

Received WDNR-SER  
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Pam Mylotta  
Wisconsin Department of Natural Resources  
2300 North Dr. Martin Luther King, Jr. Drive  
Milwaukee, Wisconsin 53212-0436

Subject:

Revised Scope of Work and Cost Estimate for Supplemental Investigation, Former Hoffman's Valet Cleaners Property, 7215 West Center Street, Wauwatosa, Wisconsin.

BRRTS#02-41-307576 FID #241083150

ACTION: 112  
COMMENT: SITE INVESTIGATION

ENVIRONMENT

Dear Ms. Mylotta:

Date:  
February 21, 2008

ARCADIS received a copy of the September 19, 2007 "Denial of Closure for Hoffman's Valet Cleaners" letter issued by the Wisconsin Department of Natural Resources (WDNR). It is understood that the WDNR will not grant Site closure based on the data presented in the Summary of Supplemental Site Investigation Activities and Revised Case Summary and Closure Request, dated August 6, 2007. Based on the September 19, 2007 letter, the WDNR is requesting the completion of supplemental investigation work.

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A scope of work and cost estimate to conduct the supplemental investigation activities was submitted to the WDNR for review and approval on November 29, 2007. In an electronic mail message dated January 17, 2008, you requested revisions to the scope of work. This letter presents the revised scope of work and cost estimate for the supplemental investigation. This work plan was prepared in accordance with ch. NR 169 (Dry Cleaner Environmental Response Program [DERP]). Costs associated with these investigation activities are eligible for reimbursement under the DERP.

Our ref:  
WI000943.0003

### Scope of Work

The September 19, 2007 letter from the WDNR requested the following additional investigation activities:

- Research and identify the specific sources of the release being investigated.
- Define the lateral extent of impacts located in a sand layer identified during previous investigations.

Imagine the result

- Collect sub-slab vapor samples from the buildings on the east and west adjacent properties.

ARCADIS will complete the following tasks as part of the supplemental investigation activities:

- Identify and further define the specific source for the release.
- Obtain a site access agreement from each property owner adjacent to the east and west of the Site.
- Complete two Geoprobe borings on the west adjacent property and three Geoprobe borings on the east adjacent property. Collect soil samples from the sand layer for laboratory analysis.
- Collect sub-slab vapor samples from the adjacent buildings to the east and west.
- Prepare a letter report describing the results of the supplemental investigation.

#### **Identification and Definition of the Site Source**

The September 19, 2007 WDNR letter stated that the specific source of the release at the Site is not identified. ARCADIS will interview previous workers and owners associated with the Site to identify potential source areas. This information will be used to evaluate the existing soil and groundwater data to determine if additional investigation is warranted. Such work (if needed) would be conducted under a separate scope of work.

#### **Obtain Access Agreements**

The proposed supplemental investigation activities will be conducted on the properties adjacent to the east and west of the site. ARCADIS will negotiate access to these properties to conduct the proposed investigation activities.

#### **Installation and Sampling of Geoprobe Borings**

Soil samples collected from the sand layer at 8 to 12 feet below land surface (ft bls) contained the highest concentrations of volatile organic compounds (VOCs) at the Site. In accordance with the September 19, 2007 WDNR letter, ARCADIS will further

investigate the extent of potential impacts in this sand layer to the east and west of the Site property boundaries.

Following receipt of site access agreements, ARCADIS will advance a total of five soil borings (GP-106 through GP-110). The locations of the soil borings are shown on Figure 1. Two borings will be advanced on the west adjacent property and three borings will be advanced on the east adjacent property.

The five soil borings will be advanced to an estimated depth of 15 ft bls. The soil borings will be advanced using a mobile drill rig unit, Geoprobe Model Number 540MT, which is utilized for drilling in areas of limited access. Soil samples will be field-screened using a Flame Ionization Detection and logged in the field by ARCADIS to identify the sand layer. One soil sample from the sand layer will be collected from each boring (five total) and submitted for laboratory analysis of VOCs. After the samples have been collected, the boreholes abandoned in accordance with Chapter NR 141.

Samples collected for laboratory analysis will be placed into clean, laboratory-supplied containers and preserved in accordance with the selected analytical methodology. The samples will be placed in coolers with ice and shipped to a Wisconsin-certified laboratory in accordance chain-of-custody procedures.

During the installation of the soil borings, soil cuttings will be generated. These cuttings will be placed into one 55-gallon drum and stored on Site. ARCADIS will contact a licensed disposal facility and arrange for the transportation and disposal of the drummed soil under the existing waste manifest.

