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17975 West Sarah Lane
Suite 100
Brookfield, WI 53045
T: 262.754.2560
F: 262.923.7758
www.gza.com



March 21, 2023
File No. 20.P000199.23 Rev.3

Mr. John M. Feeney, Advanced Hydrogeologist
Wisconsin Department of Natural Resources
1155 Pilgrim Road
Plymouth, Wisconsin 53073-4294

Re: Contract Addendum No. 1
Proposed Additional Vapor Intrusion Evaluation
Decorah Shopping Center Annex
West Bend, Wisconsin

Dear John:

GZA GeoEnvironmental, Inc. (GZA) is presenting this scope of work, on behalf of Continental VI Fund Limited Partnership (Continental/"Client"), to complete the vapor intrusion (VI) evaluation of four residential properties located downgradient of the historical release area on the property abutting the former Decorah Shopping Center Annex at 1011-1025 South Main Street in West Bend, Wisconsin ("Site"). This work is being proposed for reimbursement under the Dry Cleaner Environmental Response Fund (DERF) program and we seek your approval of the scope and estimated budget.

BACKGROUND

Continental has undertaken the investigation and remediation of tetrachloroethene (PCE) impacts related to the Site in communications with the Wisconsin Department of Natural Resources (WDNR) for over an approximate 20-year period. Most recently, Continental conducted evaluations of the VI pathway at four properties downgradient of the Site and over the groundwater plume. With the help of the WDNR, Continental was able to gain access for sampling the four target properties. At least one round of paired sub-slab and indoor air sampling has been conducted at each target property. The VI assessment results obtained to date are summarized on the attached **Tables 1 and 2** for the indoor air and sub-slab samples, respectively. The VI evaluations completed, and the results obtained include:

- 961 Lincoln Avenue West (Krepesky) - Three rounds of paired sub-slab and indoor air sampling were conducted from March 2021 to November 2021. Detected constituent concentrations were less than vapor risk screening levels (VRSLs) and Vapor Action Levels (VALs) for sub-slab and indoor air samples, respectively.
- 980 Lincoln Avenue West (Braun) - One round of paired sub-slab and indoor air sampling was conducted in February 2022. Detected constituent concentrations in sub-slab samples were less than the VRSLs and there were no detections in the indoor air samples.
- 981 Lincoln Avenue West (Wertis) - Two rounds of paired sub-slab and indoor air samples were collected from November 2021 to March 2022. Detected constituent concentrations in sub-slab samples were less than VRSLs and there were no detections in the indoor air samples.



- 1006 Lincoln Avenue West (McElroy) - One round of paired sub-slab and indoor air samples were collected in January 2022. Detected constituent concentrations in sub-slab samples were less than VRSLs. Trichloroethene (TCE) was detected in the basement sample at a concentration exceeding its VAL. As a result, GZA conducted a reconnaissance of the basement to evaluate whether any chemicals stored in the basement might contain TCE and whether the trap in the basement sanitary sewer drain contained water. Although GZA moved containers containing volatile organic compounds (paints and varnishes) from the basement to the garage, chemicals containing TCE were not identified. Basement air was resampled in March 2022, and TCE was not detected in the follow-up sampling of the basement air.

SCOPE OF WORK

WDNR has told GZA on several occasions that three rounds of paired indoor air and sub-slab samples will be required to sufficiently evaluate the VI pathway in each residence over the plume. Therefore, the following scope of work is needed to reach three rounds of paired samples for the target properties:

- 980 Lincoln Avenue West (Braun) - Two additional rounds of paired sub-slab and indoor air samples;
- 981 Lincoln Avenue West (Wertis) - One additional round of paired sub-slab and indoor air samples; and
- 1006 Lincoln Avenue West (McElroy) - Two additional rounds of paired sub-slab and indoor air samples.

As with the eight sampling rounds completed to date, GZA will prepare a letter documenting the results of the additional five rounds of residential sampling. A draft copy will be provided to Client for comment in advance of the letter being finalized and mailed to the property owner.

