

KPRG and Associates, Inc.

**ADDITIONAL WORK PLAN and BUDGET REQUEST**

January 24, 2014

Mr. David Volkert  
Wisconsin Department of Natural Resources  
141 NW Barstow Street, Room 180  
Waukesha, WI 53188

VIA Email and US Mail

KPRG Project 10009

Re: Additional Work Plan and Budget Request  
Former Bask Dry Cleaners – Waukesha, WI  
BRRTS# 02-68-297669, FID# 268188800

Dear Mr. Volkert:

The Wisconsin Department of Natural Resources (WDNR) issued a letter requesting sub-slab vapor sampling and ambient air sampling within three residences located to the east of the Former Bask Dry Cleaner in the Westbrook Shopping Center. Specifically, the three property addresses identified by WDNR are 2000, 2003 and 2004 Capella Court in Waukesha, Wisconsin. Prior to implementing any additional work, this letter has been prepared by KPRG and Associates, Inc. (KPRG) on behalf of the former Bask Dry Cleaners (Bask) to request WDNR approval of the proposed budget for the additional work in order for the expenditures to qualify for reimbursement under the DERF program.

For budget estimating purposes, the additional work is divided into the following tasks and discussed separately below:

- Task 1 – Additional Requested Work Planning/Coordination
- Task 2 – Additional Soil Vapor Probe Installation and Sampling
- Task 3 – Installation of Sub-Slab Depressurization Systems (SSDS)
- Task 4 – Preparation of Summary Report

## SCOPE OF WORK

### Task 1 – Additional Requested Work Planning/Coordination

The scope of this task includes the additional project management and planning that will be required for the successful completion of the additional work. This includes expanding the current property access agreement (or if necessary creating a new agreement(s)), with the City of Waukesha for the additional soil boring on their property within the right-of-way of Capella Court and within the residence(s). In addition, negotiations with property owners are ongoing. As stated in the Status Summary Letter dated October 29, 2013, the residents at 2003 Capella Court and 2004 Capella Court are leaning toward just allowing access for the installation of sub-slab depressurization systems but not for the requested indoor air sampling. Final decisions by the residents and access agreements have not yet been finalized. The owners of the 2000 Capella Court property (Mr. and Mrs. Zeitler) have initially declined allowing for any access to the property. Subsequent additional conversations with the Zeitlers and a letter sent to them dated December 23, 2013 (see Attachment 1) have not yet formally resulted in permission to access the property. Conversations with the Zeitlers since that letter leave us optimistic that the Zeitlers might consider allowing us to at least install a sub-slab depressurization system and we will keep WDNR informed as to our progress.

### Task 2 – Additional Soil Vapor Probe Installation and Sampling

#### *Soil Vapor Probe Installation Procedure*

Two soil vapor probes will be installed using the direct push Geoprobe drilling method. The borings will be advanced in the vicinity of the residential properties and will be labeled SV-3 and SV-4 (see Figure 1). Each borehole will be advanced to a depth of approximately ten feet below ground surface (bgs), or groundwater, whichever is shallower. A 1-inch diameter, schedule 40 PVC probe will be placed down hole with 3-feet of 0.010-slot screen. Clean silica sand will be placed around the screen to approximately six inches above the top of the screen. The remainder of the borehole will be backfilled with bentonite pellets and hydrated. The surface casing will be completed as a flush mount and the top of the PVC riser will be finished with an air-tight cap having a fitting to allow for vapor sample collection.

Approximately 24 hours after probe installation, the integrity of the probe seal will be tested by placing a 4' by 4' section of visqueen over the ground with a hole placed over the probe. A plastic pail will be secured to the visqueen over the hole and vapor probe and the atmosphere within the pail will be enriched with helium. Two probe volumes of air will be purged and a vapor sample will be monitored directly for the presence of helium using an Alcatel ASM 142S, or equivalent, detector/field monitor. If no helium is detected, the probe construction will be deemed adequate for subsequent vapor sampling. If helium is detected, the probe surface seal will be re-enforced with bentonite and tested again until a sufficient seal is documented. If for some reason the seal can not be

adequately completed, the vapor point will be properly abandoned and redrilled/constructed within five feet of the original location.

