated Analytical Costs:

| Parameter | Water | Cost \$ | Air Subtotal |
|---------------|-----------|---------|----------------|
| VOCs | 27 | \$65 | \$1,755 |
| Totals | 27 | | \$1,755 |

Total \$1,755

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**DERF Eligible Equipment Rental and Expenses
Cost Estimating Worksheet**

PROJECT/PROPOSAL NAME: DERF Cost Reallocation, Laundry Land
Task: 3.0 Vapor Sampling & Assessment

| Description | Estimated Quantity | Unit | Unit Cost | Estimated Cost |
|---|--------------------|------|-----------|-------------------|
| PPE & AIR/GAS MONITORING | | | | |
| Level D PPE | 6 | Day | \$5.00 | \$30.00 |
| SOIL SAMPLING AND TESTING | | | | |
| Rotohammer | 2 | Day | \$70.00 | \$140.00 |
| Photoionization detector (PID) rental | 3 | Day | \$75.00 | \$225.00 |
| Vapor pin | 15 | Each | \$60.00 | \$900.00 |
| Vapor sampling kit | 3 | Day | \$25.00 | \$75.00 |
| MISCELLANEOUS | | | | |
| Tools/materials | 1 | Each | \$200.00 | \$200.00 |
| TOTAL FIELD EQUIPMENT AND EXPENSES (Rounded to Nearest \$10) | | | | \$1,570.00 |

DERF Eligible Equipment Rental and Expenses Cost Estimating Worksheet

PROJECT/PROPOSAL NAME: DERF Cost Reallocation, Laundry Land

Task: 2.0 Groundwater Monitoring

PREPARED BY: BJS

DATE:

6-Nov-20

| Description | Estimated Quantity | Unit | Unit Cost | Estimated Cost |
|---|--------------------|-------|-----------|-----------------|
| GROUNDWATER MONITORING | | | | |
| Bentonite, chipped | | Bag | \$12.00 | \$0.00 |
| Brass well locks | 2 | Each | \$12.00 | \$24.00 |
| Dedicated bailers | 2 | Each | \$42.00 | \$84.00 |
| Ice | 2 | Bag | \$7.00 | \$14.00 |
| Water level indicator | 2 | Day | \$30.00 | \$60.00 |
| Well caps | 2 | Each | \$18.25 | \$36.50 |
| YSI meter | | Day | \$30.00 | \$0.00 |
| | | | | |
| PUMPS | | | | |
| Peristaltic pump | 2 | Day | \$30.00 | \$60.00 |
| Well development pump | 1 | Day | \$30.00 | \$30.00 |
| | | | | |
| PPE & AIR/GAS MONITORING | | | | |
| Level D PPE | 3 | Day | \$5.00 | \$15.00 |
| Modified Level D PPE | | Day | \$15.00 | \$0.00 |
| | | | | |
| MISCELLANEOUS | | | | |
| 55-gallon drums | | Each | \$55.00 | \$0.00 |
| Meals | 3 | Meal | \$10.00 | \$30.00 |
| Mileage | 100 | Miles | \$0.58 | \$58.00 |
| Motel | | Day | | \$0.00 |
| | | | | |
| TOTAL FIELD EQUIPMENT AND EXPENSES (Rounded to Nearest \$10) | | | | \$410.00 |

On-site Environmental Services, Inc.

P.O. Box 280 Sun Prairie, WI 53590 (608) 837-8992

onsiteenv@gmail.com • www.onsiteenv.com

COMPAN SCS Engineers

ATTN: Rob Langdon

CELL: (608) 212-3995

PHONE: (608) 216-7329

EMAIL: RLangdon@scsengineers.com

Estimate Based on

Site: 1131 Sherman Avenue
Madison, WI

Scope: 2 monitoring wells to 20 feet, flush-mount protops

Responsible for Utility Clearance?

On-site Environmental Services, Inc.