BASIS OF BILLINGS

GZA's original budget for its Proposal No. 20.P000167.20 for the sewer and VI assessment was \$21,700 and consisted of sewer video survey services for \$3,500 and one round of paired sub-slab and indoor air sampling from four residential properties for \$18,200. To date, GZA has reviewed the sewer video provided by the City of West Bend and has conducted at least one round of paired sampling from each of the four target residential properties and a total of eight rounds of sampling among the four target residential properties, for a project total of \$36,995. The charges in excess of the original proposal are a result of the need to make multiple requests for access during the pandemic before access by an owner was granted, the inability to schedule sampling of more than one of the four properties on any given day due to the difficulty in getting owner approval of sampling scheduled during the pandemic, and WDNR's requirement for a minimum of three rounds of paired VI sampling for each property.

Billings for GZA's professional services for the above scope of work, consisting of five additional paired sampling rounds, will be on a time and materials basis in accordance with the attached Schedule of Fees. The estimated cost to conduct the remaining five VI sampling from the three target residential properties is **\$22,000**. This estimate is based on the anticipated scope of work outlined above, which represents our present judgment as to the level of effort required. The actual charges may vary, either upward or downward, depending on the execution of the work.

CONDITIONS OF ENGAGEMENT

The conditions of engagement will be in accordance with the September 2019 Contract




If you have questions or comments, please feel free to contact the undersigned at (262) 754-2560.

Very truly yours,

GZA GeoEnvironmental, Inc.


Bernard G. Fenelon, P.G.
Hydrogeologist
Senior Consultant


John C. Osborne, P.G.
Principal Hydrogeologist
Senior Vice President

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Attachment: Tables 1 and 2
Schedule of Fees

This Contract Addendum No. 1, Schedule of Fees, and previously negotiated Environmental Terms and Conditions are hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of Continental VI Fund Limited Partnership.

CONTINENTAL VI FUND LIMITED PARTNERSHIP

By: _____ Title: _____

Typed Name: _____ Date: _____

This Contract Addendum No. 1, Schedule of Fees, and previously negotiated Environmental Terms and Conditions may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by an e-mail delivery of a document in “.pdf” format, each such signature shall create a valid and binding obligation of the party executing the document, or on whose behalf each document is executed, with the same force and effect as if each such facsimile or “.pdf” signature was an original thereof.



TABLE 1
RESIDENTIAL INDOOR-AIR ANALYTICAL RESULTS
Decorah Shopping Center
West Bend, Wisconsin

Owner	Address - Sample Date	Residential Indoor Air Vapor Action Levels ^(3,4) ($\mu\text{g}/\text{m}^3$)	cis-1,2-DCE	trans-1,2-DCE	PCE	TCE	VC
			NS	42	42	2.1	1.7
Krepsky	961 Lincoln Drive West-Basement	3/1-2/2021	<0.021	<0.027	0.22	<0.034	<0.010
	961 Lincoln Drive West-1 st Floor	3/1-2/2021	<0.017	1.3	<0.036	<0.027	<0.0083
	961 Lincoln Drive West-2 nd Floor	3/1-2/2021	<0.021	<0.026	0.17	<0.033	<0.010
	961 Lincoln Drive West-Background	3/1-2/2021	<0.019	<0.024	<0.040	<0.030	<0.0093
	961 Lincoln Drive West-Basement	6/1-2/2021	<0.031	<0.027	0.88	<0.043	<0.023
	961 Lincoln Drive West-1 st Floor	6/1-2/2021	0.077 J	3.9	1.2	0.12	<0.034
	961 Lincoln Drive West-2 nd Floor	6/1-2/2021	<0.031	0.16	1.4	0.071 J	<0.023
	961 Lincoln Drive West-Background	6/1-2/2021	<0.031	0.82	0.20	<0.043	<0.023
	961 Lincoln Drive West-Basement	11/29-30/2021	<0.29	<0.25	<0.44	<0.29	<0.13
	961 Lincoln Drive West-1 st Floor	11/29-30/2021	<0.27	<0.24	<0.41	0.80	<0.12
	961 Lincoln Drive West-2 nd Floor	11/29-30/2021	<0.30	<0.26	<0.44	<0.30	<0.13
	961 Lincoln Drive West-Background	11/29-30/2021	<0.27	<0.23	<0.40	<0.27	<0.12
Braun	980 Lincoln Drive West-Basement	2/11-12/2022	<0.29	<0.25	<0.44	<0.29	<0.13
	980 Lincoln Drive West-1 st Floor	2/11-12/2022	<0.30	<0.26	<0.44	<0.30	<0.13
	980 Lincoln Drive West-Background	2/11-12/2022	<0.27	<0.24	<0.79	<0.28	<0.12
Wertis	981 Lincoln Drive West-Basement	11/29-30/2021	<0.29	<0.25	<0.44	<0.29	<0.13
	981 Lincoln Drive West-1 st Floor	11/29-30/2021	<0.30	<0.26	<0.45	<0.30	<0.13
	981 Lincoln Drive West-2 nd Floor	11/29-30/2021	<0.30	<0.26	<0.44	<0.30	<0.13
	981 Lincoln Drive West-Background	11/29-30/2021	<0.27	<0.24	<0.41	<0.28	<0.12
	981 Lincoln Drive West-Basement	3/23-24/2022	<0.31	<0.27	<0.47	<0.32	<0.14
	981 Lincoln Drive West-1 st Floor	3/23-24/2022	<0.32	<0.28	<0.48	<0.32	<0.14
	981 Lincoln Drive West-2 nd Floor	3/23-24/2022	<0.31	<0.27	<0.47	<0.32	<0.14
	981 Lincoln Drive West-Background	3/23-24/2022	<0.28	<0.25	<0.43	<0.29	<0.13