#### Vapor Probe Sampling Procedure

Once an adequate surface seal is documented, a soil vapor sample will be collected from each new and existing point using a Summa canister with a one-hour flow control valve. Approximately two vapor probe volumes of air will be purged from the probe. A disposable polyethylene sampling tube will then be connected from the probe sampling fitting to the Summa canister. The canister valve will be opened and a one-hour vapor sample will be collected. Once the canister is full, the valve will be closed and the canister will be disconnected from the sampling tube. The Summa canisters will then be shipped under a properly completed chain-of-custody (COC) for analysis to TestAmerica Laboratories. A total of five soil vapor samples, three existing plus two new, will be collected.

Field notes will be maintained during each sampling event which will include the weather conditions, ambient air photoionization detector (PID) measurements and a description of any potential odors in the ambient air or other conditions that may be deemed pertinent.

#### Analytical Requirements

The Summa canister samples will be analyzed using the TO15 analytical method. Since the constituent of concern at this site is tetrachloroethene (PCE), the lab will be requested to only report the chlorinated volatile organic portion of the TO15 scan which will include PCE and its breakdown products of TCE, cis-1,2-dichloroethene (DCE) and vinyl chloride as well as 1,1,1-TCA and its breakdown product of 1,1-dichloroethane (DCA) and 1,1-DCE.

As noted above, all sample collection, handling and analysis will be performed in accordance with the approved Work Plan for the work previously completed. The results of the sampling will be included in the monitoring summary/status report for the groundwater sampling.

#### Task 3 – Installation of Sub-Slab Depressurization Systems (SSDS)

Following the execution of the property access agreements, KPRG will meet with Radon Measurement & Elimination Services (RMES), a radon venting contractor that we have used extensively in the past, at the sites to obtain a more accurate cost estimate for the work. However, based on standard residential construction, RMES is anticipating installing up to two vapor extraction points along the wall facing the dry cleaning facility at each residence. The points will be manifolded to one inline fan and vented outside. If a sump/sump crock is present, RMES will install a new sump pump (if necessary), seal the crock, and use the crock and associated weeping tile system as the vapor depressurization system. A “point” will then be installed into the sealed crock and vented outside with an inline fan. The RMES estimated cost for each SSDS, including electrical hookups and

subsequent pressure/vacuum testing beneath the floor slab to document the effectiveness of the system to draw vapor, is \$2,700. The detailed cost breakdown sheets uses \$3,700 for contractor cost allowing for some additional money in case of unexpected field installation condition/issues (see Attachment 1; assumes three systems). It is KPRG's understanding that due to the fast-track nature of this response action, obtaining three bids for this work will not be required. Each system installation will require up to two days to install and one day for testing.

#### Task 4 – Preparation of Summary/As-Built Report

The following additional reporting will be performed:

- Soil vapor probe installation and sampling
- Sub-slab depressurization system installation and testing documentation.


#### COST ESTIMATE

Costs are detailed on the attached costing sheets and are presented in two tasks: Planning/Coordination and Work Implementation (see Attachment 2). The estimated cost for the additional closure request work is based on the attached costing sheets.

The budget for this additional soil vapor study is \$28,129. The unit rates used in this cost estimate are consistent with KPRG's initial bid rates.

Only those costs incurred will be billed. All billing will be performed on a monthly basis and will be broken down by task and unit rates. No additional work will be performed until formal WDNR approval of the proposed budget is received. If there are any questions, please contact me at 262-781-0475.

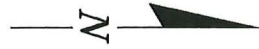
Sincerely,  
KPRG and Associates, Inc.



