

April 22, 2024

Mr. Jim Mohr Tidy Cleaners and Laundry 818 S. Broadway Green Bay, Wisconsin

RE: Vapor Mitigation System (VMS) Installation and Remedial Action Options Report (RAOR) Proposal Tidy Laundry Cleaners 818 S Broadway Green Bay, Wisconsin

Dear Mr. Mohr,

The most recent sub-slab vapor sampling at the Tidy Cleaners and Laundry site had exceedances of the Wisconsin Department of Natural Resources (DNR)/Wisconsin Department of Health and Family Services SMALL COMMERCIAL Subslab Vapor Risk Screening Level (VRSL). Following the submittal of the data to Wisconsin DNR on the most recent vapor sampling data, the DNR project manager provided the following feedback:

- » A VMS is recommended to be installed in the Tidy Cleaners and Laundry building.
 - The DNR highly recommends hiring an ANSI/AARST-certified radon mitigator to install the system.
 - An interim action report (IAR) documenting commissioning and system effectiveness must be submitted for the system.
 - The IAR needs to include a long-term Operations Maintenance & Monitoring (OM&M) Plan and inspection log that can be a standalone document (e.g., included as an appendix within the IAR).
 - The continuing obligation for VMS OM&M and inspection will be applied to the site at the time the interim action is completed.
- » Due to the VRSL exceedance, a remedial action/source removal must occur to reduce the mass and concentration of the vapor source per Wis. Admin. Code §§ NR 722.09 and 726.05.

Based on the feedback from the DNR project manager, Fehr Graham is recommending that the installation of a VMS be completed as recommended by the DNR.

In addition, Fehr Graham has conducted high-level reviews of some potential remedial action possibilities, as also required by the DNR, but has not yet found a solution that would be effective and cost-efficient based on the site conditions. Therefore, Fehr Graham recommends completing a RAOR that would further detail potential remedial action options, along with the projected effectiveness and cost efficiency of these options.

Furthermore, at the request of Tidy Cleaners and Laundry, Fehr Graham will prepare a Dry Cleaner Emergency Response Program (DERP) Claim for site investigation and remediation services at the site.

Below is a summary of the recommended additional scope of work.

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DETAILED SCOPE OF WORK

Task 8: Sub-Slab VMS Installation

To ensure the ongoing safety and well-being of building occupants, Fehr Graham recommends the installation of a sub-slab VMS at the Tidy Cleaners and Laundry building. This proactive measure will effectively safeguard occupants from any potential hazards in the future. Under this task, a sub-slab VMS will be installed within the Tidy Cleaners and Laundry building. To install the VMS, the following actions will be completed:

- » Hire an ANSI/AARST-certified radon mitigator to properly install the VMS. The ANSI/AARST-certified radon mitigator will complete the following:
 - Seal visible floor penetrations (cracks around the floor drains, etc.) to prevent shortcircuiting of the sub-slab vapor extraction to the building air.
 - Installation of two sub-slab floor penetrations to remove sub-slab vapor.
 - Install electric low-horsepower fans outside with piping.
 - Wire to dedicated circuit on electric panel (assumes adequate space to accommodate).
 - During installation, perform a communication test to verify a minimum of -0.004 inches induced vacuum present across the building subfloor.
 - Install visible U-tube manometers on vertical piping for easy observation of system operation.
- » Following the installation of the VMS, Fehr Graham will complete the following to properly commission the VMS:
 - Perform two (2) additional rounds of pressure field extension readings (at least one in the summer and one in the winter to evaluate seasonal effects) and one round of indoor air sampling (including background ambient air sample).
 - Prepare an IAR that will include a long-term OM&M Plan and inspection log.

While Fehr Graham will help coordinate the installation of the VMS, it is proposed that the ANSI/AARSTcertified radon mitigator be hired directly by the client (Tidy Cleaners and Laundry). The cost estimate for the installation of the VMS by the ANSI/AARST-certified radon mitigator is included in the cost estimate as a direct expense.

Task 9: RAOR (DERF Ineligible, unless approved as an Interim Action)

The evaluation process for the RAOR will follow WAC NR 722.07(3), which states that the RAOR should be, "used to determine which remedial action option constitutes the most appropriate technology or combination of technologies to restore the environment, to the extent practicable, within a reasonable period of time and to minimize the harmful effects of the contamination to the air, land, or waters of the state, to address the exposure pathways of concern, and effectively and efficiently address the source of the contamination". The evaluation of the remedial action options will be based on the following requirements and in compliance with the requirements of WAC NR 722.09, which incorporates long- and short-term effectiveness, feasibility, restoration time frames, and economic feasibility. This task will account for any remedial action option we may see as advantageous for the project and reporting to the DNR.

Due to the site investigation not yet being completed for the Tidy Laundry Cleaners case, Fehr Graham proposes that preparation of the RAOR be considered an interim action to be completed in conjunction with the Sub-Slab VMS Installation and the remainder of the site investigation.

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In addition, although it is optional, it is recommended the DNR review fee of **\$1,050** for this type of report is included with the submittal for formal review and feedback on the report from DNR. The DNR review fee is included in the cost estimate as a direct expense to be submitted by the client (Tidy Cleaners and Laundry).

Task A: DERP Claim Preparation (DERF Ineligible)

Fehr Graham will complete a Dry Cleaner Emergency Response Program (DERP) Claim for site investigation and remediation services provided from December 2012 to present for the above-mentioned property.

EXCLUSIONS

Please note that the following items are <u>excluded</u> from the proposed scope of services:

- » Quarterly groundwater monitoring costs.
- » Additional environmental costs beyond the scope described above.
- » Additional Wisconsin DNR Reporting beyond reports specified above.
- » Additional Wisconsin DNR Report Review Fees.
- » Off-Site Liability Exemption(s) or Notification to Off-Site Receptors of Contamination (if needed).
- » Offsite investigations.
- » Indoor vapor monitoring or air sampling.

FEES

The cost estimate for consultant services to complete the scope of work summarized above is \$16,900.

Fehr Graham has provided estimated costs for direct expenses for reference only and the client will contract with subcontractors directly. The direct expenses to complete the scope of work summarized above are **\$9,750**.

Please see attached Table 1: Change Order #5 for cost estimate details and Drycleaner Reimbursement Program (DERP) rates for this project.

I trust this proposal meets your needs and look forward to hearing from you.

Sincerely,

Dillon Plamann, PG Project Hydrogeologist

Attachments Table 1: Change Order #5 Agreement for Professional Services

O:\Tidy, Inc\24-236 RAOR, VMS\DERF Budget Info\Change Order #5\No RAOR\Tidy VMS and RAOR Cost Estimate Proposal.docx

TABLE 1 CHANGE ORDER #5 - Tidy Cleaners Sub-Slab Vapor Mitigation System and Remedial Action Options Report

