

July 11, 2021
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 Change Order – Vapor Mitigation System Installation
Laundry Land Cleaners (former), Northgate Shopping Center
1131 N. Sherman Avenue, Madison, Wisconsin
WDNR BRRTS #02-13-552183

Dear Ms. Koepke:

On behalf of Northgate Partnership, SCS Engineers (SCS) is providing the following Dry Cleaner Environmental Response Fund (DERF) Change Order Request for the Laundry Land Cleaners DERF site. This letter provides a proposed scope of work and estimated costs for installation of ten vapor mitigation systems at seven business units at Northgate Mall.

Attached are the bid specifications with details of the system design, the contractor's (Zander's) bid sheet, SCS labor and expenses cost spreadsheet and the DERF linking spreadsheet.

The scope includes the following:

1 SCOPING, DESIGN, BIDDING, PROJECT COORDINATION

SCS designed the vapor mitigation systems, coordinated with the property owners, identified qualified bidders, prepared bid specifications, bid the project, and prepared this change order request. Also included are WDNR correspondence and contracting with subcontractors.

2 CONSTRUCTION SERVICES

SCS will provide construction oversight and documentation, and coordination with the property owner and responsible party. SCS will also coordinate testing and disposal of soil generated by installation of vapor pick-up points, test the systems for vacuum coverage and modify the system design as needed.

A health and safety plan will be prepared. On-site safety procedures will include venting of basement areas during system installation, monitoring with a photoionization detector (PID) and Draeger tubes for select volatile organic compounds (VOCs).

3 SUBCONTRACTOR COSTS

Ten vapor mitigation systems will be installed at seven business units at Northgate Mall. The bid request (attached) details the system installations. The contract was awarded to Zander Solutions, Inc.



Soil generated from installation of vapor pick-up points will be drummed on-site, tested and disposed at a solid waste landfill. Two soil samples will be tested for VOCs and other waste characterization parameters as required by the landfill.

4 REPORTING

SCS will prepare documentation reports and maintenance plans for the ten systems.

5 SCOPE OF WORK & ESTIMATED COSTS

A summary of estimated costs follows.

Task 1 – Scoping, Design, Bidding, Project Coordination	\$24,460
System Design, Bid Specifications, Bidding, Contracting	
WDNR Correspondence, DERF Scope, and Budget	
DERF Budget Preparation, Cost Tracking, Invoicing	
Task 2 – Construction Services	\$17,130
Construction Oversight	
System Testing	
Task 3 – Subcontractor Cost	\$128,400
Zander Solutions	
Soil Testing (2 soil @ \$100 Each = \$200)	
Soil Disposal (Est. 8 drums @ \$150 each)	
Task 4 – Reporting	\$10,650
Data Evaluation	
Documentation Report Preparation	
Long-term Maintenance Plans	
Estimated Potentially DERF Eligible Project Total	\$180,640

The estimated, potentially DERF-eligible costs are \$180,640. Additional cost details are provided in the attached cost estimate spreadsheets.

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

Sincerely,



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



Robert E. Langdon
Senior Project Manager
SCS Engineers

BJS//REL

cc: Paul Roth, Northgate Partnership

Ms. Cindy Koepke

July 11, 2021

Page 3

Nic Alexander, The Alexander Company (via email)

Rebecca Schultz, The Alexander Company (via email)

Attachments: Bid Package, Vapor Mitigation Systems, Northgate Mall, April 2021
Zander Solutions Bid
SCS Cost Estimate Spreadsheets
DERF Cost Estimate Spreadsheets

I:\3745\Correspondence-Agency\C010 - VMS Installation\210711_Koepke_DERF C010 VMS Installations.docx

Bid Package

Vapor Mitigation Systems
Northgate Shopping Mall
Madison, Wisconsin

Prepared for:

Northgate Partnership
Madison, Wisconsin

SCS ENGINEERS

25211374.50 | April 2021

2830 Dairy Drive
Madison, WI 53718-6751
608-224-2830

Table of Contents

- I. INSTRUCTIONS TO BIDDERS
- II. BID FORM
- III. SPECIFICATIONS
- IV. DRAWINGS
- V. PHOTOGRAPHS

INSTRUCTIONS TO BIDDERS

1. DEFINITIONS

- a. **Owner:** Northgate Ventures, LLC
- b. **Client:** Northgate Partnership
- c. **Engineer:** SCS Engineers
- d. **Contractor:** Contractor performing Work.
- e. **Bidder:** Firm submitting bid to perform the Work. The selected Bidder will become the Contractor when the Contract is fully executed.
- f. **Drawings:** Vapor Mitigation Systems, Northgate Shopping Mall
- g. **Specifications:** Specifications, Vapor Mitigation Systems, Northgate Shopping Mall
- h. **Work:** All labor, materials, and supplies required for a complete functional installation of 10 vapor mitigation systems.

2. PREPARATION OF BID

- a. Bids shall be submitted on the Bid Form provided as part of the Bid Package. The Bid Form shall be completely executed when submitted.
- b. The Bidder shall submit a current certificate of insurance with the bid.
- c. The Bidder shall submit a detailed construction schedule for the Work with the bid.
- d. The Bidder shall submit a construction contract for the project with the bid. The Client reserves the right to make modifications to this contract.
- e. The Bidder may submit additional information that it believes will be useful in the Bid evaluation.

3. SUBMITTAL OF BIDS

Bids will be received at SCS Engineers, 2830 Dairy Drive, Madison, WI 53718. Bids are due on May 21, 2021, at 3:00 pm. Bids may be submitted by email to kgilkey@scsengineers.com.

4. EXAMINATION OF SITE

- a. The Bidder shall thoroughly examine and be familiar with the Specifications and Drawings.
- b. The Bidder shall visit the site of the proposed Work and become fully acquainted with conditions as they exist so that Bidder may fully understand the facilities, difficulties, and restrictions attending the execution of the Work. The date and time of the Pre-Bid Meeting is May 6, 2021 at 3:00 pm. Contractors shall not visit the units that require vapor mitigation other than during the Pre-Bid Meeting.

- c. The failure or omission of any Bidder to receive or examine any form, instrument, or document, or to visit the site and become acquainted with the conditions there existing shall in no way relieve the Bidder from any obligation with respect to its Bid.

5. INTERPRETATION OF DOCUMENTS

The Bidder shall notify the Engineer of any discrepancies, omissions, unclear or ambiguous language or other questions regarding the Bidding Documents. Such notification may initially be made via telephone, but must be confirmed in writing. If time allows, the Engineer will answer the question in the form of an Addendum to the Bidding Documents. The Addendum will be provided to all Bidders. If time does not allow for preparation of an Addendum, and if the Bidder considers the matter important as to have a bearing on its Bid, the Bidder shall stipulate it in a letter of clarification to be submitted along with its Bid.

6. WITHDRAWAL OR MODIFICATION OF BIDS

Bids may be withdrawn or modified by written request received prior to the date and time of Bid opening.

7. AWARD OF CONTRACT

The Contract will be awarded to the Bidder whose proposal is most advantageous to the Client and Owner. The Client reserves the right to award the Contract on any basis deemed to be in its best interest.

8. REJECTION OF BIDS

The Client reserves the right to reject any and all bids when such rejection is in the interest of the Client. Any bidder not receiving approval of the Engineer for variance from materials specified in the Bidding Documents is subject to disqualification.

9. HOURS OF WORK

As much as possible, work inside each unit shall be conducted during hours when the business is not open. Work to be performed outside the unit (i.e. blower installation, discharge piping installation, etc.) may be performed while the tenant is open for business with prior approval by tenant. A minimum of 24 hours prior notice to tenant is required for all work. Owner will notify tenant. These work hours will be taken into consideration when preparing the construction schedule to be included with the bid. The current operating hours for the tenant of each unit is listed below. Operating hours may vary at the tenant's discretion.

Summary of tenant's current operating hours:

Unit 1117/Dream Bikes – Unoccupied (leased to Dream Bikes for storage, access to part of Unit 1117 is through Dream Bikes. Assume operating hours are the same as Dream Bikes.)

Tuesday: Friday 12 to 6 pm
Saturday: 10 am to 4 pm
Sunday and Monday: closed

Unit 1133 – Boomerangs Resale Shop

Tuesday: Friday: 10 am to 6pm
Saturday: 10 am to 4pm
Sunday and Monday: closed

Unit 1137 and 1151 - Community Support Network (CSN)

No access before 4:30 pm.

Friday	Open 24 hours
Saturday	Closed
Sunday	Closed
Monday	Closed
Tuesday	Open 24 hours
Wednesday	Open 24 hours
Thursday	Open 24 hours

Hours shown are from the Google local listing on the internet.

