

**Joslin, Richard R - DNR**

**From:** Hodgson, Scott A. <Scott.Hodgson@terracon.com>  
**Sent:** Wednesday, November 18, 2015 4:36 PM  
**To:** Joslin, Richard R - DNR  
**Subject:** RE: Status Report and Change Order No 1 Request - Dry Cleaners, Etc. (BRRTS# 02-69-552218)  
**Attachments:** DCE.Add SI.CO No1.Cost Estimate.rev.111815.pdf; Linking SS.Form4400214D.rev.111815.pdf; Fig 4.PROPOSED SAMPLING.final.rev111815.pdf  
**Categories:** WORK - Important

Per our discussion this afternoon, I have attached revised copies of the Detailed Cost Estimate and Linking Spreadsheet (LSS), which incorporate the slight scope changes we discussed. The new costs reflect an additional deep direct push boring to be converted into a temporary well, a shallow contingency boring near MW2, if needed, increased driller and laboratory costs for that work, and collection of a soil sample in each of the four previously proposed deep soil borings. The additional laboratory costs for the new proposed borings will include one soil and one groundwater sample for volatile organic compounds (VOCs) at the deep boring and four soil samples for VOCs from the shallow contingency boring. Attached is a revised Figure 4: Proposed sampling Locations, which shows the locations of the additional proposed borings. Although the shallow contingency boring is shown to the north, its actual location will be adjusted based on observed field conditions. In addition, Terracon proposes to move the location of the previously proposed boring at 121 East Beacon Avenue south onto the right-of-way terrace. The newly proposed deep boring will also be placed in the right-of-way terrace adjacent to 114 East Beacon Avenue. As such, no additional access agreements will be necessary. Lastly, due to increased laboratory costs, the revised cost estimate and LSS incorporate an increased cost for VOC analysis. The VOC analysis cost will increase from \$55 to \$62 per sample, which is still a discounted price off the normal \$65-\$68 cost. Please let me know what you find out about the lab costs.

Please let me know if you have any questions or need any additional information.

**Scott A. Hodgson, P.G.**  
**Senior Project Manager | Environmental Services**  
**Terracon**  
 9856 S. 57th Street | Franklin, WI 53132  
 D (414) 209 7640 | F (414) 423 0566 | M (920) 791 9206\*  
[sahodgson@terracon.com](mailto:sahodgson@terracon.com) | [www.terracon.com](http://www.terracon.com)

\*Note new mobile number

---

**From:** Joslin, Richard R - DNR [mailto:Richard.Joslin@wisconsin.gov]  
**Sent:** Wednesday, November 18, 2015 11:38 AM  
**To:** Hodgson, Scott A.  
**Subject:** RE: Status Report and Change Order No 1 Request - Dry Cleaners, Etc. (BRRTS# 02-69-552218)

Excellent. See if you can determine the problem with the LLS. Think about the any additional tasks or money that you might need and lets get that amount in there. I think I will need a revised Detailed Cost Summary and LLS when done. I will start the approval letter soon. I want to get you guys going on this so we can keep this moving. I will call this afternoon (about 2 PM) to touch base, if that works for you.

Rick

---

**From:** Hodgson, Scott A. [<mailto:Scott.Hodgson@terracon.com>]  
**Sent:** Wednesday, November 18, 2015 11:17 AM  
**To:** Joslin, Richard R - DNR  
**Subject:** RE: Status Report and Change Order No 1 Request - Dry Cleaners, Etc. (BRRTS# 02-69-552218)

And thanks for your thorough review. See comments below in red. Give me a call when you can to discuss further.

---

**From:** Joslin, Richard R - DNR [<mailto:Richard.Joslin@wisconsin.gov>]  
**Sent:** Wednesday, November 18, 2015 10:00 AM  
**To:** Hodgson, Scott A.  
**Subject:** Status Report and Change Order No 1 Request - Dry Cleaners, Etc. (BRRTS# 02-69-552218)

Scott

Thanks again for taking the time to discuss Dry Cleaners, Etc. with me, I appreciate your time with this.

