



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Lloyd L. Eagan, Regional Director

South Central Region Headquarters
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November 25, 2009

BRRTS# 02-54-248342

Mr. Ray Gehrig
5110 North Conner Rd.
Janesville, WI 53548

Subject: Approval of Enviroforensic's November 2, 2009, "Proposed Sub-Slab Depressurization System Installation", Robinson Cleaners - 1819 Milwaukee St. - Janesville, WI

Dear Mr. Gehrig:

This letter gives you a variance from the DERF bidding requirements for the installation of a sub-slab depressurization system (SSDS) at 1819 Milwaukee Street, in Janesville. Installation of a SSDS was most recently required in the Department's October 22, 2009, "Need for Mitigation..." letter.

From discussions with you and others, I understand that you solicited bids for the SSDS from Alpha Terra Science (ATS), Enviroforensics (EF), and Shaw Environment and Infrastructure (Shaw). ATS declined to submit a new bid, and asked that their July 22, 2009 proposal be used instead. EF's bid was received by the Department on November 5, 2009. Radon Abatement, Inc. (RAI), Shaws preferred SSDS contractor, submitted a bid to me on November 24, 2009. Your stated intention is to hire EF.

Because the ATS bid approach is non-standard, and because the RAI bid only covers the SSDS hardware installation, and not the associated consulting, I am providing a variance (as allowed by NR 169.29, Wis. Adm. Code) from the DERF's competitive bidding requirement. This variance means you may contract with EF, as you have requested. The total costs approved for EF under this variance are \$12,050, which includes preparation, installation, and testing of the SSDS.

Some tasks performed by EF could be duplicative with those already performed by ATS. If that is the case, some costs may not be reimbursed because of concerns about paying for the same work twice.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, Wisconsin Administrative Code, hazardous waste management and wastewater discharges. This letter does not represent Department "certification" that any response actions taken at your property, such as site investigation, remedial action or case closure under the ch. NR 700 series, are "approved by the Department," as those terms are used in the "remediated property; purchaser liability" section of the hazardous substance discharge law, s. 292.11, Stats. This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

Please proceed with the work as soon as possible. If you have any questions please call me.

Sincerely,


Jeff Ackerman
Hydrogeologist
608-275-3323

Copy: Ms. Marcia O'Loughlin, Jeff Carnahan (Enviroforensics), Jillian Steffes (DNR-via email)

REC'D 11-24-09
JAA

RA INC.
VAPOR EXTRACTION SPECIALISTS
A DIVISION OF PT TECHNOLOGIES

Corporate Office: 12221 West Rockne Avenue Hales Corners, WI 53130
414-546-3691 Facsimile: 414-425-5044 radabt1@wi.rr.com

VAPOR REMEDIATION PROPOSAL/AGREEMENT

Date: 112209

Date of Mitigation: Call for an appointment

Contact: Ray Gahreck
608-436-6277

Mitigation Location: Rock County

Vogue Cleaners

WDNR contact

Carsten Vallin, Owner

Jeff Ackerman

1819 W. Milwaukee Street

608-275-3323

Janesville, WI 53545

jeff.ackerman@wi.gov

Tester/examiner: Unknown

PROPOSED radon mitigation

An active functioning system will be installed to carry the concentrated vapors above the eave of the roof of the building.

One suction drop pit will be clean drilled to the existing drain tile and/or subsoil; to develop the sub-slab (below the basement floor) suction needed to remediate the building.

4 inch schedule 40 PVC ventilation pipe will be utilized in the entire radon mitigation system.

The ventilation pipe will be secured to the internal wall and floor joists of the basement from the drop pit.

The clean drilled penetration will be sealed at the ventilation pipe drop.

The main drop will be secured at the pit and the wall before it exits through a bored hole to the outside of the building..

If needed, fire collars will be installed at all breached fire walls.

A vapor ventilation suction fan will be secured on the outside of the building.

Exhaust pipe will exit the fan and then it will be carried up and above the finished roof and no less than 10 feet away from any fresh air intakes.

The exhaust pipe will be carried no less than twelve (12) inches above the finished roof.

All ventilation and exhaust pipe will be secured and tagged as part of the remediation system. The pipe and fan will be prepared for any painting the owner may wish to apply to the system.

An electric disconnect will be attached to the ventilation fan and gain activation from an appropriate source.

Any sump pump crocks will be sealed with silicone caulk for easy access of the sump pump crock. A durable cover will be utilized to seal any crocks. There will be a screw out 4 ½ inch access port installed for pump monitoring. A silent check valve will be installed to the sump discharge to comply with code, and prevent air dilution that may decrease efficiency of the system. A new ½ HP submersible sump pump will be installed if needed.

A "U" tube manometer will be applied to the system to evaluate continued function. Other devices are available on request at additional cost.

Cold joint and crack sealing with silicone caulk will be conducted to increase suction efficiency.

There will be an application of stickers to identify the system, the installer and the system's specifics.

Communication tests will be run to assure efficient remediation.

The building will be retested to insure the safety of the occupants. The responsible party will be pre-determined by the client.

All the necessary documents will be produced to include a paid invoice and report of installation.

The entire system will be installed in accordance with USEPA specifications.

Remediation fans carry a manufacturer's five (5) year warranty and any sump pump carries a three year warranty.

Work to be completed for the sum of two-thousand, four- hundred dollars (\$2,400.00)

Payment will immediately follow the installation of the remediation system unless other arrangements are made

Submitted by RA INC Representative/owner Thomas J. Heine date: 112209

In the event that any of the terms of this contract are breached, including and not limited to the fee for parts and labor; RA INC will be entitled to collect collection fees, attorney fees and interest set at 18% per annum.

No changes may be made in stated installation specifications without written contract and associated charges above the proposed estimate of cost. If any changes are made to the home in the form of remodeling or natural damage, RA INC can not be held liable for the damage to the system. Client will inform RA INC of the same. RA INC holds the right to make adjustments to proposed costs, if upon viewing and analyzing the work site, the contractor determines that additional material and labor would be necessary to assure the proficiency and safety of the system. Client will be informed at that time, and required to approve all of the same.

If at any time following the installation, damage repairs, fan replacement or sump pump replacements are needed, they will be performed at a customary service fee. Always request an estimate if this becomes necessary.

This Vapor Remediation Proposal may be withdrawn, if not accepted in 15 days from the date of the proposal, by RA INC. I am satisfied with the above price, conditions and specifications of installation, and fully accept the same. I will make payments as described above.

Signature _____

Date: _____

Print name _____