Direct Push/ HSA Drilling Bid Form

| <i>Item</i> | <i>Unit</i> | <i>Est. Number of Units</i> | <i>Cost Per Unit</i> | <i>Est. Total Cost</i> |
|------------------------------------|-------------|---------------------------------|--------------------------|----------------------------|
| Mobilization | Day | 1 | \$ 250.00 | \$ 250.00 |
| Per Diem | Day | 0 | \$ 175.00 | \$ - |
| Private Utility Locate | Hour | 3 | \$ 150.00 | \$ 450.00 |
| Removal of Flushmount Cover | Each | 0 | \$ 25.00 | \$ - |
| 2" Monitoring Well Abandonment | Feet | 0 | \$ 6.00 | \$ - |
| Surface Patch/ Restoration | Each | 0 | \$ 25.00 | \$ - |
| Asphalt/Concrete Penetration | Each | 2 | \$ 25.00 | \$ 50.00 |
| Direct Push Soil Borings | Feet | 40 | \$ 8.00 | \$ 320.00 |
| Direct Push Borehole Abandonment | Feet | 0 | \$ 1.00 | \$ - |
| Groundwater Sample Collection | Each | 0 | \$ 25.00 | \$ - |
| 1" Temporary PVC Well Installation | Feet | 0 | \$ 6.00 | \$ - |
| 4.25" HSA Drilling | Feet | 40 | \$ 18.00 | \$ 720.00 |
| 2" Monitoring Well Installation | Feet | 40 | \$ 18.00 | \$ 720.00 |
| Flushmount Covers | Each | 2 | \$ 160.00 | \$ 320.00 |
| Monitoring Well Development | Each | 0 | \$ 150.00 | \$ - |
| 55-Gallon Drums | Each | 2 | \$ 65.00 | \$ 130.00 |
| Decontamination | Day | 1 | \$ 150.00 | \$ 150.00 |
| TOTAL | | | | \$ 3,110.00 |

Site Name: Former Laundry Land
 BRRTS #: 02-13-552183
 Type of Action: Remedial Action / Interim Action