Patrick Allenstein, P.G.  
Senior Geologist

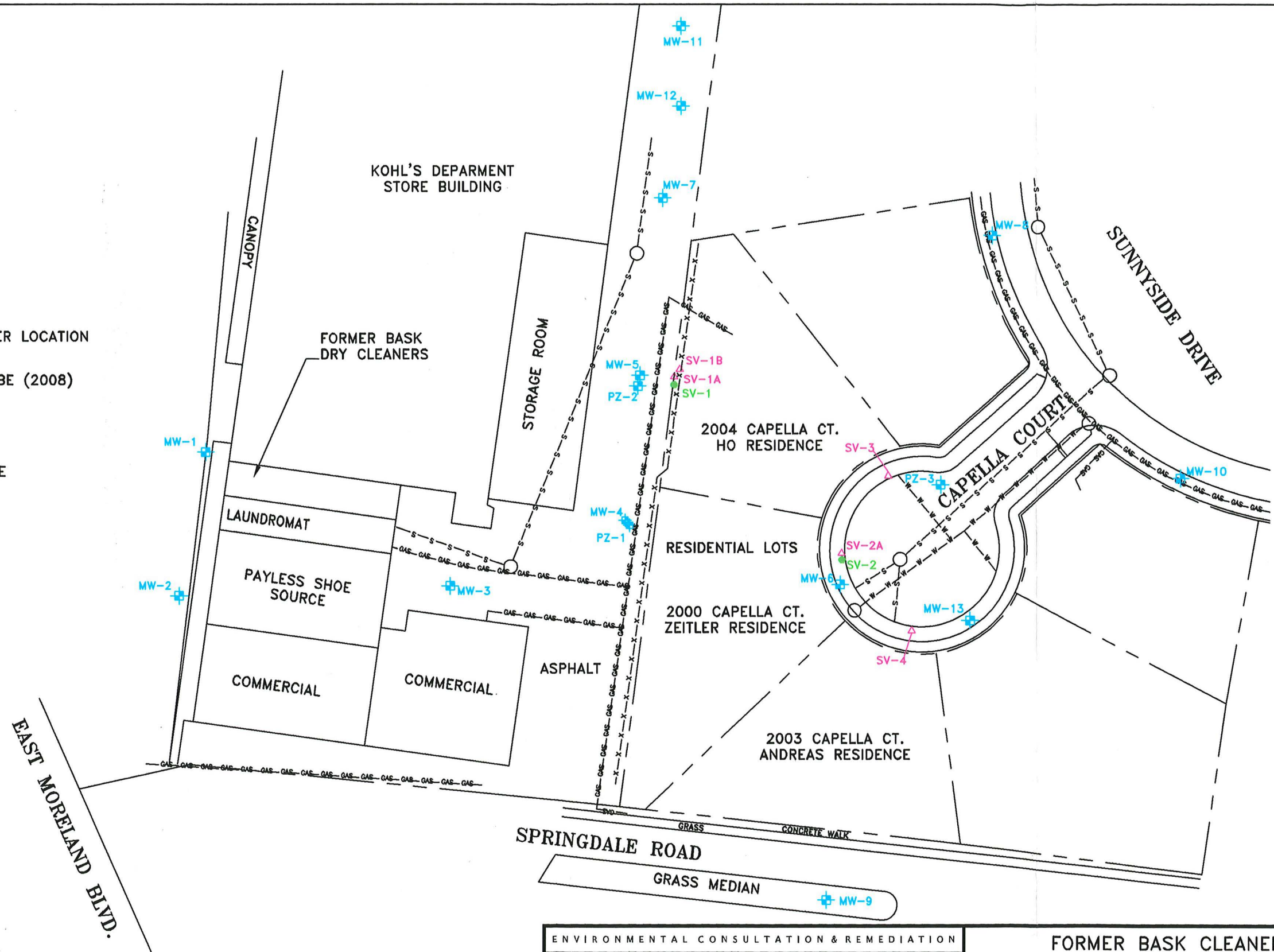
cc: Mr. Greg Butts, former Bask Dry Cleaners  
Ms. Michelle Williams, Reinhart, Boerner, Van Deuren sc  
Mr. Donald Gallo, Reinhart, Boerner, Van Deuren, sc

**FIGURE**



**LEGEND**

- MW-12 MONITORING WELL, PIEZOMETER LOCATION
- SV-1 TEMPORARY SOIL VAPOR PROBE (2008)
- SV-1A SOIL VAPOR PROBE
- SV-3A PROPOSED SOIL VAPOR PROBE