I reviewed the Status Report and Change Order No 1 Request and have the following questions/comments:

- The change order includes four dedicated pumps for the four proposed wells. I assume the four existing wells also have dedicated pumps? What kind of pumps are these? Initially had planned to use peristaltic/low-flow sampling for the four monitoring wells constructed in 2011. However, we discovered that water was too deep and therefore we actually carefully used bailers for that first sampling round. The four proposed dedicated pumps are for the existing four wells. We are not proposing additional NR141 monitoring wells for this phase. The pumps will be likely be Proactive plastic pumps, such as a Typhoon or similar.
- The property located at 111 East Beacon Ave is not included in any of the proposed work. What is the status of that property? Initially tried but were not able to contact anyone for that property so we moved over to 113 East Beacon, where we did get permission. We proposed vapor intrusion assessment at 113 E Beacon because they appeared to be more directly over the groundwater plume and we already had an existing access agreement (which will need to be modified). Negotiating an access agreement for a new property is a more expensive endeavor, typically much more expensive than you would imagine. We realize that in future phases there will likely be other properties for which we will need to also perform vapor intrusion assessment (111 being one of them), even if we don't have a problem at 113. Of course, if we do have a problem at 113, then many more buildings/residences will have to be assessed.
- For the vapor intrusion assessment and monitoring, are you proposing both sub-slab and indoor air samples? One sub-slab sample per location? Are we going to try to sample in winter (i.e., worst case scenario with frost in the ground and windows shut / furnace running)? We are proposing only one sub-slab point at each location during this phase without doing indoor air sampling. This will give us a first look at what might be problem areas. Depending upon when the DERF reimbursement comes through, I envision moving forward with the proposed work asap to collect the data and get a second claim in the queue as soon as possible. Ideally it would end up being in the winter as the worst case scenario, but if in summer we would go with that. If sample in the summer and end up with a problem, then we know it is probably an extensive problem. In either case if we have VRSL exceedances, then we would follow up in the next phase with a combination of sub-slab and indoor air sampling. Additionally, whether a problem is identified or not and regardless of the time of year sampled, we understand that for closure purposes, a single sub-slab sampling event is not adequate for closure purposes. As such, additional sampling would be required in future phases to make sure seasonal variances are tested in order to obtain closure.
- In Table 4 (Air Analytical Test Results Summary) the Sub-slab Vapor Risk Screening Levels are based on "Non-Residential" criteria. It is my understanding that screening levels can be developed for residential/small commercial buildings and large commercial/industrial buildings. There are several factors to look at to determine what category a building may fall into but generally anything less than 5,000 ft<sup>2</sup> would be a residential/small commercial setting. Should we be using the more conservative standards? To make things

more complicated, a recent change in the attenuation factor/dilution factor occurred in June of 2015 for residential/small commercial buildings. The attenuation factor changed from 0.1 to 0.03 (dilution factor increased from 10 to 33.33) thus increasing the screening levels for residential/small commercial buildings. Thoughts? The initial VAL upon which the VRSL is based would be determined based on property use...residential VAL for residential (24-hour occupancy) and non-residential for non-24-hour occupancy situations (Dry Cleaners Etc/library). Then the appropriate attenuation factor for sub-slab (small residential/commercial in each case for this site) would be applied. Table 4 was prepared and submitted to the client before the June 15 changes. Typically I show both the applicable VAL and VRSL, but this one did not (but will in the future). For other sites now since the June 2015 changes, I label the VRSL in the table more descriptively so it is clear and will for this table in future submissions.

- In the Change Order #1 Detailed Cost Summary table under "Task 5" letter "d" should the estimated quantity be 2 as indicated in the table or 1? Thanks for catching that...we missed it. That gives us some additional \$. I think I need to add a little time on that line for drafting, but still potentially we could add a little scope to obtain additional data. Perhaps we should talk about what might be best to add, if any.
- In the attached Linking Spreadsheet the initial approved amount under "Bid / Budgeted Amount" was shown to be \$34,254.25. However, in the November 19, 2008, DERF Site Investigation Proposal (prepared by Terracon) and the WDNR Approval of Consultant Selection, Scope of Work and Bid Costs both indicate an approved budget of \$34,244.50. Is this amount listed in the linking spreadsheet an error? I think the LSS is in error. Will have to investigate to determine what is up.
- Could I get a copy of the signed boring logs? An electronic copy via email is fine. I don't have these immediately, but can get them to you as soon as I can.

Again just some minor questions/comments that I have. I think the major thing is the vapor intrusion. I just want to work out the kinks now so we don't scratch our heads later and have to resample or throw out data. Anyway, take a look at things and let me know your thoughts. Maybe we discuss with a call.

Again, this was a very good document and I appreciate the time and quality in the work that you submitted to me.