#### **Vapor Intrusion Investigation**

ARCADIS will evaluate the potential for vapor intrusion into the basements of the eastern and western adjacent buildings. The evaluation will be conducted in accordance with the February 12, 2003 "*Chemical Vapors Intrusion and Residual Indoor Air*" guidance published by the Wisconsin Department of Health and Family Services. ARCADIS will install one sub-slab vapor probe in the basement flooring of each building to collect a vapor sample. The sub-slab vapor probes will be determined in the field, based on the layout of each basement and input from the homeowners.

The probe will be installed by drilling a ½-inch diameter hole through the floor slab and into the base coarse using a hammer drill. A stainless steel sample port will be placed into each hole and sealed with grout. To collect a vapor sample, the probes will be purged with a sample pump. Each probe will then be connected to a summa canister. The canister valve will be opened, and the vacuum in the canister will withdraw a vapor sample. The two canisters will be sealed and submitted to a laboratory for analysis of VOCs using Environmental Protection Agency Method TO-15.

### **Reporting**

Based on the results of the additional investigation activities, ARCADIS will prepare a letter report. The letter report will outline the scope of work completed during this supplemental investigation, the procedures followed in the field, and a summary of the results. Recommendations will also be provided regarding the need for additional investigation or remediation, or whether closure can be pursued.

### **Closing**

ARCADIS will conduct the supplemental investigation activities for an estimated cost of \$9,119. Table 1 includes a breakdown of the project costs for the proposed work and the unit rates and estimates of hours to be worked by ARCADIS. Since costs associated with these activities are eligible for reimbursement under the Dry Cleaner Environmental Response Program, a reimbursement claim will be prepared following the completion of this scope of work. ARCADIS will not proceed with the recommended work without prior written approval from the WDNR.

We appreciate your continued assistance with this project. If you have any questions or require additional information, please contact us at your convenience.

Sincerely,

ARCADIS



Brian J. Maillet  
Staff Scientist



Edmund A. Buc, P.E.  
Principal Engineer

Copy:  
Ralph Hoffman

**Table 1. Revised Cost Estimate for Supplemental Investigation Services, Hoffman's Valet Cleaners,  
7215 West Center Street, Wauwatosa, Wisconsin.**

	Number	Unit		Rate	Unit	Totals
<b>Obtaining Site Access Agreements</b>						
Staff Scientist/Engineer II	8	Hrs	@	\$80	/Hr	\$640
Senior Project Staff I	2	Hrs	@	\$127	/Hr	\$254
<b>Subtotal for Obtaining Site Access Agreements</b>						<b>\$894</b>
<b>Installation and Sampling of Geoprobe Borings</b>						
Contractor Mobilization		Lump Sum		\$250		\$250
Borehole Drilling	75	LF	@	\$12	/Foot	\$900
Borehole Abandonment	75	LF	@	\$2	/Foot	\$150
DOT Drums	1	Drums	@	\$45	/Drum	\$45
Decontamination		Lump Sum		\$250		\$250
Soil IDW	1	Drum	@	\$175	/Drum	\$175
VOC (Soil)	5	Samples	@	\$65	/Sample	\$325
Staff Scientist/Engineer II	12	Hrs	@	\$80	/Hr	\$960
Project Staff I	4	Hrs	@	\$92	/Hr	\$368
Senior Project Staff I	1	Hrs	@	\$127	/Hr	\$127
Miscellaneous Expenses (phone charges, ice, shipping, field equipment, etc.)						\$450
<b>Subtotal for Installation and Sampling of Geoprobe Borings</b>						<b>\$4,000</b>
<b>Vapor Migration and Intrusion Assessment</b>						
Staff Scientist/Engineer II	8	Hrs	@	\$80	/Hr	\$640
Project Staff I	1	Hrs	@	\$92	/Hr	\$92
TO-15 (air sample)	2	Sample	@	\$290	/Hr	\$580
Summa Canister Rental	2	Sample	@	\$50	/Hr	\$100
Equipment and Field Expenses						\$125
<b>Subtotal for Vapor Migration and Intrusion Assessment</b>						<b>\$1,537</b>
<b>Letter Report and Closure Re-Submittal</b>						
Staff Scientist/Engineer I	4	Hrs	@	\$80	/Hr	\$320
Project Staff I	20	Hrs	@	\$92	/Hr	\$1,840
Senior Project Staff I	2	Hrs	@	\$127	/Hr	\$254
Project Assistant	2	Hrs	@	\$56	/Hr	\$112
Senior Designer	2	Hrs	@	\$81	/Hr	\$162
<b>Subtotal Letter Report and Closure Re-Submittal</b>						<b>\$2,688</b>
<b>Total Estimated Costs</b>						<b>\$9,119</b>