0 60'  
 APPROXIMATE SCALE

ENVIRONMENTAL CONSULTATION & REMEDIATION	
K P R G	KPRG and Associates, Inc.
14665 West Lisbon Road, Suite 28 Brookfield, Wisconsin 53005 Telephone 262-781-0475 Facsimile 262-781-0478	
414 Plaza Drive, Suite 106 Westmont, Illinois 60559 Telephone 630-325-1300 Facsimile 630-325-1593	

FORMER BASK CLEANERS	
WESTBROOK SHOPPING CENTER WAUKESHA, WISCONSIN	
Scale: 1" = 60'	Date: January 6, 2014
KPRG Project No. 10009	FIGURE 1

**ATTACHMENT 1**  
**Letter to Mr. and Mrs. Zeitler**



December 23, 2013

Dear Mr. and Mrs. Zeitler,

Thank you for your continued willingness to discuss the matter concerning Westbrook Shopping Center and your home located at 2000 Capella Court, Waukesha, Wisconsin. You had requested I send you a letter to answer some of your questions so I will attempt to be as thorough as possible.

You want to know who I am and why I am involved in this. I am a commercial real estate broker and one of the partners at The Boerke Company in Milwaukee, Wisconsin. The telephone number of the company is 414-347-1000. This matter is a family matter as the shopping center ownership involves my wife's family. When the DNR asked Westbrook to contact you and your neighbors, my family asked me to get involved as I have some limited knowledge of this type of issue. The other man that was on the phone with me is Richard Gnat. He is the environmental consultant that is helping us clean up the contamination. I have enclosed a copy of his business card for your reference.

You also wanted the history of the contamination. As mentioned, we had a dry cleaner and he was not properly disposing of the product used to clean clothes. That product got into the soils and groundwater. When this occurs, the party who contaminates the soil is responsible to clean up the contamination. As owners of the shopping center, we have been proactive to get the cleanup completed even though we are not the party who created the contamination.

We have almost completed the cleanup and were very surprised that the DNR has now asked us to contact you and two of your neighbors. Across the Country, environmental agencies are now concerned about low level vapors that can be inhaled, so they want testing done to determine if there are low level vapors in the basements of homes like yours associated with the dry cleaner contamination. Basically, they are concerned that low level vapors will migrate through the soil and into your basement through openings such as sump pumps and cracks in the basement. The levels of vapor would be very low and below any threshold ability for someone to be able to detect a smell or odor. If there are vapors, the solution that the DNR has told us is acceptable is to install a radon gas ventilation system in the basement. This is done quite often in Waukesha County as there are high levels of naturally occurring radon in this particular area of Wisconsin. The system designed for radon gas removal is also used for the removal of this type of dry cleaning vapor if such an issue exists. Your two neighbors do not want testing done in their home and they are leaning towards just having the system installed. The DNR has indicated that they are satisfied with us installing the system without the testing. We are prepared to install this system in your home at our expense if you are so inclined to allow us to do so.



We did communicate to the DNR that you did not want testing and did not want the system installed in your home. The DNR asked us to contact you one more time, which is why I called you over the last two weeks. If you refuse, the DNR has indicated that they intend to send you a letter. The letter as we understand it will say that they tried to assist you and since you refused to allow the system in your home, you will be responsible for any issues that arise in the future. The decision is yours as to what you want to do, but I would strongly suggest you reconsider and allow us to install the system. This way, if there are vapors, you are protecting the occupants of the home and hopefully the DNR will not send you the letter.

I also want to repeat my offer to talk to anyone you want me to talk to including your son, your attorney or any other representative. I also want to reiterate that there will be no cost to you for the work described above. My cell phone number is the best number to reach me at and that number is 305-607-6624.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Riordan". The signature is fluid and cursive, with the first name "Brian" and last name "Riordan" clearly distinguishable.