Thanks

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Richard R. Joslin

Hydrogeologist – Remediation & Redevelopment Bureau

Wisconsin Department of Natural Resources

2984 Shawano Avenue, Green Bay WI 54313-6727

Phone: (920) 662-5165

Cell Phone: (920) 360-4291

[Richard.Joslin@Wisconsin.gov](mailto:Richard.Joslin@Wisconsin.gov)



[dnr.wi.gov](http://dnr.wi.gov)



Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

---

*Private and confidential as detailed here ([www.terracon.com/disclaimer](http://www.terracon.com/disclaimer)). If you cannot access hyperlink, please e-mail sender.*

Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

---

*Private and confidential as detailed here ([www.terracon.com/disclaimer](http://www.terracon.com/disclaimer)). If you cannot access hyperlink, please e-mail sender.*

Dry Cleaners Etc--102 East Cook Street, New London, Wisconsin  
 Change Order No. 1: June 2015  
 BRRTS #02-69-552218

### Change Order #1 Detailed Cost Summary

TASK	Description	Unit	Estimated Quantity	Personnel					Expenses	Terracon Total	Subcontractors										TOTAL				
				Senior Project Manager	Project Manager/Project Professional II	Project Professional	Drafts Person	Clerical			Drilling	Plumbing or Drilling Video Contractor	Drum Hauling	Investigative Waste Disposal	Number of Analyses					Laboratory		Subcontractors Total			
				\$ 99.00	\$ 89.00	\$ 78.00	\$ 40.00	\$ 36.00							GW VOC + Dups \$ 62.00	Soil VOC \$ 62.00	Methane, Ethane, Ethene \$ 59.00	VOC vapor (TO 15) \$ 250.00	TCLP-VOC \$ 160.00						
1	Temporary Well Installation and Groundwater Sampling																								
	a Direct-push Soil Borings and Temporary Well Installation/Sampling	Each	1	2	22			\$ 190.00	\$ 2,346.00	\$3,514.00				5	21							\$ 1,812.00	\$ 5,126.00	\$ 7,472.00	
	b Groundwater Sampling- Existing NR 141 MWs (4 MWs plus dup; 1 round)	Each	1	1	3	10		\$ 901.00	\$ 2,027.00					5								\$ 310.00	\$ 310.00	\$ 2,337.00	
2	Sewer Lateral Investigation																								
	a Sanitary Sewer Lateral Video Inspection	Each	1	6				\$ 594.00			\$350.00											\$ -	\$ 350.00	\$ 944.00	
3	Vapor Investigation/Monitoring																								
	a Sub-slab Vapor Point Installation (4)	Each	1	2	8			\$ 210.00	\$ 1,120.00													\$ -	\$ -	\$ 1,120.00	
	b Sub-slab Vapor Sampling (1 round)	Each	1	1	6			\$ 245.00	\$ 878.00													\$ 1,000.00	\$ 1,000.00	\$ 1,878.00	
4	IDW Disposal																								
	a Purge Water-(permitting and disposal)	Each	1	1	4			\$ 455.00														\$ -	\$ -	\$ 455.00	
5	Project Management/Reporting																								
	a Work Plan Development	Each	1	38				\$ 3,834.00														\$ -	\$ -	\$ 3,834.00	
	b Access Permission (7 properties)	Each	1	2	17			\$ 1,783.00														\$ -	\$ -	\$ 1,783.00	
	c Project Management	Each	1	18	12			\$ 3,390.00														\$ -	\$ -	\$ 3,390.00	
	d Offsite Results Notifications (8 properties)	Each	1	4	16	4	2	\$ 2,052.00														\$ -	\$ -	\$ 2,052.00	
	e Data Tabulation and Analysis	Each	1	2	10	6		\$ 1,544.00														\$ -	\$ -	\$ 1,544.00	
	f Semi-annual Electronic reporting and Status Report Documenting Results With Recommendations for Next Phase of Site Investigation	Each	1	6	30	5	10	\$ 4,224.00														\$ -	\$ -	\$ 4,224.00	
	<b>ESTIMATED TOTAL</b>			83	128	21	14	28	\$1,546.00	\$24,247.00	\$3,514.00	\$350.00										\$ 2,922.00	\$ 6,786.00	\$ 31,033.00	

\*Expense Breakdown as follows:

- Item 1a: PID, 2 days
- Item 1b: Dedicated submersible pumps (4); water quality meter rental(includes shipping), and electronic water level indicator, 1 day each
- Item 3a: Four sub-slab vapor points and rotary hammer drill rental, 1 day
- Item 3b: PID and Air Sampling Kit, 1 day

Expense	Unit Costs	Expense	Unit Costs
Water Level Indicator	\$21/Day	PID	\$65/Day
Batteries	\$13/Each	Rotary Hammer Drill	\$10/Day
Water Quality Meter	\$150/Day	Sub-slab Vapor Point	\$50/Each
Low-flow Pump	\$40/Day	Air Sampling Kit	\$150/Day
0.45 um filter	\$15/Each	Magnetic Gauge	\$30/Day
Dedicated Purge Pump	\$170/Each	Drum	\$60/Each
Pump Controller	\$50/Day		

