

## SCS ENGINEERS

November 26, 2013  
File No. 25212159.01

Ms. Nancy D. Ryan, Hydrogeologist  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King, Jr. Drive  
Milwaukee, WI 53212

RECEIVED  
DEC 2 - 2013  
BY: \_\_\_\_\_

Subject: Interim Action Proposal  
Queens Way Cleaners (former), aka Speedy Lube  
117 East Capitol Drive, Milwaukee, Wisconsin  
BRRTS #02-41-182420

Dear Nancy:

SCS Engineers (SCS) is submitting the following proposed scope of work and cost estimate for an interim action on behalf of the Hunn Family Trust. This proposal is being submitted to you in response to your email on November 12, 2013, in which you requested a scope of work and cost estimate for the installation of a sub-slab depressurization system at the property at 3935 N. Palmer Street as an interim action.

Your request for providing a scope of work and cost estimate for conducting additional investigation to define the extent of groundwater contamination, and conducting a vapor intrusion assessment at off-site neighboring properties, will be addressed in a separate submittal as a change order request for additional site investigation. We recommend developing an interim action remedial action plan after additional site investigation is completed.

### INTERIM ACTION SCOPE OF WORK

The proposed scope of work includes the following tasks. Estimated costs are summarized in **Table 1**.

#### **Task 1. Installation of a Sub-slab Depressurization System**

SCS will coordinate with the installation of a sub-slab depressurization system at the property at 3935 N. Palmer Street. This includes coordinating access with the property owner and tenants of the building. The system will be installed by Acura Services, LLC, of Oregon, Wisconsin. Acura has installed vapor mitigation systems at several chlorinated solvent sites investigated by SCS. The cost estimate includes \$1,875 for the mitigation system with two pick-up points and up to \$550 to seal the basement concrete floor, which is in poor condition.



## **Task 2. Confirmation Air Monitoring**

Approximately 3 months after the mitigation systems is installed, SCS will conduct air monitoring at the residence to confirm the effectiveness of the system as follows:

- Collect 24-hour indoor air samples from the basement, first floor, and second floors of the residence at 3935 N. Palmer Street.
- Collect a 24-hour outdoor air sample near the residence at 3935 N. Palmer Street.
- Submit the indoor air quality samples to the Wisconsin State Laboratory of Hygiene for analysis of cis-1,2-dichloroethylene (cis-1,2-DCE), tetrachloroethene (PCE), trichloroethylene (TCE), and vinyl chloride, using method TO-15.

We will prepare a letter report summarizing investigation findings for submittal to the WDNR and the property owner. The report will include the following items:

- Site map showing vapor sample locations.
- Vapor sampling analytical summary table.
- Laboratory analytical reports.

## **Task 3. Capping of Source Area**

Groundwater flow at the water table appears to be radially outward from MW1, which is installed in the area of the former PCE tank. The former PCE tank excavation may be acting as an area of increased infiltration to groundwater due to the permeable backfill, the grass-covered ground surface over lying the area, and runoff from the garage roofs. The contamination observed at MW2A may be due to the mounding condition caused by the increased infiltration in the former tank area or may be associated with another source of chlorinated VOCs, possibly the body shop at 3913 North Palmer Street. In order to better evaluate the groundwater flow pattern at the water table, we propose to cap the area of the tank excavation to eliminate preferential infiltration in this area of highly contaminated soil.

The cap will likely consist of an HDPE liner material installed over the existing ground surface and extending up along Lindem's garage and the house garage walls. The HDPE liner will be covered with a thin layer of soil or grass sod to protect it from sunlight and foot traffic. The area will also be fenced off to prevent foot traffic. The cap will be a temporary installation as an interim remedial action being considered is excavation of the soil in this area. The scope of work includes the following:

- Coordinate access with Lindem's garage and the owner of the garage at 3913 North Palmer Street for the installation of the cap.
- Install an HDPE, 40-mil minimum thickness, or similar synthetic liner material over the area of the tank excavation, an area of approximately 10 X 30 feet.
- Install a soil and/or sod cover over the synthetic liner material.

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- Fit the liner around the flush-mounted protop of MW1 to allow access to the well.
- Install fencing to restrict access to the capped area.

We will proceed with the scope of work following your approval of the scope and costs. The cap over the former tank area will be installed as soon as weather permits following approval of the proposed plan.

Please let contact me at 608.216.7331 or [bsocha@scsengineers.com](mailto:bsocha@scsengineers.com) if you have any questions or comments. Thank you.

Sincerely,



Betty J. Socha, PhD, PG  
Senior Project Manager  
**SCS ENGINEERS**

cc: Mr. Lou Dodulik, Mudroch & Dodulik, S.C.  
Mr. Don Gagas, DFG Environmental, Inc.

Enclosure: Table 1 - Summary of Estimated Environmental Costs for Interim Action

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**Table 1. Summary of Estimated Environmental Costs for Interim Action  
Queens Way Cleaners (former), aka Speedy Lube/Hunn Family Trust  
SCS Engineers Project #25212159.01  
11/26/2013**

<b>Task</b>	<b>Task</b>	<b>Consulting Labor</b>	<b>Expenses</b>	<b>Laboratory</b>	<b>Vapor Mitigation Contractor</b>	<b>Total</b>
<b>1</b>	Install Vapor Mitigation System	\$2,068	\$0	\$0	\$2,425	\$ 4,493
<b>2</b>	Conduct Air Sampling	\$1,996	\$630	\$800	\$0	\$ 3,426
<b>3</b>	Cap Source Area	\$2,823	\$600	\$0	\$0	\$ 3,423
	<b>Subtotals</b>	<b>\$6,887</b>	<b>\$1,230</b>	<b>\$800</b>	<b>\$2,425</b>	
	Estimated Total Cost					<b>\$ 11,342</b>

See scope of work outlined in correspondence dated November 26, 2013.

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