| TASKS | BUDGET | | | Budget Remaining Use (-) to indicate cost over-run | % Task Complete, Remarks | Costs to be Reallocated |
|--|----------------------------|-----------------------|-----------------------|--|--|-------------------------|
| | Bid / Budgeted Description | Bid / Budgeted Amount | Total Approved Budget | | | |
| Consultant Costs | | | | | | |
| Investigation | \$ 3,045.00 | \$ 5,930.50 | \$ 5,275.50 | \$ (1,299.50) | 100% Complete | |
| SVE Pilot Test | \$ 8,790.00 | \$ 8,790.00 | \$ - | \$ 54.20 | 100% Complete | |
| SVE System | \$ 11,074.00 | \$ 11,074.00 | \$ - | \$ 9,846.55 | Need to be determined by vapor mitigation system performance | \$ 9,846.55 |
| SVE O&M (includes yr 2 \$7,265) | \$ 12,850.00 | \$ 12,850.00 | \$ - | \$ 12,850.00 | Need to be determined by vapor mitigation system performance | \$ 12,850.00 |
| GW Injection Pilot | \$ 11,232.00 | \$ 19,062.50 | \$ - | \$ (4,503.26) | 100% Complete | |
| GW Injections | \$ 9,980.00 | \$ 29,101.00 | \$ 17,274.24 | \$ (664.39) | 100% Complete | |
| GW Injections O&M (includes yr 2 \$33,052) | \$ 39,576.00 | \$ 52,476.00 | \$ 19,567.41 | \$ 8,648.57 | 100% Complete | \$ 8,648.57 |
| Reports | \$ 10,775.00 | \$ 16,699.00 | \$ 3,246.55 | \$ 6,097.70 | 60% Complete, remaining for closure reporting | \$ 6,097.70 |
| Interim Workplan | | \$ 2,469.00 | \$ - | \$ 1.00 | 100% Complete | |
| Interim Utilities Investigation/re-Survey Site | | \$ 1,496.00 | \$ - | \$ 21.50 | 100% Complete | |
| Interim Storefront Geoprobe Soil Inv. | | \$ 1,631.00 | \$ 912.00 | \$ 335.50 | 100% Complete | \$ 335.50 |
| Interim 15 Addit. Vapor Samples (+indoor) | | \$ 9,064.00 | \$ 3,565.45 | \$ (975.30) | 100% Complete | |
| Interim 5 Addit Monitoring Wells | | \$ 6,632.00 | \$ 4,669.50 | \$ (128.00) | 100% Complete | |
| Interim 1 bedrock Piezometer | | \$ 10,898.00 | \$ - | \$ - | 100% Complete | |
| Interim Reporting/Change Orders | | \$ 6,488.00 | \$ 4,840.00 | \$ 134.00 | 100% Complete | |
| Interim SI Report | | \$ 12,720.00 | \$ 8,660.10 | \$ 4,059.90 | 30% Complete | |
| Interim Vacuum Connectivity Testing | | \$ 4,030.00 | \$ 4,480.50 | \$ (450.50) | 100% Complete | |
| <i>Consultant Cost Total</i> | \$ 107,322.00 | \$ 211,411.00 | \$ 72,491.25 | \$ 34,027.97 | | |
| Sub-Contractor Costs | | | | | | |
| Laboratory | \$ 21,208.00 | \$ 29,306.00 | \$ 10,918.00 | \$ 2,470.00 | Laboratory cost for proposed annual groundwater sampling round | |
| Drilling | \$ 52,800.75 | \$ 51,762.75 | \$ - | \$ 2,967.75 | 100% Complete | |
| Remedial System | \$ 3,500.00 | \$ 3,720.00 | \$ - | \$ 3,720.00 | 100% Complete | |
| Trenching/Sidewalk Repair/borings basement | \$ 7,000.00 | \$ 7,000.00 | \$ - | \$ 7,000.00 | Reserved for potential SVE system if needed | \$ 7,000.00 |
| Electrician | \$ 600.00 | \$ 600.00 | \$ - | \$ 600.00 | Reserved for potential SVE system if needed | \$ 600.00 |
| Injection Materials (whey/sodium bromide/soda ash, etc.) | \$ 14,840.00 | \$ 4,840.00 | \$ 1,016.17 | \$ 1,720.19 | 100% Complete | \$ 1,720.19 |
| Waste Disposal | \$ 1,389.00 | \$ 1,414.00 | \$ - | \$ 9.24 | 100% Complete | |
| Private Utility Locate | \$ 218.25 | \$ 218.25 | \$ - | \$ - | 100% Complete | |
| Interim Laboratory | | \$ 7,900.00 | \$ 4,114.40 | \$ 308.60 | 100% Complete | |
| Interim Drilling | | \$ 29,176.00 | \$ 5,967.00 | \$ 4,363.00 | 100% Complete | \$ 4,363.00 |
| Interim Waste Disposal | | \$ 4,400.00 | \$ 331.37 | \$ 1,708.71 | 100% Complete | |
| Interim Private Utility Locate/Roto Rooter | | \$ 1,000.00 | \$ 432.00 | \$ 259.00 | 100% Complete | |
| Interim Vacuum Connectivity Testing | | \$ 3,300.00 | \$ 2,275.00 | \$ 1,025.00 | 60% Complete | |
| | | \$ - | \$ - | \$ - | 100% Complete | |
| <i>Sub-Contractor Cost Total</i> | \$ 101,556.00 | \$ 144,637.00 | \$ 25,053.94 | \$ 26,151.49 | | |
| DERP ELIGIBLE SUB-TOTALS | \$ 208,878.00 | \$ 356,048.00 | \$ 97,545.19 | \$ 60,179.46 | | |
| Total for Reallocation | | | | | | \$ 51,461.51 |
| New Scope | | | | | | \$ 51,271.00 |