APPROVED BY: \_\_\_\_\_  
 Responsible Party

Date: \_\_\_\_\_

Site Name: Dry Cleaners Etc  
 BRRS #: 02-69-552218  
 Type of Action: Site Investigation Change Order 1

**Dry Cleaner En  
Program**

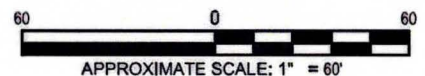
TASKS	BUDGET							
Bid / Budgeted Description	Bid / Budgeted Amount	Change Order No 1	INSERT	Total Approved Budget	Previous Claims (If applicable)	INSERT	Total Invoiced Costs	Budget Remaining Use (-) to indicate cost over-run
<b>Consultant Costs</b>								
Work Plan Development	\$ -	\$ 3,834.00	\$ -	\$ 3,834.00			\$ -	\$ 3,834.00
Access/Project Management	\$ 3,519.50	\$ 5,173.00		\$ 8,692.50			\$ -	\$ 8,692.50
Site Investigation (Soil; Groundwater, Vapor)	\$ 6,647.00	\$ 5,419.00		\$ 12,066.00			\$ -	\$ 12,066.00
Data Analysis/Report Preparation	\$ 4,368.00	\$ 7,820.00		\$ 12,188.00			\$ -	\$ 12,188.00
Miscellaneous Expenses	\$ 3,425.00	\$ 1,546.00		\$ 4,971.00			\$ -	\$ 4,971.00
IDW Disposal		\$ 455.00		\$ 455.00			\$ -	\$ 455.00
				\$ -			\$ -	\$ -
				\$ -			\$ -	\$ -
				\$ -			\$ -	\$ -
				\$ -			\$ -	\$ -
<i>Consultant Cost Total</i>	\$ 17,959.50	\$ 24,247.00	\$ -	\$ 42,206.50	\$ -		\$ -	\$ 42,206.50
<b>Sub-Contractor Costs</b>								
Direct Push Soil Borings/MW Construction	\$ 10,980.00	\$ 3,514.00	\$ -	\$ 14,494.00			\$ -	\$ 14,494.00
Laboratory	\$ 5,305.00	\$ 2,922.00		\$ 8,227.00			\$ -	\$ 8,227.00
Sewer Video	\$ -	\$ 350.00		\$ 350.00			\$ -	\$ 350.00
				\$ -			\$ -	\$ -
				\$ -			\$ -	\$ -
				\$ -			\$ -	\$ -
<i>Sub-Contractor Cost Total</i>	\$ 16,285.00	\$ 6,786.00	\$ -	\$ 23,071.00	\$ -		\$ -	\$ 23,071.00
<b>DERF ELIGIBLE SUB-TOTALS</b>	\$ 34,244.50	\$ 31,033.00	\$ -	\$ 65,277.50	\$ -	\$-	\$ -	\$ 65,277.50

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

**Check Numbers**



LEGEND	
<span style="color: cyan;">●</span>	DIRECT-PUSH BORING
<span style="color: yellow;">●</span>	PREVIOUS BORING BY OTHERS
<span style="color: blue;">⊕</span>	GW MONITORING WELL LOCATION
<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">○</span>	PROPOSED DIRECT-PUSH BORING/ TEMPORARY WELL
<span style="color: red;">●</span>	PROPOSED DIRECT-PUSH SOIL BORING
<span style="color: blue;">⊕</span>	PROPOSED GROUNDWATER MONITORING WELL
<span style="color: orange;">▲</span>	PROPOSED SUB-SLAB VAPOR SAMPLING POINT
<span style="color: blue;">—</span>	WATER LINE
<span style="color: yellow;">—</span>	NATURAL GAS LINE
<span style="color: green;">—</span>	STORM SEWER LINE
<span style="color: green;">—</span>	SANITARY SEWER LINE



Project Mngr:	TPW	Project No.	58107028
Drawn By:	AGC/DCT	Scale:	AS SHOWN
Checked By:	TPW	File No.	58107028 SD-2
Approved By:	TPW	Date:	11/12/13

**Terracon**  
 Consulting Engineers and Scientists  
 9856 SOUTH 57th STREET FRANKLIN, WI 53132  
 PH. (414) 423-0255 FAX. (414) 423-0586

PROPOSED SAMPLING LOCATIONS	
DRY CLEANERS, ETC. 102 EAST COOK STREET	
NEW LONDON	WISCONSIN

FIG. No.  
**4**

DIAGRAM IS FOR GENERAL LOCATION ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES