

Environmental Cost Comparison
Before and After CALEPA Draft Vapor Intrusion Guidance (DVIG)
Dry Cleaner PCE Release to Soil Vapor and Groundwater (50' bgs)

25-Feb-22

			Before DVIG	After DVIG	Cost Comparison
TASK	DESCRIPTION	Notes	Average Cost	Average Cost	Notes
1	Initial Site Assessment	Discovery of Release	\$ 12,000	\$ 12,000	
2	Further Delineation to Define Extent	Lateral Assessment and Test Groundwater	\$ 30,000	\$ 30,000	
3	Indoor Air Sampling	Exceedance of Screening Levels	\$ 5,000	\$ 5,000	
4	Agency Oversight	Oversight Costs for 4 Years	\$ 60,000	\$ 60,000	
5	Feasibility Study/Pilot Study	Evaluate Best Cleanup Technology	\$ 20,000	\$ 20,000	
6	Corrective Action Plan	Work Plan for System Install and Operation	\$ 8,000	\$ 8,000	
7	Groundwater Well Installation	Assumes 12 Wells	\$ 96,000	\$ 96,000	
8	Soil Vapor Extraction System Installation	Assumes Silty/Clay Soil and Contaminant Zone from 5 to 50 FT bgs	\$ 175,000	\$ 250,000	
9	Groundwater Monitoring Program	Two Events per Year for VOCs for 3 years	\$ 60,000	\$ 60,000	
10	Vapor Extraction System O&M	Includes performance monitoring, reporting	\$ 45,000	\$ 45,000	
11	Groundwater Chemical Oxidation	Two Rounds of Injection over 18 months	\$ 225,000	\$ 225,000	
12	Additional Indoor Air Sampling	Pre-DVIG Below of Screening Levels	\$ 5,000	\$ 5,000	Post-DVIG Exceedance of Screening Levels
13	Soil Vapor Confirmation Testing	Pre-DVIG Below of Screening Levels	\$ 18,000	\$ 18,000	Post-DVIG Exceedance of Screening Levels
Subtotal			\$ 759,000	\$ 834,000	
Additional System Operation, Monitoring, Admin Costs, Sampling to Attempt DVIG Goals					
14	Agency Oversight	Oversight Costs for 2 Years	\$ -	\$ 30,000	
15	Groundwater Monitoring Program	Two Events per Year for VOCs for 2 years	\$ -	\$ 30,000	
16	Vapor Extraction System O&M	Includes performance monitoring, reporting	\$ -	\$ 40,000	
17	Additional Indoor Air Sampling		\$ -	\$ 5,000	Post-DVIG Exceedance of Screening Levels
18	Soil Vapor Confirmation Testing		\$ -	\$ 18,000	Post-DVIG Exceedance of Screening Levels
Subtotal			\$ -	\$ 123,000	
Building Vapor Mitigation System with 30 Years of Monitoring					
19	Agency Oversight	Oversight Costs for 30 years	\$ -	\$ 127,000	
20	Groundwater Monitoring Program	One Event per Year for VOCs for 5 years	\$ -	\$ 50,000	
21	Vapor Mitigation System Installation	Vapor Barrier	\$ -	\$ 200,000	
22	Vapor Mitigation O&M	Thirty Years		\$ 450,000	
23	Final Indoor Air Sampling	Three Rounds of Testing	\$ -	\$ 15,000	
24	Final Off-Site Soil Vapor Survey	Evaluate Risk to Nighboring Properties	\$ -	\$ 20,000	
Subtotal			\$ -	\$ 862,000	
TOTAL			\$ 759,000	\$ 1,819,000	

Prepared by:

Winefield & Associates, Inc. (www.winefieldinc.com)

Fulcrum Resources Environmental (www.frenviro.net)