



May 11, 2026

J.M. Cope Construction
199 South Cherry Road
Rock Hill, South Carolina 29730

Attention: Mr. Andrew Cope
acope@jmcope.com

Reference: **Opinion of Probable Cost**
Vapor Intrusion Mitigation System
West Buford Street Multi Family
Gaffney, South Carolina
S&ME Project No. 25600845

Dear Mr. Cope:

S&ME, Inc. (S&ME) is pleased to submit this opinion of probable cost for design and an estimation for the installation of a vapor mitigation system (VIMS) by others for the referenced project. We are providing this opinion of probable cost at your request during a Teams meeting with Tom Behnke (S&ME) and Alex Shissias (The Shissias Law Firm) on May 8, 2026. S&ME performed as Phase I Environmental Site Assessment for the subject property dated May 11, 2026. A vapor encroachment condition was reported due to de minimis soil impact from a former petroleum tank at the northeast corner of the property. Engineering controls in the form of a passive vapor mitigation system for the new building construction was recommended. Based on the client provided Overall Plan Level 1 (attached) we understand the building will be a multi-story structure with a slab foundation and a partial basement system. The total ground level square footage for the structure is approximately 13,600 sq. ft. The building will be equipped with an elevator. Based on the current information we recommend design of a sub slab passive vent system with vapor barrier for new construction.

Based on available information, we provide the following opinion of probable cost for design and installation of the VIMS:

Task	Estimate
VIMS Design and Plans (S&ME)	\$8,000
Design Modifications (S&ME)	\$2,000
Pre-Construction Meetings (S&ME)	\$2,000
VIMS Installation Observation and QA-QC Testing (S&ME)	\$13,000
VMIS Installation (Subcontractor)	Estimated Range: \$4.00-\$6.00 per square foot (from manufacturer) \$75,000-\$100,000



Opinion of Probable Cost
West Buford Street Multi-Family VIMS
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The estimates are based on our previous experience with similar projects and are subject to change based on final building design, labor and material price fluctuations and subcontractor bids for VIMS installation.

S&ME appreciates the opportunity to offer our professional services on this project. Please do not hesitate to contact us if you have questions or need additional information.

Sincerely,

S&ME, Inc.

A blue ink signature of Jeff Lindsey, P.E., written in a cursive style.

Jeff Lindsey, P.E.
Project Engineer
jlindsey@smeinc.com

A black ink signature of Tom Behnke, P.G., CHMM, written in a cursive style.

Tom Behnke, P.G., CHMM
Environmental Services Manager
tbehnke@smeinc.com

Attachments:

Overall Plan Level 1

SCALE: 1/8" = 1'