**TABLE 1
RESIDENTIAL INDOOR-AIR ANALYTICAL RESULTS
Decorah Shopping Center
West Bend, Wisconsin**

Owner	Address - Sample Date	Residential Indoor Air Vapor Action Levels ^(3,4) ($\mu\text{g}/\text{m}^3$)	cis-1,2-DCE	trans-1,2-DCE	PCE	TCE	VC
			NS	42	42	2.1	1.7
McElroy	1006 Lincoln Drive West-Basement	1/5-6/2022	1.9	<0.26	1.9	<u>2.3</u>	<0.13
	1006 Lincoln Drive West-1 st Floor	1/5-6/2022	<0.30	<0.26	<0.45	<0.30	<0.13
	1006 Lincoln Drive West-2 nd Floor	1/5-6/2022	<0.30	4.2	<0.45	<0.30	<0.13
	1006 Lincoln Drive West-Background	1/5-6/2022	<0.26	<0.23	<0.39	<0.26	<0.12
	1006 Lincoln Drive West-Basement	3/17-18/2022	<0.32	<0.28	<0.48	<0.32	<0.14
	1006 Lincoln Drive West-Background	3/17-18/2022	<0.31	1.9	<0.46	<0.31	<0.14

Notes:

1. Sub-slab vapor samples were collected by GZA GeoEnvironmental, Inc. from sub-slab vapor monitoring points for analysis by Pace Analytical of St. Paul, Minnesota for cis-1,2-dichloroethene, tetrachloroethene, trichloroethene and vinyl chloride in accordance with USEPA Method TO-15.
2. Results are provided in micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).
3. Screening levels are obtained from a WDNR webpage at the following link: <https://dnr.wi.gov/topic/Brownfields/documents/vapor/vapor-quick.pdf>
4. Concentrations below the screening values are considered acceptable for occupancy of the building.
5. 2015 USEPA Vapor Intrusion guidance provides a minimum 30 times attenuation factor between the sub-slab and indoor air concentrations.
6. Values that exceed WDNR Vapor Action levels (VALs) are underlined and in italics.
7. "NS" denotes no screening level established.