Unit 1205 – H&R Block

Closed for this year.

Unit 1207 – Falbo Brothers Pizzeria

Sunday – Saturday: 12 noon to 10pm

Unit 1213 - The UPS Store

Monday – Friday: 8:30 am to 7pm
Saturday: 9am to 4pm
Sunday: Closed

Bid Form
 Soil Vapor Extraction System
 Northgate Shopping Center

BID FORM

To: SCS Engineers
 Attention: Keith Gilkey
 2830 Dairy Drive
 Madison, WI 53718-6751

From: _____
 (Name of Bidder)

 (Address of Bidder)

For: Vapor Mitigation System, Northgate Shopping Mall, Madison, Wisconsin

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with the Client in the form included in the Bid Package to perform all Work as specified in the Bidding Documents for the amount specified below:

Item	Unit	Quantity	Unit Price	Total
Mobilization/ Demobilization	Lump Sum	1		
Location and Marking of Underground Utilities	Lump Sum	1		
Installation of 10 Vapor Mitigation Systems	Lump Sum	1		
Sealing of Cracks in Building Slab and Cold Joints along Walls	Lump Sum	1		
Total Bid Price				
Optional Items				
Installation of Additional Vapor Mitigation Pickup Points	Each	1		
Installation of Additional Vapor Mitigation System Piping to Additional Pickup Points	Ft	1		
Installation of RadonAway Exhaust Piping Mufflers	Each	1		
Installation of Wood Frame Dry Wall Covers over Pick-up Point Piping	Each	1		

Total Bid Price (Written): _____

Bid Form
Soil Vapor Extraction System
Northgate Shopping Center

2. Bidder accepts all of the terms and conditions of the Bidding Documents. This Bid shall remain subject to acceptance for 30 days following the Bid opening. If selected for the project, the Bidder will sign and submit the Agreement within 5 days after receipt of the Notice of Award.
3. In submitting this Bid, Bidder represents that:
 - (a) Bidder has examined copies of all the Bidding Documents and of the following Addenda (receipt of which is hereby acknowledged):

Date: _____ Number: _____
 - (b) Bidder has reviewed the Specifications and Drawings with respect to state and local codes and other regulations, has identified any required changes to the Specifications and Drawings, and has included the cost of these revisions in the base Bid. Bidder has attached a written list to this Bid Form identifying the required changes.
4. Estimated number of working days to complete project: _____
5. Bidder shall submit a sample Agreement between Client and Bidder with the Bid for review and approval.
6. Bidder shall submit a detailed schedule for completion of the work.

Company Name of Bidder: _____

Bidder is (check one): Individual () Partnership ()
Corporation () Limited Liability Company ()

State of Incorporation or Registration: _____

Signature and Date

Name, Title

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Specifications

Vapor Mitigation Systems
Northgate Shopping Mall
Madison, Wisconsin

Prepared for:

Northgate Partnership
Madison, Wisconsin

SCS ENGINEERS

25211374.50 | April 2021

2830 Dairy Drive
Madison, WI 53718-6751
608-224-2830

SECTION 01010
SUMMARY OF WORK

PART 1 GENERAL

1.1 DESCRIPTION OF THE WORK

- A. The Work includes, but is not limited to, the following items:
1. Mobilization/Demobilization: transportation of equipment and materials, safety data sheets for chemicals used, and insurance.
 2. Location and marking of all private and public utilities.
 3. Obtaining all required permits.
 4. Core or sawcut concrete slab to install vapor system pickup points and piping.
 5. Control dust and clean-up at end of work period.
 6. Place excavated soil in 55-gallon drums.
 7. Install pickup point piping; paint to match walls.
 8. Install piping to blower locations.
 9. Install wood-frame dry-wall boxes to cover pickup point piping, finish and paint to match existing, as needed.
 10. Floor covering and drop ceiling restoration to satisfaction of tenant/owner, as needed.
 11. Install vapor mitigation blowers.
 12. Connect electrical wiring to blowers.
 13. Start-up blowers.
 14. Inspect concrete slabs for cracks and cracks at wall joints and seal cracks as necessary.
 15. Prepare as-built drawings for each system.
 16. Install exhaust pipe mufflers, as needed.

1.2 GENERAL REQUIREMENTS

- A. Perform Work in a manner which minimizes disruptions to the operation of the Site. Contractor shall coordinate with Owner on schedule of Work to minimize disruptions of operations.
- B. Perform Work in compliance with federal, state and local codes, zoning laws, and other applicable regulations.
- C. Obtain all necessary permits, including building, electrical, and plumbing.
- D. Locate and mark private utilities and subterranean structures in the areas of the Work. Contractor is responsible for damage to private utilities or subterranean structures, including property damage or environmental damage resulting from damage to public utilities or subterranean structures and other incidental damage, if Contractor fails to obtain markings of private utility lines or subterranean structures, if Contractor performs the Work in disregard of utility or structure markings, or if Contractor is otherwise negligent in performing the Work.
- E. In the case of conflicts or confusion between the Contract and the Specification or Drawings, the Contract takes precedence.
- F. Contractor is responsible for dust control during installation and cleanup resulting from the work at the end of each day or other approved work period.

- G. Contractor is responsible for securing each work site, including but not limited to eliminating trip hazards or other obstacles at the end of each day or approved work period.
- H. Contractor will minimize damage to flooring at each pick-up point location and restore floor covering as necessary to match existing.
- I. Contractor will restore/repair drop ceiling if damaged during system installation.
- J. All electrical work shall be completed by a licensed electrician.
- K. Engineer shall test each system. Testing shall consist of the Engineer installing vapor pins to monitor the sub-slab vacuum and determine the extent of the area of influence of the vapor mitigation system. If needed, additional vapor pickup points will be installed as directed by the Engineer. During testing, Contractor shall use a smoke pen to look for cracks in the concrete slab and along joints with wall for areas of vacuum leaking. Any cracks found shall be sealed by cleaning out the crack, using backer rod if needed, and sealing with RadonAway Pro Sealant caulking.

1.3 WARRANTY OF CONSTRUCTION

- A. In addition to other warranties in this Contract, Contractor warrants that Work is free of any defects for a period of 1 year.
- B. The warranty shall take effect upon Owner's written notice of acceptance of the completed Work.
- C. Contractor shall remedy, at Contractor's expense, any defect in Work within 2 weeks of written notice of defect.
- D. Defect repairs shall be made to the requirements of the Specifications.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

SECTION 15050
VAPOR MITIGATION SYSTEMS

PART 1 GENERAL

1.1 REFERENCES

- A. American Society of Testing Materials (ASTM)
 - 1. ASTM D1785 - Standard Specification for Poly Vinyl Chloride (PVC) Plastic Pipe, Schedule 40.
 - 2. ASTM D2467 - Standard Specification for Socket Type Poly Vinyl Chloride (PVC) Plastic Pipe Fittings, Schedule 40.
 - 3. ASTM D2564 - Standard Specification for Solvent Cements for Poly Vinyl Chloride (PVC) Plastic Pipe and Fittings.

PART 2 PRODUCTS

2.1 PVC PIPING

- A. Schedule 40 conforming to ASTM D1785.

2.2 PVC FITTINGS

- A. Schedule 40 conforming to ASTM D2467 for socket type joints.

2.3 VAPOR MITIGATION BLOWERS

- A. Vapor Mitigation blowers shall be a RadonAway HS2000.

2.4 EXHAUST PIPING MUFFLER

- A. Exhaust piping muffler shall be 2" SCH 40 PVC Vent Muffler supplied by RadonAway.

PART 3 EXECUTION

3.1 INSTALLATION

- A. Install pipe in accordance with manufacturer's instructions. Maximum spacing between pipe supports on vertical and horizontal piping is 6.0 feet.