Brian Riordan

**ATTACHMENT 2**  
**Costing Sheets**

Table 1. Estimated Additional Budget Summary - Former Bask Dry Celaners, Waukesha WI

Task	KPRG Labor	Expenses	Contractors			Totals
			Analytical	Driller	SSDS	
1) Site Meetings and Planning	\$2,133	\$60	\$0	\$0	\$0	\$2,193
2) Soil Vapor Probe Installation and Sampling	\$1,111	\$415	\$1,175	\$3,750	\$0	\$6,451
3) Sub-slab Depressurization System Installation and Testing	\$5,451	\$540	\$0	\$0	\$11,100	\$17,091
4) Reporting	\$2,294	\$100	\$0	\$0	\$0	\$2,394
Totals	\$10,989	\$1,115	\$1,175	\$3,750	\$11,100	\$28,129

KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 1 - Site Meetings and Planning

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>	<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125	8	\$1,000.00
Field Eng./Sci.	\$68	16	\$1,088.00
CADD	\$60	0	\$0.00
Admin. Asst/ Word Proc.	\$45	1	\$45.00
		<u>Total Labor</u>	<u>\$2,133.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	0	\$0.00
Field Vehicle	\$60	Daily	1	\$60.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
		<u>Total Expenses</u>		<u>\$60.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None.				\$0.00
		<u>Total Contractors</u>		<u>\$0.00</u>

<b>TASK TOTAL:</b>	<b>\$2,193.00</b>
--------------------	-------------------

KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 2 - Additional Soil Vapor Probe Installation, Testing and Sampling

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125		2	\$250.00
Field Eng./Sci.	\$68		12	\$816.00
CADD	\$60		0	\$0.00
Admin. Asst/ Word Proc.	\$45		1	\$45.00
			<u>Total Labor</u>	<u>\$1,111.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Photoionization Detector	\$75	Daily	2	\$150.00
Field Vehicle	\$60	Daily	2	\$120.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
Helium Detection Kit	\$145	Daily	1	\$145.00
			<u>Total Expenses</u>	<u>\$415.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Driller	\$3,750	Est.	1	\$3,750.00
Laboratory Rental	\$60	Each	5	\$300.00
Laboratory Analytical	\$175	Each	5	\$875.00
			<u>Total Contractors</u>	<u>\$4,925.00</u>

<b>TASK TOTAL:</b>	<b>\$6,451.00</b>
--------------------	-------------------

KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 3 - Sub-slab Depressurization System Installation/Testing

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>	<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125	3	\$375.00
Field Eng./Sci.	\$68	72	\$4,896.00
CADD	\$60	3	\$180.00
Admin. Asst/ Word Proc.	\$45	0	\$0.00
		Total Labor	\$5,451.00

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	0	\$0.00
Field Vehicle	\$60	Daily	9	\$540.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
		Total Expenses		\$540.00

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
RMES	\$3,700	Est.	3	\$11,100.00
		Total Contractors		\$11,100.00

<b>TASK TOTAL:</b>	<b>\$17,091.00</b>
--------------------	--------------------

KPRG TASK COSTING SHEET

Project: Former Bask Dry Cleaner - Westbrook Shopping Center - Waukesha, WI

Task: 4 - Reporting

<u>Professional Labor</u>	<u>Rate (\$/Hr.)</u>		<u>Units</u>	<u>Total</u>
Principal/Proj. Mgr.	\$125		4	\$500.00
Field Eng./Sci.	\$68		18	\$1,224.00
CADD	\$60		8	\$480.00
Admin. Asst/ Word Proc.	\$45		2	\$90.00
			Total Labor	<u>\$2,294.00</u>

<u>External Expenses</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
Reproduction	\$50	Est.	2	\$100.00
Field Vehicle	\$60	Daily	0	\$0.00
Sampling Supplies	\$20	Daily	0	\$0.00
Drums	\$55	Each	0	\$0.00
PPE - Modified Level D	\$15	Daily	0	\$0.00
PPE - Level C	\$35	Daily	0	\$0.00
			Total Expenses	<u>\$100.00</u>

<u>Contractors</u>	<u>Rate</u>	<u>Type</u>	<u>Units</u>	<u>Total</u>
None.				\$0.00
			Total Contractors	<u>\$0.00</u>

**TASK TOTAL: \$2,394.00**

**PROJECT TOTAL: \$28,129.00**