**TABLE 2
RESIDENTIAL SUB-SLAB VAPOR ANALYTICAL RESULTS
Decorah Shopping Center
West Bend, Wisconsin**

Owner	Address - Sample	Sub-Slab Residential Vapor Inhalation Screening Levels ^(3,4) (µg/m ³)	cis-1,2-DCE	trans-1,2-DCE	PCE	TCE	VC
			NS	1,400	1,400	70	56
Krepsky	961 Lincoln Drive West-SS-S	3/2/2021	<0.24	<0.29	11.2	<0.36	<0.14
	961 Lincoln Drive West-SS-N	3/2/2021	<0.24	<0.29	72	<0.36	<0.14
	961 Lincoln Drive West-South-SS	6/2/2021	<0.33	<0.28	22	<0.33	<0.15
	961 Lincoln Drive West-North-SS	6/2/2021	<0.33	<0.28	76.7	<0.33	<0.15
	961 Lincoln Drive West-South-SS	11/30/2021	<0.33	<0.28	42.1	1.5	<0.15
	961 Lincoln Drive West-North-SS	11/30/2021	<0.34	<0.29	189	<0.34	<0.15
Braun	980 Lincoln Drive West-South-SS	2/12/2022	<0.27	<0.23	24.4	<0.27	<0.12
	980 Lincoln Drive West-North-SS	2/12/2022	<0.27	<0.24	309	1.6	<0.12
Wertis	981 Lincoln Drive West-South-SS	11/30/2021	<0.33	<0.28	16.6	<0.33	<0.15
	981 Lincoln Drive West-North-SS	11/30/2021	<0.33	<0.28	27.6	<0.33	<0.15
	981 Lincoln Drive West-South-SS	3/24/2022	<0.35	<0.30	20.1	<0.35	<0.15
	981 Lincoln Drive West-North-SS	3/24/2022	<0.38	<0.33	33.0	<0.38	<0.17
McElroy	1006 Lincoln Drive West-East-SS	1/6/2022	<0.33	<0.29	26.7	<0.34	<0.15
	1006 Lincoln Drive West-West-SS	1/6/2022	<0.33	<0.29	13.3	<0.34	<0.15

Notes:

1. Sub-slab vapor samples were collected by GZA GeoEnvironmental, Inc. from sub-slab vapor monitoring points for analysis by Eurofins of Folsom, California for cis-1,2-dichloroethene, tetrachloroethene, trichloroethene and vinyl chloride in accordance with Modified EPA Method TO-15.
2. Results are provided in micrograms per cubic meter (µg/m³).
3. Screening levels are obtained from a WDNR webpage at the following link: <https://dnr.wi.gov/topic/Brownfields/documents/vapor/vapor-quick.pdf>
4. Concentrations below the screening values are considered acceptable for occupancy of the building.
5. 2015 USEPA Vapor Intrusion guidance provides a minimum 30 times attenuation factor between the sub-slab and indoor air concentrations.
6. Values that exceed WDNR sub-slab Vapor Risk Screening Levels (VRSLs) are underlined and in italics.
7. "NS" denotes no screening level established.

**GZA GEOENVIRONMENTAL, INC.
GREAT LAKES REGION
SCHEDULE OF FEES**

<u>LABOR</u>	<u>Per Hour</u>
Senior Principal	\$ 250
Principal	\$ 230
Associate Principal / Project Reviewer	\$ 210
Senior Consultant	\$ 200
Senior Project Manager/Senior Technical Specialist	\$ 190
Project Manager/Technical Specialist	\$ 155
Assistant Project Manager	\$ 135
Engineer / Geologist / Environmental Specialist I	\$ 125
Engineer / Geologist / Environmental Specialist II	\$ 115
Engineering / Geological Technician I*	\$ 95
Engineering / Geological Technician II*	\$ 90
Sr. CAD / Technical Designer*	\$ 140
CAD / Technical Designer*	\$ 135
Sr. Administrative Assistant*	\$ 105
Administrative Assistant*	\$ 85
Outside Services and Subcontractors	Per Terms & Conditions
Expenses	Per Terms & Conditions

EXPENSES

Expenses will be invoice in accordance with Exhibit D - Environmental Terms and Conditions.

INVOICES

Invoices will be submitted to the client in accordance with Exhibit D - Environmental Terms and Conditions.

BUDGETS

The Budget contained within GZA's Proposal represents our estimate of the work involved. Actual charges can vary either upward or downward depending upon many factors. GZA considers a significant budget variance to be 15% and we will not exceed this variance without notifying Client.

RETAINER

Any retainer specified in GZA's Proposal shall be due prior to the start of services and will be applied to the final invoice for services.

FUNDS PAYABLE IN UNITED STATES CURRENCY

SCHEDULE 32-2020 (42035)

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