END OF SECTION

Drawings

Vapor Mitigation Systems
Northgate Shopping Mall
Madison, Wisconsin

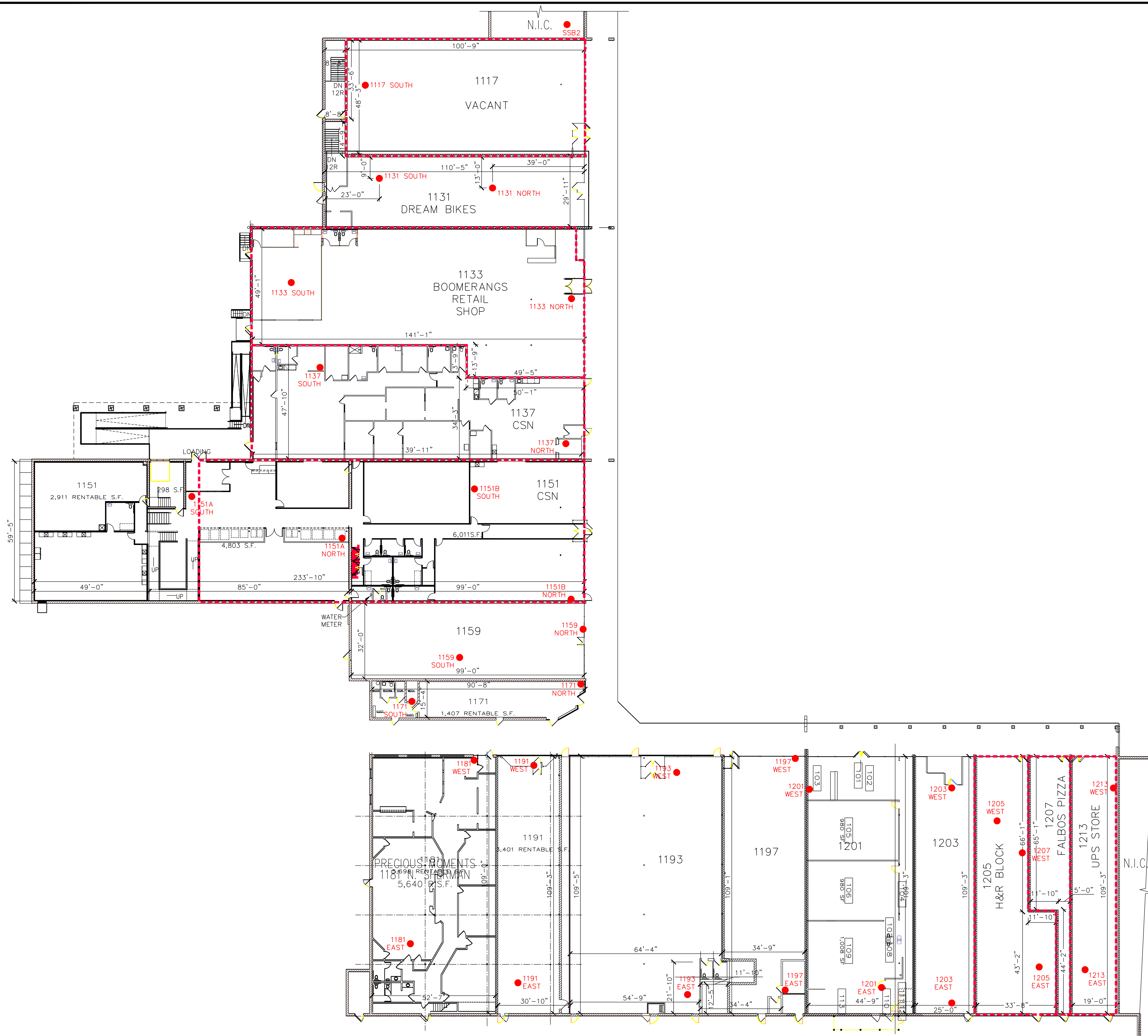
Prepared for:

Northgate Partnership
Madison, Wisconsin

SCS ENGINEERS

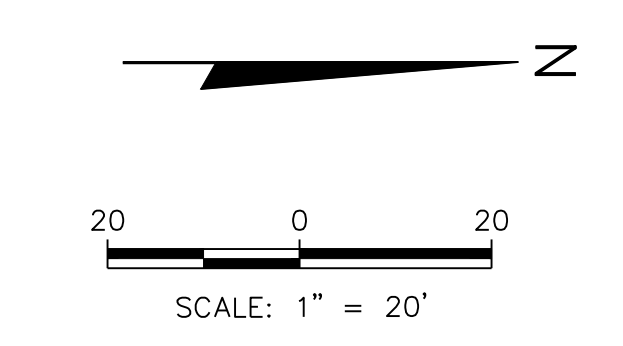
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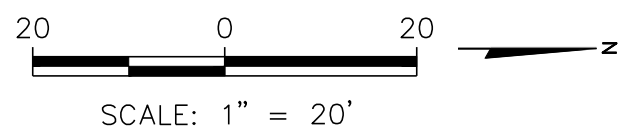
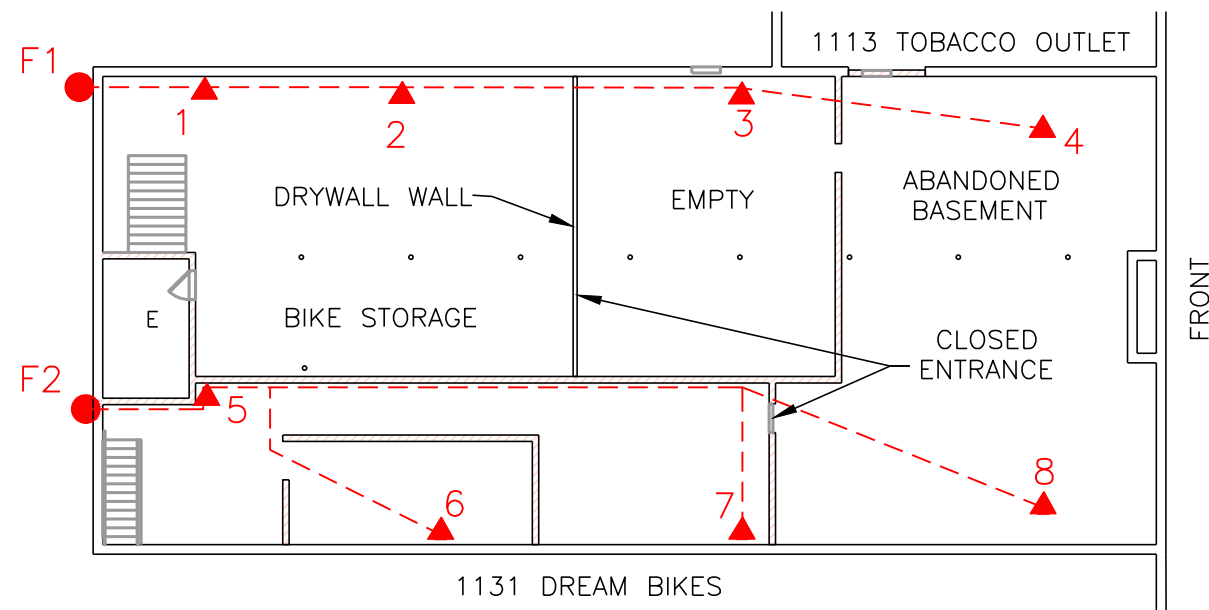
2830 Dairy Drive
Madison, WI 53718-6751
608-224-2830



- LEGEND
- 1133 STREET NUMBER ON N. SHERMAN AVE.
 - APPROXIMATE SUB-SLAB SAMPLE LOCATION 2019-2020
 - PROPERTIES REQUIRING VAPOR MITIGATION SYSTEMS
 - N.I.C. NOT INCLUDED - OWNED BY OTHERS

- NOTES:
1. INTERIOR LAYOUTS MAY BE DIFFERENT THAN SHOWN.