818 South Broadway, Green Bay, WI

CONSULTANT SERVICES	Rate	Units	Estimated Amount	Estimated Cost				
Task 8: Sub-Slab Vapor Mitigation System (VMS) Installation								
Sub-Slab Vapor Mitigation System Installation and Commissioning								
Hydrogeologist V								
Coordinated Sub-slab Vapor Mitigation System Installation	\$95.00	hour	4	\$380				
Sub-slab Vapor Mitigation System Installation Oversight	\$95.00	hour	8	\$760				
Perform two additional rounds of pressure field extension readings (one in								
summer and one in winter to evaluate seasonal effects	\$95.00	hour	12	\$1,140				
Concrete	\$20.00	bag	2	\$40				
Hammer Drill	\$50.00	day	2	\$100				
Induced Vacuum Meter	\$50.00	day	2	\$100				
Interim Action Report	,	,						
Hydrogeologist V	\$95.00	hour	20	\$1,900				
Drafting/CAD	\$55.00	hour	8	\$440				
Technician II	\$70.00	hour	4	\$280				
Operation, Monitoring, and Maintenance Plan	¢70.00	noui		φ200				
Hydrogeologist V	\$95.00	hour	20	\$1,900				
Drafting/CAD	\$55.00	hour	8	\$440				
Technician II	\$70.00	hour	4	\$280				
	φ/ 0.00							
			Task Subtotal:	\$7,760				
Task 9: Remedial Action Options Report (DERF Ineligible, unless approved)	<u> </u>			* = = •				
Hydrogeologist V	\$95.00	hour	60	\$5,700				
Drafting/CAD	\$55.00	hour	8 8	\$440 \$560				
Technician II	II \$70.00 h							
		Task Subtotal:	\$6,700					
Task A: DERP Claim Preparation (DERF Ineligible)								
Hydrogeologist V	\$95.00	hour	8	\$760				
Technician II	\$70.00	hour	24	\$1,680				
			Task Subtotal:	\$2,440				
	Total Est	imated Co	onsultant Cost	\$16,900				
				E ation at a d				
DIRECT EXPENSE	Rate	Units	Estimated Amount	Estimated Cost				
Task 0. Sub Clab Vener Mitingtian Sustan (V/NO) Installation	Rale	Units	Amount	COSI				
Task 8: Sub-Slab Vapor Mitigation System (VMS) Installation ANSI/AARST Certified Radon Mitigator								
Install 2 subslab floor penetrations, seal all visible floor penetrations, install 2 EC6								
Radon and Vapor Intrustion Fans, perform initial communication test to verify								
vacuum	\$6,200.00	lump	1	\$6,200				
Radon Electrical Work	\$2,500.00	lump	1	\$2,500				
			Task Subtotal:	\$8,70				
Task 9: Remedial Action Options Report (DERF Ineligible)								
DNR Review Fee - Remedial Action Options Report	\$1,050	each	1	\$1,050				
			Task Subtotal:	\$1,050				
	Total Estimat	ed Direct	Expense Cost	\$9,750				

	Tidy Cleaners and Laundry, Green Bay, WI DERF Site, BRRTS #02-05-552220													
TEM DESCRIPTION	Original Appvd Cost	CO 2 email Approved 2017	CO 3 Approved 2019	CO 4 Approved 2021	CO 5 Request March 22, 2024	Total Cost	DERF Ineligible?							
ONSULTING SERVICES ask 1: NR716 Work Plan ask 1A : Access Agreements Off-Site Locations	\$277.50	0	\$1,605.00	s -	s -	\$277.50 \$1,605.00								
ask 2: Field Investigation: Borings and Grab Water Samples, Vapor	\$840.00	0	\$0.00	s -	s -	\$840.00								
ask 3: Monitoring Well Installations	\$1,571.00	0	\$2,426.00	\$-	s -	\$3,997.00								
ask 4: Groundwater Monitoring	\$3,984.00	750	\$2,302.00	\$-	s -	\$7,036.00								
ask 5: Install / Sample Indoor Vapor Probes	\$395.00	0	\$665.00	\$-	s -	\$1,060.00								
ask 4A and 5A Additional Field Investigation	\$0.00	0	\$0.00	\$ 4,768.00	s -	\$4,768.00								
Task 6: Data Evaluation and SI Report	\$3,530.00	650	\$3,200.00	\$ 5,260.00	s -	\$12,640.00								
ask 7: Project Management	\$570.00	0	\$1,300.00	\$ 1,960.00	s -	\$3,830.00								
ask 8: Sub-Slab Vapor Mitigation System (VMS) Installation	\$-	\$-	\$-	\$-	\$ 7,760.00	\$7,760.00								
ask 9: Remedial Action Options Report	\$-	\$-	\$-	\$-	\$ 6,700.00	\$6,700.00	DERF Inelegible (unless approved)							
Task A: DERP Claim Preparation	\$-	\$-	s -	s -	\$ 2,440.00	\$2,440.00	DERF Ineligible							
Consultant Total: Task 1-7	\$11,167.50	1400	\$11,498.00	\$11,988.00	\$ 16,900.00	\$52,953.50								
CONTRACTOR SERVICES ask 2: Field Investigation: Borings and Grab Water Samples Drilling Lab	\$1,195.00 \$462.00	0 0	\$0.00 \$0.00	\$ - \$ -	s - s -	\$1,195.00 \$462.00								
ask 3: Monitoring Well Installations Drilling Lab Drum Disposal	\$3,244.00 \$416.00 \$550.00	0 0 0	\$4,658.00 \$468.00 \$775.00	\$- \$- \$-	\$ - \$ - \$ -	\$7,902.00 \$884.00 \$1,325.00								
ask 4: Groundwater Monitoring (4 Events at 4 Wells) Plus 2 Events at 3 wells Lab ask 5: Install / Sample Indoor Vapor Probes Lab	\$1,308.00	200	\$900.00	\$ -	s -	\$2,408.00								
Lab Task 4A and 5A Additional Field Investigation	\$200.00 \$0.00	0	\$250.00 \$0.00	\$ 2,100.00	s -	\$2,100.00								
ask 8: Sub-Slab Vapor Mitigation System (VMS) Installation	\$-	\$-	\$-	\$-	\$ 8,700.00	\$8,700.00								
ask 9: Remedial Action Options Report WDNR Review Fee	\$-	\$-	\$-	\$-	\$ 1,050.00	\$1,050.00	DERF Ineligible							
	\$7,375.00	\$200.00	\$7,051.00	\$2,100.00	\$9,750.00	\$26,026.00								
TOTAL SITE INVESTIGATION Consulting BUDGET Commodity TOTAL	\$11,167.50 \$7,375.00 \$18,542.50	\$1,400.00 \$200.00 \$1,600.00	\$11,498.00 \$7,051.00 \$18,549.00	\$11,988.00 \$2,100.00 \$14,088.00	\$ 16,900.00 \$9,750.00 \$26,650.00	\$52,953.50 \$26,476.00 \$79.429.50								

	: Tidy Cleaner : 02-05-55222 : Site Investige	0						Rates:	95, 75, 55	5, 50																									eaner Environmer ursement Cost De			rm 4400-214D (F	t 05/12)
TASKS			E	UDGET				INV	OICES																									DERF COST E	REAKOUT (this clain				
					CO 5	RT		0.11																							RT			C GW	E F	G Rem Lab & Other	H But	lget Remaining	
Bid / Budgeted Description	Bid / Budgeted Amount	CO 2 Approved 2017	CO 3 Approved 1/17/19	CO 4 Approved 8/10/2021		Budget	(If applicab	laims Geiss ble) Drilling'	FG	Pace	FG	FG	FG FG	FG FG	FG	FG	Pace	Pace	FG	FG FG	FG FG	Pace	FG Pa	ice FG	Pace	FG	FG FG	FG	FG FG	FG	SN Total Inv	oiced A s Soil Inv	B Soil Rem	Inv D GW Rer		Analysis		e (-) to indicate ost over-run	% Task Complete, Remarks
Invoice Date								4/26/2019	4/30/2019	9 5/3/2019	5/31/2019	6/28/2019	7/31/2019 8/30/201	9 9/30/2019 10/31/20	19 12/31/2019	9 8/31/2021	9/22/2021	9/28/2021	9/30/2021 10/3	31/2021 11/30/2021	12/31/2021 1/31	2022 2/3/2023	2 2/28/2022 3/9/	/2022 3/31/202	022 5/11/2022	5/31/2022 7	/31/2022 8/31/202	022 9/30/2022 1	10/31/2022 11/30/20	22 1/31/2023									
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Initial Discovery	.					•	\$ 2,200																								ŝ	- 5 -					Ŭ		ask % Complete itial Discovery, Done
Task 1: NR 716 Work Plan / Access	\$ 277.50)	\$ 1,605.00			\$ 1,882	1.50 \$ 287	37.50	\$ 427.50	0	\$ 237.50	\$ 150.00			_										_						\$ 8	15.00 \$ 407.	50 \$	407.50			\$	780.00 D	ne
Task 2: Boring Installation (3 borings with 3 grab water samples)	\$ 840.00		s .			\$ 840	0.00 \$ 1.005	15.00																							s		s				s	(165.00) D	one
Task 3: Monitoring Well Installation (3			-																																				
wells, 1 piezo), Development & Survey	(
	\$ 1,571.00)	\$ 2,426.00			\$ 3,997.	.00 \$ 2,131	31.50	\$ 1,738.75	5	\$ 693.75		\$ 20.38		_										_						\$ 2,4	52.88	\$	2,452.88			\$	(587.38) D	ne
Task 4: Groundwater Monitoring																																							
	\$ 3,984.00	\$ 750.00	\$ 2,302.00			\$ 7,036	i.00 \$ 2,399	99.75			\$ 93.75	\$ 605.30		\$ 660.00	_										_						\$ 1,9	41.30	\$	1,941.30			\$	2,694.95 50	<u>h</u>
Task 5: Install & Sample Vapor Probe																																							
	\$ 395.00)	\$ 665.00			\$ 1,060.	0.00 S							\$ 357.50																	\$ 3	57.50					s	1,060.00	
Task 4A and 5A: Additional Field																																							
Investigation				\$ 4,768.0	D	\$ 4,768	1.00 S											s	1,592.39		s	157.50	\$ 3,481.10	\$ 257.5	.50 \$	\$ 210.00					\$ 5,6	98.49	s	2,849.25	\$ 2,849.25		s	(930.49) O	ngoing
Task 6: Data Evaluation & Site																																							
Investigation Report Preparation	\$ 3,530.00	\$ 650.00	\$ 3,200.00	\$ 5,260.0	0	\$ 12,640	00 \$ 4790	20.00			\$ 232.50	\$ 96.25	\$ 27.50 \$ 371.3	5 \$ 1,238.75 \$ 191.	25				508.75 \$	157.50 \$ 473.75	\$ 82.50 \$ 4	143.75					368.75 \$ 296.	25 \$ 47.50	\$ 437.50 \$ 241	25 \$ 227.50	\$ 6,2	60.00 \$ 3,130.	00 S	3,130.00			•	1 590 00 17	itial Reporting Done
Task 7: Project Management,	\$ 5,000.00	000.00										• ••••						÷								÷	000.70 \$ 250.		¢ 407.00 ¢ 241	4 11.00							•		
Scope/Work Plan	\$ 570.00)	\$ 1,300.00	\$ 1,960.0	0	\$ 3,830	1.00 \$ 472	72.50			\$ 325.00	\$ 47.50	\$ 165.00	\$ 47.50 \$ 265.	00 \$ 665.00	0 \$ 1,471.25		\$	71.25 \$	47.50 \$ 71.25	\$ 47.50 \$ 6	327.50			_						\$ 3,8	51.25 \$ 1,925.	63 \$	1,925.63			\$	(493.75) O	going
Task 8: Sub-Slab Vapor Mitigation System (VMS) Installation					\$ 7 760 00	\$ 7,760.																																7,760.00	I
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Consultant Cost Total Sub-Contractor Costs	\$ 11,167.50	\$ 1,400.00	\$ 11,498.00	\$ 11,988.0	0 \$ 7,760.00	\$ - \$ 43,813.	1.50 \$ 13,286	36.25		_					_													_			\$ 21,3	76.42				_	s	11,708.33	
Service	\$.																														\$						\$		
Task 2: Boring Installation (3																																							
borings) Geoprobe Drilling Services	\$ 1,195.00)	s.			\$ 1.195	i.00 \$ 979	79.00																							s	. s .					\$	216.00 D	one
Geoprobe Drilling Services Laboratory Services	\$ 1,195.00 \$ 462.00)	\$ -			\$ 462.	1.00 \$ 979 2.00 4	462																							s					s .	\$	-	
Task 3: Monitoring Well Installation																																							
(3 wells, 1 Piezo) Development, Surveying																															e						e		
Drilling Services	\$ 3,244.00		\$ 4,658.00			e 7.000	2.00 \$ 3,172	12.00																							\$ 4,3	24.00		4,334.00				396.00 D	
Laboratory Services	\$ 416.00		\$ 468.00			\$ 884				\$ 468.00																						68.00	*	4,334.00		\$ 468.00	•		
Investigative Waste Disposal - 5	\$ 416.00)	\$ 468.00			\$ 884.	1.00 \$ 468	58.00		\$ 468.00																					5 4	68.00				\$ 468.00	\$	(52.00) D	ne
Drums Soil (assume non-hazardous)	¢ 550.00		\$ 775.00			\$ 1,325	00 S 400	20.00																														925.00 D	000
Task 4: Groundwater Monitoring (4	\$ 550.00	,	\$ 775.00			\$ 1,325.	.00 3 400	10.00																							3		3 -				\$	525.00	
quarterly rounds)																															s						s		
Laboratory Services per Round	\$ 1,308.00	\$ 200.00	\$ 900.00			\$ 2,408	1.00 \$ 884	34.00				\$ 450.00		\$ 450.00 \$ 200.	00																\$ 1,1	00.00				\$ 1,100.00	s	424.00 D	one
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Task 5: Install and Sample Vapor Probe	1	1								1														1			1												
Laboratory Services	\$ 200.00)	\$ 250.00			\$ 450.	1.00 S																								5	-					s	450.00	
Task 4A and 5A: Additional Field	1	1								1									_																				
Investigation Laboratory Services				\$ 2,100.0	0	\$ 2,100	1.00 S		-	1					-	\$	517.50 \$	362.25				\$ 450.00	0 \$ 6	689.00	\$ 171.00						\$ 2,1	89.75	s	1,094.88	\$ 1,094.88		\$	(89.75) D	one
Task 8: Sub-Slab Vapor Mitigation System																																							
(VMS) Installation					\$ 8,700.00	\$ 8,700	0.00																																
Sub-Contractor Cost Total	\$ 7,375.00	\$ 200.00	\$ 7,051.00	\$ 2,100.0	0 \$ 8,700.00	\$ - \$ - \$ 25,426.							<u> </u>		-	+							+		+			+ $-$			\$ \$ 8,0		+ $-$		+ +		s s	2,269.25	
DERF ELIGIBLE SUB-TOTALS	\$ 18,542.50	\$ 1,600.00	\$ 18,549.00	\$ 14,088.0	0 \$ 16,460.00	\$ - \$ 69,239.	.50 \$ 19,651	51.25 \$ -	\$ 2,166.25	5 \$ 468.00	\$ 1,582.50	\$ 1,349.05	\$ 212.88 \$ 371.3	5 \$ 2,753.75 \$ 656.	25 \$ 665.00	0 \$ 1,471.25 \$	517.50 \$	362.25 \$	2,172.39 \$	205.00 \$ 545.00	\$ 130.00 \$ 1,3	228.75 \$ 450.00	0 \$ 3,481.10 \$ 6	689.00 \$ 257.5	.50 \$ 171.00 \$	\$ 210.00 \$	368.75 \$ 296.	5.25 \$ 47.50	\$ 437.50 \$ 241	25 \$ 227.50 \$	- \$ - \$ 29,4	68.17 \$ 5,463.	13 \$ - \$	18,135.43 \$ -	\$ 3,944.12	\$ 1,568.00	\$ - \$	13,977.58	
	1	I																																					
Non-DERF Eligible Expenses Task A: DERP Claim Preparation	0.440.0	0																															Tot	al DERF Eligible C	osts This Clair \$ 29,11	0.67	DEDE Cost B		
Task 9: RAOR and RAOR Review Fee	2,440.0	0																													s			TACING	- Souble Check rotal Invo	need dosts column to	OLAP COSt Break	ar agures - possibli	enora lounu:
Non-DERF Cost Total	10,190.0	0					\$ 19,651	1.25	\$ 2,166.25	5 468 00	\$ 1.582.50	\$ 1.349.05	\$ 212.88 \$ 371.2	5 \$ 2,753.75 \$ 656	25 \$ 665.00	\$ 1.471.25	517.50	362.25	2.172.39	205.00 \$ 545.00	\$ 130.00 \$ 1.2	28.75 \$ 450.00	3481.10 5 6	89.00 \$ 257.50	50 \$ 171.00 \$	\$ 210.00	368.75 \$ 296.3	25 \$ 47.50	\$ 437.50 \$ 241	25 \$ 227.50 \$	\$ \$ 29.44								
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Check or Statement Numbers Payment Method								7315 Check	Credit Recpt	2752 Bank Stmnt	Credit Recpt	263 Bank Stmnt	3798 Bank Stmnt Credit Recp	7335 3884 t Check Bank Stm	9021 nt Check															901 Che	ck								

Dry Cleaner Environmental Response Program