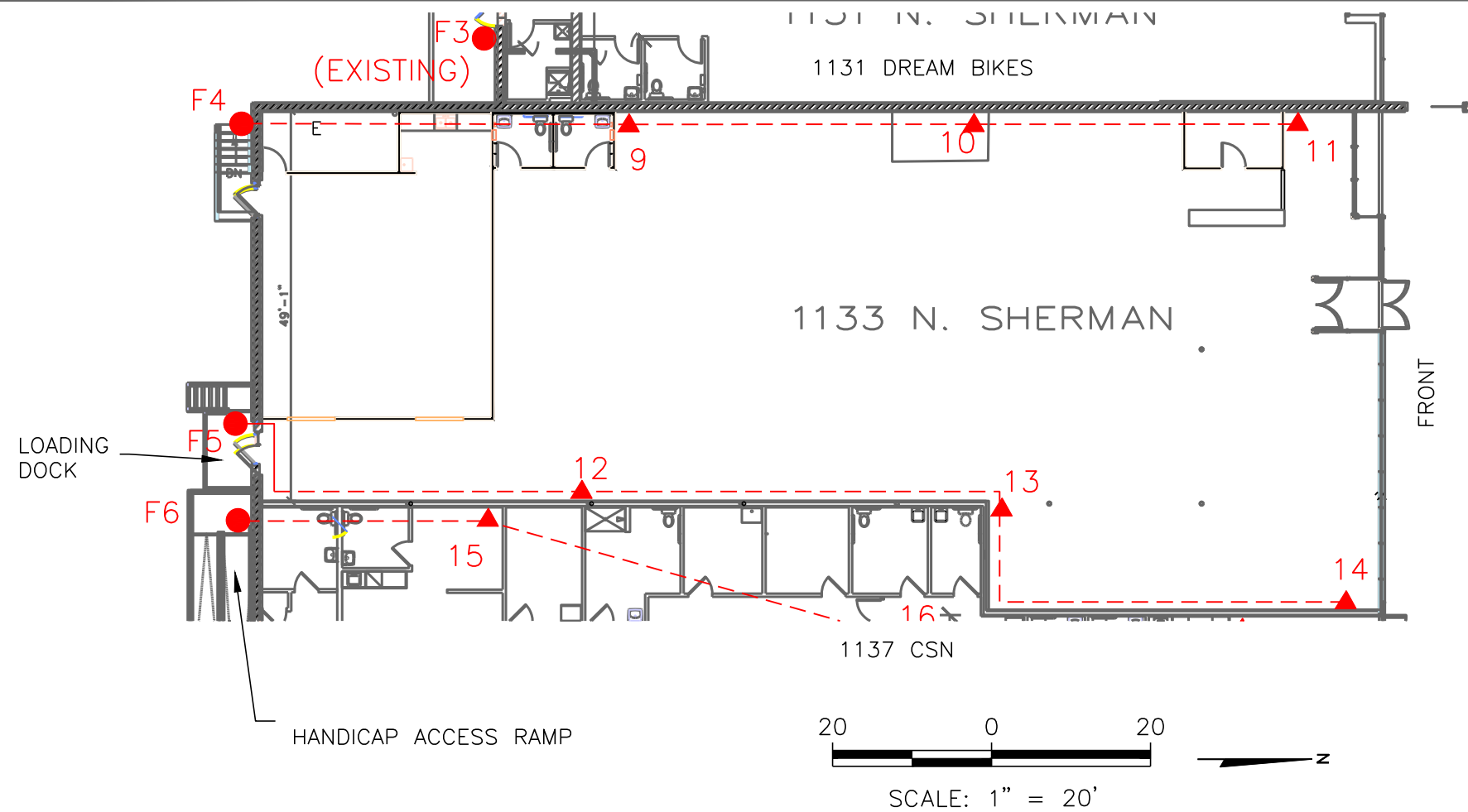
LEGEND

- ▲ ₂ PROPOSED VAPOR SYSTEM PICKUP POINT AND NUMBER
- PROPOSED MITIGATION PIPING SEE DETAIL 1
7
- _{F2} PROPOSED VAPOR MITIGATION BLOWER AND NUMBER, SEE DETAIL 1
6
- E** ELECTRIC PANEL
- SUPPORT COLUMN (NOT ALL COLUMNS ARE SHOWN)

NOTES:

1. UNIT 1117 IS CURRENTLY UNOCCUPIED BUT IS USED FOR STORAGE BY DREAM BIKES. ACCESS IS THROUGH THE FRONT DOOR.
2. ACCESS TO PICKUP POINTS 1 AND 2 IF FROM UNIT 1117. ACCESS TO PICKUP POINTS 3-8 IS FROM UNIT 1131 (DREAM BIKES).
3. HORIZONTAL PIPING SHALL BE 3" PVC AND HUNG FROM CEILING OR WALL.
4. VERTICAL PIPING SHALL BE 3" PVC.
5. ELECTRIC PANEL IS ON THE FIRST FLOOR.
6. BASEMENT IS UNFINISHED CONCRETE BLOCK OR POURED CONCRETE EXCEPT AS NOTED.
7. PIPING CANNOT INTERFERE WITH SPRINKLER SYSTEM OPERATION.
8. ABANDONED BASEMENT AREA REQUIRES REMOVAL OF DRYWALL OVER DOOR OPENINGS.
9. ABANDONED BASEMENT AREAS HAS POTENTIAL AIR QUALITY CONCERN. PCE AND TCE WERE DETECTED AT CONCENTRATIONS EXCEEDING INDOOR AIR VAPOR ACTION LEVELS ON 8/22/2019.

PROJECT NO.	25211374.50	DRAWN BY:	KRG	ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	NORTHGATE PARTNERSHIP 7626 BONETTI ROAD DANE, WI 53529	SITE	NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	UNITS 1117 AND 1131 BASEMENT VAPOR MITIGATION SYSTEM LAYOUT	FIGURE						
DRAWN:	01/28/21	CHECKED BY:															
REVISED:	04/07/21	APPROVED BY:															

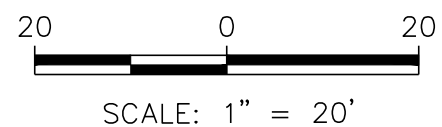
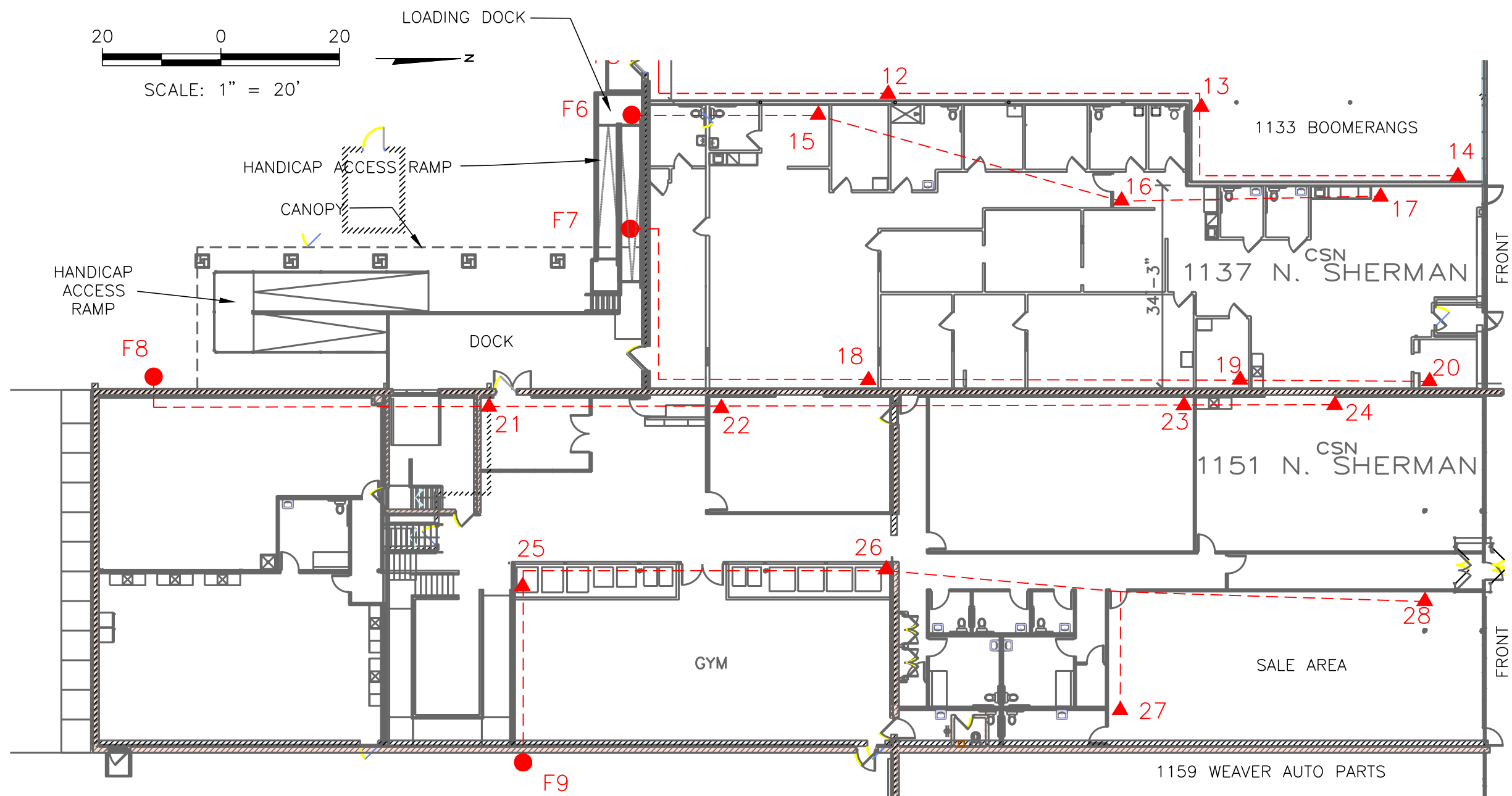


- NOTES:
1. UNIT 1133 IS OCCUPIED BY BOOMERANGS RESALE STORE AND ACCESS IS THROUGH THE FRONT DOOR.
 2. HORIZONTAL PIPING SHALL BE 3" PVC AND HUNG FROM ROOF TRUSSES ABOVE THE DROP CEILING.
 3. VERTICAL PIPING SHALL BE 3" PVC.
 4. ALL PICKUP POINTS EXPOSED PIPING SHALL BE PAINTED TO MATCH THE WALLS.
 5. CEILING IS 10 FOOT HIGH DROP CEILING.
 6. FLOOR COVERING IS CARPET.
 7. TRUSSES AND ROOF DECKING ARE STEEL.
 8. WALLS ARE CONCRETE BLOCK EXCEPT AS NOTED.
 9. PICKUP POINT 10 SHALL NOT IMPEDE ACCESS TO THE DRESSING ROOM.

- LEGEND
- PROPOSED VAPOR SYSTEM PICKUP POINT AND NUMBER
 - PROPOSED MITIGATION PIPING SEE DETAIL
 - PROPOSED VAPOR MITIGATION BLOWER AND NUMBER, SEE DETAIL
 - ELECTRIC PANEL
 - SUPPORT COLUMN (NOT ALL COLUMNS ARE SHOWN)

PROJECT NO. 25211374.51	DRAWN BY: KRG	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT NORTHGATE PARTNERSHIP 7626 BONETTI ROAD DANE, WI 53529	SITE NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	UNIT 1133 FIRST FLOOR VAPOR MITIGATION SYSTEM LAYOUT	FIGURE
DRAWN: 01/28/21	CHECKED BY:					3
REVISED: 04/07/21	APPROVED BY:					

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NOTES:

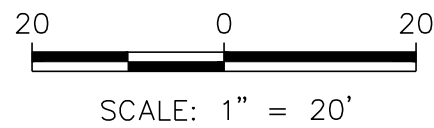
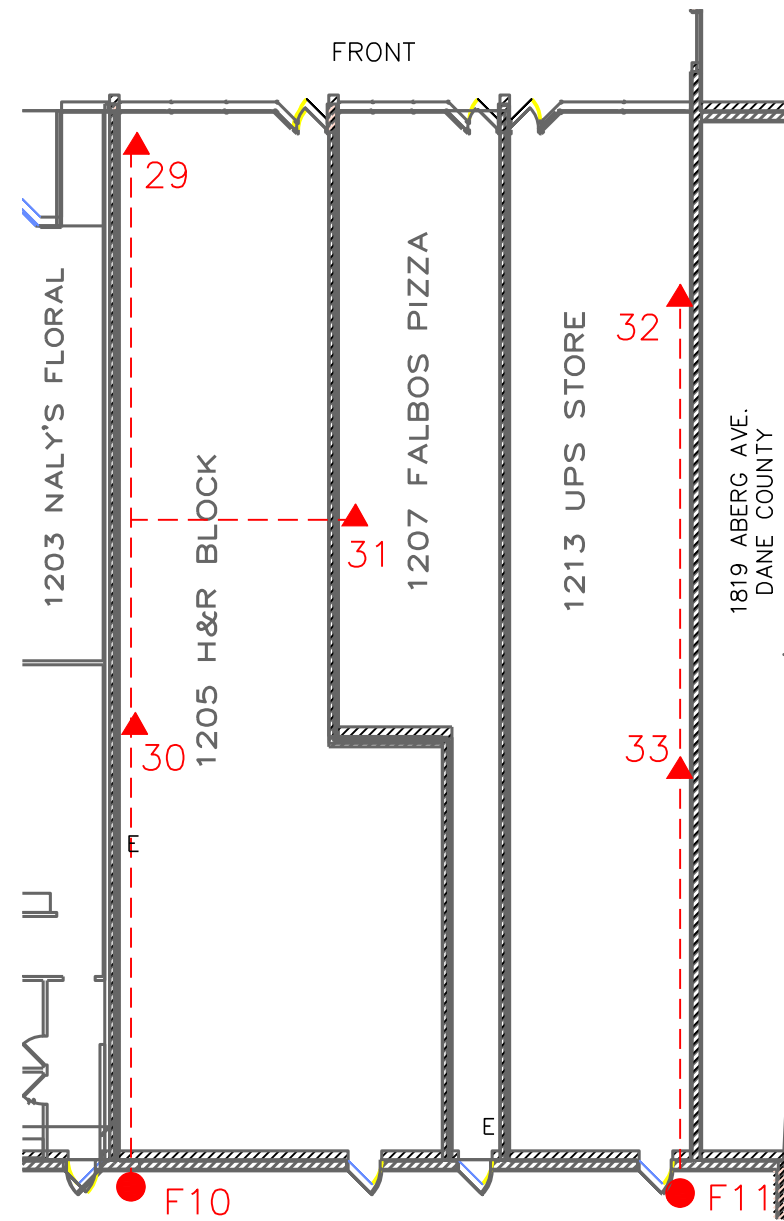
1. UNIT 1137 AND 1151 ARE OCCUPIED BY CSN AND ACCESS IS THROUGH THE FRONT DOORS. THE MAIN ACCESS TO CSN IS THROUGH THE SOUTH HANDICAP RAMP AND DOORS.
2. HORIZONTAL PIPING SHALL BE 3" PVC AND HUNG FROM ROOF TRUSSES ABOVE THE DROP CEILING, EXCEPT FOR INSIDE GYM, WHERE PIPING SHALL BE EXPOSED AND MOUNTED ON WALL AT TOP OF BUILDOUT.
3. VERTICAL PIPING SHALL BE 3" PVC.
4. ALL PICKUP POINT EXPOSED PIPING SHALL BE PAINTED TO MATCH WALLS
5. CEILING IS 10 FT. HIGH, EXCEPT FOR GYM - WHICH IS 16 FT. HIGH.

6. FLOOR COVERING IS VINYL COMPOSITE TILE.
7. TRUSSES AND ROOF DECKING IS STEEL.
8. WALLS ARE CONCRETE EXCEPT AS NOTED.

LEGEND

- PROPOSED VAPOR SYSTEM PICKUP POINT AND NUMBER
- PROPOSED MITIGATION PIPING SEE DETAIL
- PROPOSED VAPOR MITIGATION BLOWER AND NUMBER, SEE DETAIL
- ELECTRIC PANEL
- SUPPORT COLUMN (NOT ALL COLUMNS ARE SHOWN)

PROJECT NO.	25211374.51	DRAWN BY:	KRG	 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	CLIENT	NORTHGATE PARTNERSHIP 7626 BONETTI ROAD DANE, WI 53529	SITE NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	UNIT 1137 AND 1151 FIRST FLOOR VAPOR MITIGATION SYSTEM LAYOUT	FIGURE	4
DRAWN:	01/28/21	CHECKED BY:								
REVISED:	04/07/21	APPROVED BY:								



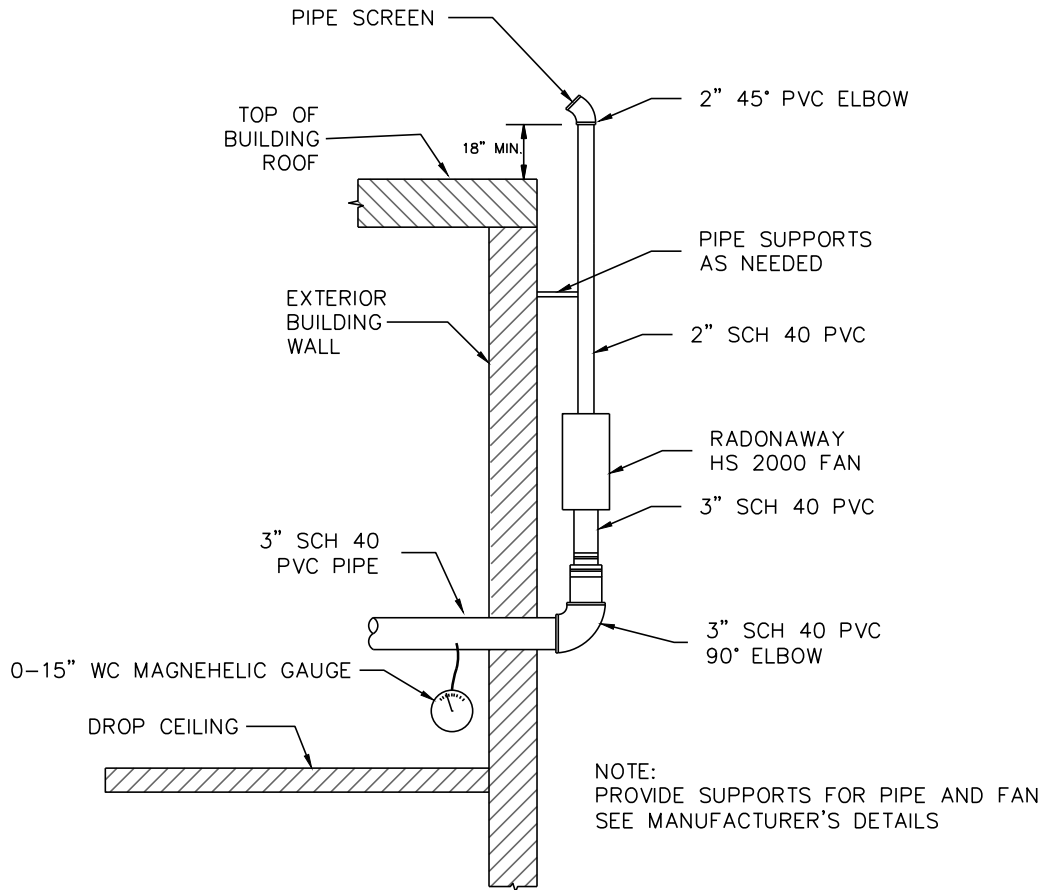
NOTES:

1. UNIT 1205 IS OCCUPIED BY H&R BLOCK AND UNIT 1207 IS OCCUPIED BY FALBO'S PIZZA AND UNIT 1213 IS OCCUPIED BY THE UP STORE. ACCESS TO ALL UNITS IS THROUGH THE FRONT DOORS.
2. HORIZONTAL PIPING SHALL BE 3" PVC AND HUNG FROM ROOF TRUSSES ABOVE THE DROP CEILING.
3. VERTICAL PIPING SHALL BE 3" PVC.
4. ALL PICKUP POINT EXPOSED PIPING SHALL BE PAINTED TO MATCH THE WALLS.
5. PICKUP POINT 29 PIPING SHALL BE ENCASED IN 2"x4" WOOD FRAMED BOX WITH 1/2" DRYWALL EXTERIOR. DRYWALL SHALL BE FINISHED AND PAINTED TO MATCH THE SURROUNDING WALLS.
6. FLOORING IN UNITS 1205 IS CARPET SQUARES, UNIT 1207 IS TILE, AND UNIT 1213 IS CARPET.
7. TRUSSES AND ROOF DECK ARE STEEL.
8. WALLS ARE CONCRETE EXCEPT AS NOTED.
9. PICKUP POINT 31 MAY HAVE ASBESTOS TILE AND/OR ADHESIVE. CONTRACTOR TO TEST FOR THE PRESENCE OF ASBESTOS BEFORE DISTURBING FLOOR.

LEGEND

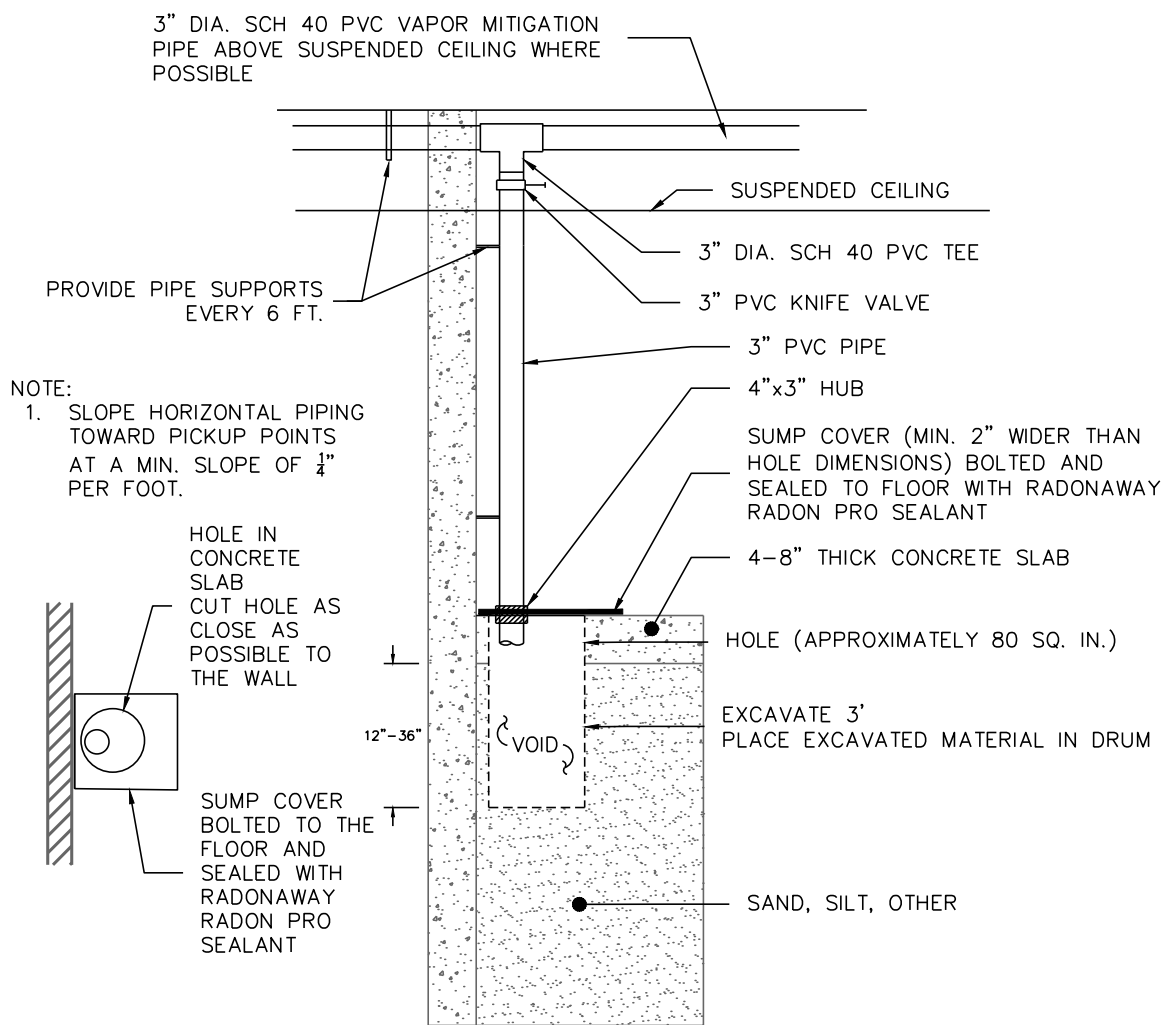
- PROPOSED VAPOR SYSTEM PICKUP POINT AND NUMBER
- PROPOSED MITIGATION PIPING SEE DETAIL
- PROPOSED VAPOR MITIGATION BLOWER AND NUMBER, SEE DETAIL
- ELECTRIC PANEL
- SUPPORT COLUMN (NOT ALL COLUMNS ARE SHOWN)

PROJECT NO.	25211374.50	DRAWN BY:	KRG	SCS ENGINEERS <small>2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830</small>	CLIENT	NORTHGATE PARTNERSHIP 7626 BONETTI ROAD DANE, WI 53529	SITE	NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	UNITS 1205, 1207, AND 1213 FIRST FLOOR VAPOR MITIGATION SYSTEM LAYOUT	FIGURE	5	
DRAWN:	01/28/21	CHECKED BY:										
REVISED:	04/07/21	APPROVED BY:										



1
6 VAPOR MITIGATION FAN AND EXTERIOR PIPING DETAIL

CLIENT	NORTHGATE PARTNERSHIP 7626 BONETTI ROAD DANE, WI 53529		SITE	NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI		DETAILS	
	PROJECT NO.	25211374.50		DRAWN BY:	KRG		
	DRAWN:	01/07/20	CHECKED BY:		ENGINEER	SCS ENGINEERS 2830 DAIRY DRIVE MADISON, WI 53718-6751 PHONE: (608) 224-2830	FIGURE 6
	REVISED:	04/07/21	APPROVED BY:				



1/7 VAPOR MITIGATION PICKUP POINT DETAIL

CLIENT	NORTHGATE PARTNERSHIP 7626 BONETTI ROAD DANE, WI 53529	SITE	NORTHGATE SHOPPING CENTER 1127 NORTH SHERMAN AVE. MADISON, WI	DETAILS
	PROJECT NO. 25211374.50		DRAWN BY: KRG	
DRAWN:	01/07/20	CHECKED BY:		
REVISED:	041/07/21	APPROVED BY:		

Photographs

Vapor Mitigation Systems
Northgate Shopping Mall
Madison, Wisconsin

Prepared for:

Northgate Partnership
Madison, Wisconsin

SCS ENGINEERS

25211374.50 | April 2021

2830 Dairy Drive
Madison, WI 53718-6751
608-224-2830

Northgate Shopping Center
1117 Vacant
SCS Engineers Project #25211374.50



Photo 1: 1117 Vacant – (view to the south/back of unit) used for storage by Dream Bikes. Steel I-beams and trusses exposed in ceiling are the same as thorough out the building.

Northgate Shopping Center
1117 Vacant
SCS Engineers Project #25211374.50

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Photo 2: Stair well at back of Unit 1117. Access to pick-up points 1-4.

Northgate Shopping Center
1117 Vacant
SCS Engineers Project #25211374.50



Photo 3: Pick-up points 1 and 2 to be located in this space. Dry-wall wall and closed entrance to empty room and abandoned basement in background.



Photo 4: Unit 1117 basement ceiling.

Northgate Shopping Center
1117 Vacant
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Photo 5: Unit 1117
basement ceiling.

Northgate Shopping Center
1117 Vacant
SCS Engineers Project #25211374.50



Photo 6: Pick-up point 7 location. Access through Dream Bikes. Closed entrance to abandoned basement shown on left.

Northgate Shopping Center
1117 Vacant
SCS Engineers Project #25211374.50



Photo 7: Abandoned basement – Dream Bikes side access.

Northgate Shopping Center
1133 Boomerangs Resale Store
SCS Engineers Project #25211374.50



Photo 1: General view from front of store to back.



Photo 2: Front of store office area. Pick-up point 11 location to right of office build out.

Northgate Shopping Center
1133 Boomerangs Resale Store
SCS Engineers Project #25211374.50



Photo 3: Pick-up point 12 location adjacent build out.



Photo 4: Pick-up point 13 location at corner. Last bookcase to be removed.

Northgate Shopping Center
1133 Boomerangs Resale Store
SCS Engineers Project #25211374.50



Photo 5: Pick-up point 14 location near front window.



Photo 6: Typical dropped ceiling.

**Northgate Shopping Center
1133 Boomerangs Resale Store
SCS Engineers Project #25211374.50**



Photo 7: Electric panel in utility room.

Photo



Photo 8: Boomerangs Vapor mitigation system Fan #4 to be installed on the exterior wall above the loading dock.

Northgate Shopping Center
1137 & 1151 Community Services Network (CSN)
SCS Engineers Project #25211374.50



Photo 1: Front of 1137 CSN. Location of pick-up point 17.



Photo 2: Pick-up point 16 location in back of door.

Northgate Shopping Center
1137 & 1151 Community Services Network (CSN)
SCS Engineers Project #25211374.50



Photo 3: Pick-up point
15 location in corner.

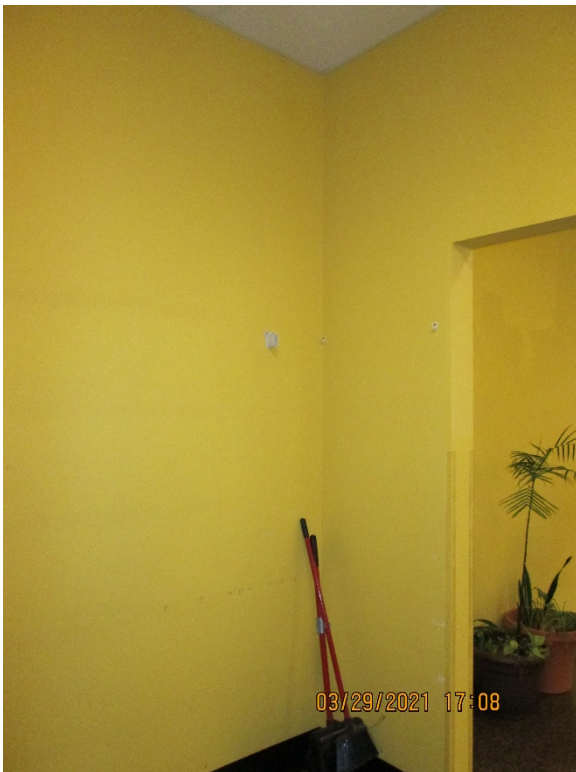


Photo 4: Pick-up point
20 location in corner.

Northgate Shopping Center
1137 & 1151 Community Services Network (CSN)
SCS Engineers Project #25211374.50



Photo 5: Pick-up point 19 location inside storage closet.



Photo 6: Doors connecting 1137 & 1151. View from 1137 into 1151 area. Pick-up point 24 location on other side of doors in 1151.

Northgate Shopping Center
1137 & 1151 Community Services Network (CSN)
SCS Engineers Project #25211374.50



Photo 7: Pick-up point 23 location in corner. Desk unit to be removed.

Photo



Photo 8: Gym. Horizontal piping connecting pick-up points 25 and 26 to be installed along top of build out.

Photo

Northgate Shopping Center
1137 & 1151 Community Services Network (CSN)
SCS Engineers Project #25211374.50



Photo 10: CSN 1151 Vapor mitigation system **Fan #8** to be mounted on exterior wall above south end of canopy.

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1137 & 1151 Community Services Network (CSN)
SCS Engineers Project #25211374.50



Photo 11: CSN 1137 Vapor mitigation system **Fan #6** to be mounted on exterior wall above end of handicap ramp (to the right of loading dock and door to Boomerangs).

CSN 1137 Vapor mitigation system **Fan #7** to be mounted on exterior wall above end of canopy above handicap ramp.

Northgate Shopping Center
1205 H&R Block and 1207 Falbo's Pizza
SCS Engineers Project #25211374.50



Photo 1: Pick-up point 29 location at front of H&R Block.



Photo 2: General view of client area at front of H&R Block.

Northgate Shopping Center
1205 H&R Block and 1207 Falbo's Pizza
SCS Engineers Project #25211374.50



Photo 3: Pick-up point 30 location adjacent build out. Electrical panel shown. This is H&R Block training area in back of the client area.



Photo 4: Falbo's Pizza general view of the kitchen area from front to rear. There is counter service only. No customer seating.

Northgate Shopping Center
1205 H&R Block and 1207 Falbo's Pizza
SCS Engineers Project #25211374.50



Photo 5: Possible location for pick-up point 31 near corner along walk-in-cooler. Vertical pipe shown is a roof drain connected to the storm sewer. The wall between Falbos and H&R Block is a build out (not an original wall).

Northgate Shopping Center
1213 UPS
SCS Engineers Project #25211374.50



Photo 1: General view from front of store to back.



Photo 2: Mail box room in front of store. Pickup point 32 location is along the wall.

Northgate Shopping Center
1213 UPS
SCS Engineers Project #25211374.50



Photo 3: Storage/ employee work area. Pickup point 33 location is along the wall in back of the vertical stacked cardboard.



Photo 4: Back door of UPS opens to area along Ruskin Street. Exterior piping and fan to be installed on this outside wall.

Cost Estimate - SCS Engineers
Northgate Vapor Mitigation Systems Installation
SCS File #: 25211374.53

SCS ENGINEERS

<<Enter Staff Last Name>>	Project Director	Senior Project Manager	Senior Project Manager	Senior Project Professional	Associate Staff Professional	Project Administrator	Designer						Task Total Rounded to \$10
Huber \$206	Socha \$168	Langdon \$168	Gilkey \$129	Matzuk \$108	Haefner \$93	Peterson \$108	Total Hours	Subtotal	Exp	Subs	Total		
Task 1 – Design, Bid, PM													
Design Bid	6	40	30	50		8	134	\$20,190			\$20,190		
Contracting		8		1		2	11	\$1,659			\$1,659		
Budget Prep/Invoicing		8	6	2			16	\$2,610			\$2,610		
							0	\$0			\$0		
Subtotal	6	56	36	53	0	10	161	\$24,459	\$0	\$0	\$24,459	\$24,460	
Task 2 – Construction Oversight													
Construction Oversight		6	8	45			59	\$8,157	\$2,240		\$10,397		
System Testing	1	6	20	10	8		45	\$6,728			\$6,728		
							0	\$0			\$0		
							0	\$0			\$0		
Subtotal	1	12	28	55	8	0	104	\$14,885	\$2,240	\$0	\$17,125	\$17,130	
Task 3 – Reporting													
Data Evaluation		2	8	4		4	18	\$2,568			\$2,568		
Report Preparation	1	6	12	12		4	41	\$5,798			\$5,798		
Maintenance Plans		2	5	5		5	17	\$2,286			\$2,286		
							0	\$0			\$0		
Subtotal	1	10	25	21	0	13	76	\$10,652	\$0	\$0	\$10,652	\$10,650	
Total	8	78	89	129	8	23	341	\$49,996	\$2,240	\$0	\$52,236	\$52,240	
											\$52,236	\$52,240	

Equipment Rental and Expenses Cost Estimating Worksheet

PREPARED BY: BJS

DATE: 5/26/2021

Description	Estimated Quantity	Unit	Unit Cost	Estimated Cost
GROUNDWATER MONITORING				
PUMPS				
PPE & AIR/GAS MONITORING				
Air monitoring detector tubes	21	Each	\$15.00	\$315.00
Carbon monoxide meter		Day	\$20.00	\$0.00
Four gas meter		Day	\$65.00	\$0.00
Landfill gas meter		Day	\$100.00	\$0.00
Level D PPE		Day	\$5.00	\$0.00
Modified Level D PPE		Day	\$15.00	\$0.00
Personal air sampling pump		Day	\$30.00	\$0.00
Respirator cartridges		Pair	\$35.00	\$0.00
Tyvek suit		Each	\$20.00	\$0.00
SOIL SAMPLING AND TESTING				
Photoionization detector (PID) rental	6	Day	\$85.00	\$510.00
Hand auger kit		Day	\$30.00	\$0.00
Vapor pin	20	Each	\$60.00	\$1,200.00
Vapor sampling kit	5	Day	\$25.00	\$125.00
MISCELLANEOUS				
55-gallon drums		Each	\$65.00	\$0.00
Metal detector		Day	\$35.00	\$0.00
Plastic sheeting		Roll	\$80.00	\$0.00
				\$0.00
Meals		Meal	\$10.00	\$0.00
Mileage (30 RT x 20 trips)		Miles	\$0.575	\$0.00
Motel		Day	\$125.00	\$0.00
TOTAL FIELD EQUIPMENT AND EXPENSES (Rounded to Nearest \$10)				\$2,230.00
OFFICE AND MISCELLANEOUS EXPENSES				
Document Reproduction (\$0.07/copy)	1	L.S.		\$0.00
Postage/Shipping	1	L.S.		\$0.00
Master Blue Print	1	L.S.		\$0.00
	1	L.S.		\$0.00
	1	L.S.		\$0.00
	1	L.S.		\$0.00
TOTAL OFFICE/MISCELLANEOUS EXPENSES (Rounded to Nearest \$10)				\$0.00
TOTAL EQUIPMENT AND EXPENSES (Rounded to Nearest \$10)				\$2,230.00

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

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

TASKS	BUDGET												Total Approved Budget	Previous Claims (If applicable)	
	Bid / Budgeted Amount	07/31/09 Change In Scope	07/30/10 CO #1	06/15/12 CO #2	08/03/12 CO #3 Interim	11/30/12 CO #4 RA	08/03/14 (1) CO #5	9/19/2017 CO #6	2/26/2020 Revised CO #8	3/16/2020 CO #9	11/9/2020 Cost Reallocation	7/11/2021 CO#10			
Consultant Costs															
Investigation	\$ 3,045.00	\$ (1,090.50)				\$ 3,976.00								\$ 5,930.50	\$ 7,230.00
SVE Pilot Test	\$ 8,790.00													\$ 8,790.00	\$ 8,735.80
SVE System	\$ 11,074.00										\$ (9,656.04)			\$ 1,417.96	\$ 1,227.45
SVE O&M (includes yr 2 \$7,265)	\$ 12,850.00										\$ (12,850.00)			\$ -	\$ -
GW Injection Pilot	\$ 11,232.00	\$ 2,866.50	\$ 4,964.00											\$ 19,062.50	\$ 23,565.76
GW Injections	\$ 9,980.00					\$ 9,121.00	\$ 10,000.00							\$ 29,101.00	\$ 29,765.39
GW Injections O&M (includes yr 2 \$33,052)	\$ 39,576.00			\$ 5,740.00				\$ 7,160.00			\$ (8,648.57)			\$ 43,827.43	\$ 43,827.43
Reports	\$ 10,775.00			\$ 5,604.00		\$ 320.00					\$ (6,097.70)			\$ 10,601.30	\$ 10,601.30
Interim Workplan					\$ 2,469.00									\$ 2,469.00	\$ 2,468.00
Interim Utilities Investigation/re-Survey Site					\$ 1,496.00									\$ 1,496.00	\$ 1,474.50
Interim Storefront Geoprobe Soil Inv.					\$ 1,631.00						\$ (335.50)			\$ 1,295.50	\$ 1,295.50
Interim 15 Addit. Vapor Samples (+indoor)					\$ 6,067.00		\$ 2,997.00							\$ 9,064.00	\$ 10,039.30
Interim 5 Addit Monitoring Wells					\$ 6,632.00									\$ 6,632.00	\$ 6,810.20
Interim 1 bedrock Piezometer					\$ 4,030.00		\$ 6,868.00							\$ 10,898.00	\$ 10,898.00
Interim Reporting/Change Orders					\$ 4,648.00			\$ 1,840.00						\$ 6,488.00	\$ 6,354.00
Interim SI Report								\$ 12,720.00						\$ 12,720.00	\$ 8,660.10
Interim Vacuum Connectivity Testing								\$ 4,030.00						\$ 4,030.00	\$ 4,480.50
1131 N. Sherman Vapor Mitigation System									\$ 21,695.00	\$ 1,000.00				\$ 22,695.00	\$ -
2021 Vapor Mitigation System Installations												\$ 52,240.00		\$ 52,240.00	\$ -
Consultant Cost Total	\$ 107,322.00	\$ 1,776.00	\$ 4,964.00	\$ 11,344.00	\$ 26,973.00	\$ 13,417.00	\$ 19,865.00	\$ 25,750.00	\$ 21,695.00	\$ 1,000.00	\$ (37,587.81)	\$ 52,240.00	\$ 196,518.19	\$ 177,433.23	
Sub-Contractor Costs															
Laboratory	\$ 21,208.00	\$ (738.00)	\$ 3,316.00	\$ 4,320.00		\$ -	\$ -	\$ 1,200.00						\$ 29,306.00	\$ 26,836.00
Drilling	\$ 52,800.75	\$ (1,038.00)												\$ 51,762.75	\$ 48,795.00
Remedial System	\$ 3,500.00		\$ 220.00											\$ 3,720.00	\$ -
Trenching/Sidewalk Repair/borings basement	\$ 7,000.00										\$ (7,000.00)			\$ -	\$ -
Electrician	\$ 600.00										\$ (600.00)			\$ -	\$ -
Injection Materials (whey/sodium bromide/soda ash, etc.)	\$ 14,840.00						\$ (10,000.00)				\$ (1,720.19)			\$ 3,119.81	\$ 3,119.81
Waste Disposal	\$ 1,389.00			\$ 25.00										\$ 1,414.00	\$ 1,404.76
Private Utility Locate	\$ 218.25								\$ 500.00					\$ 718.25	\$ 218.25
Interim Laboratory					\$ 6,000.00		\$ 1,900.00		\$ 465.00			\$ 200.00		\$ 8,565.00	\$ 7,691.40
Interim Drilling					\$ 28,309.00		\$ 867.00				\$ (4,363.00)			\$ 24,813.00	\$ 24,813.00
Interim Waste Disposal					\$ 4,400.00				\$ 11,935.00			\$ 1,200.00		\$ 17,535.00	\$ 2,691.29
Interim Private Utility Locate/Roto Rooter					\$ 1,000.00									\$ 1,000.00	\$ 741.00
Interim Vacuum Connectivity Testing								\$ 3,300.00						\$ 3,300.00	\$ 2,275.00
Interim Floor Finishing Contractor										\$ 4,600.00				\$ 4,600.00	\$ -
Interim Vapor Mitigation System Contractor									\$ 25,000.00					\$ 25,000.00	\$ -
2021 Vapor Mitigation System Contactor												\$ 127,000.00		\$ 127,000.00	\$ -
Sub-Contractor Cost Total	\$ 101,556.00	\$ (1,776.00)	\$ 3,536.00	\$ 4,345.00	\$ 39,709.00	\$ -	\$ (7,233.00)	\$ 4,500.00	\$ 37,900.00	\$ 4,600.00	\$ (13,683.19)	\$ 128,400.00	\$ 301,853.81	\$ 118,585.51	
DERP ELIGIBLE SUB-TOTALS	\$ 208,878.00	\$ -	\$ 8,500.00	\$ 15,689.00	\$ 66,682.00	\$ 13,417.00	\$ 12,632.00	\$ 30,250.00	\$ 59,595.00	\$ 5,600.00	\$ (51,271.00)	\$ 180,640.00	\$ 498,372.00	\$ 296,018.74	