



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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April 1, 2010

Mr. Ralph Hoffman
2010 W. Woodbury Lane
Glendale, WI 53209

File Ref: FID# 241083150
BRRTs# 02-41-307576

SUBJECT: DERF Change Order Request – Modification Needed
Remedial and Mitigation Actions, Former Hoffman's Valet Cleaners
7215 W. Center Street, Wauwatosa

Dear Mr. Hoffman:

The Department received a submittal from Arcadis, regarding "Scope of Work and Cost Estimate for Closure Activities", dated February 10, 2010. The letter provided the results from additional sampling at the adjacent properties, as well as a proposal and cost estimate to install a sub-slab depressurization system under the building on the 7215 W. Center Street property, collect air samples at the adjacent property to the west, and submit a summary of the site actions in a letter report. The Department concurs with the proposal to install a sub-slab depressurization system beneath the dry cleaner building. Based on the new information received, the Department will require some additional samples prior to installation of the system, and modifications to the sampling to be conducted after system installation. I have discussed the following issues and scope modifications with your consultant, and you may direct him to prepare a revised change order request to incorporate them.

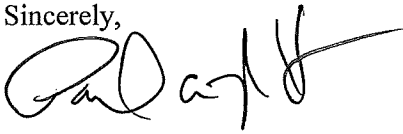
1. The sub-slab vapor sample collected beneath the Johnson business, west of the dry cleaner building, found PCE at a very high level, indicating either a significant vapor migration pathway from the dry cleaner sub-slab area or a spread of the soil contamination beneath the Johnson building. Because the vapor level is so high, and the building west (7229 W. Center Street) of the Johnson building appears to be separated from it by only a fire wall, a sub-slab vapor sample should be collected from beneath this next building. The port used to collect this vapor sample should be cemented in place and left until the Department approves its abandonment.
2. To better assess sub-slab vapor conditions beneath the Johnson building and to check the effectiveness of the proposed sub-slab depressurization system on the Johnson property, two sub-slab sample ports should be installed in the Johnson building, to be cemented in place for future use. A pre-system vapor sample should be collected from each of these ports. After installation and start-up of the system, pressure changes will be monitored in these ports and possibly the port in the next building to the west, to evaluate the area influenced by the system.
3. The sub-slab vapor sample collected beneath the Viruet residence, east of the dry cleaner property, found tetrachloroethylene slightly above the level used by the Department to rule out the potential for a vapor intrusion risk to occupants of a home. Therefore, an indoor air sample should be collected from the basement of the Viruet home to assess whether sub-slab vapor is entering the home.
4. An indoor air sample will also be needed from the Johnson building, and an indoor air sample should also be collected at the same time from the building west of the Johnson building. An outdoor air sample should be

collected as well, for a total of four 24-hour air samples, to be collected in the same time period, and prior to installation of the additional sub-slab ports or the depressurization system.

5. While conducting the sampling at the adjacent properties, your consultant should also assess the condition of the floor and walls of the basements tested, noting any cracks and whether a sump pump crock is present.
6. Indoor air samples, and/or sub-slab vapor samples may be required at selected adjacent properties after the sub-slab depressurization system has been running for at least three months, depending on the results of the baseline indoor air samples. Your consultant may include costs for this sampling in the modified change order, to be used if needed for this work. Alternately, your consultant may wait and include these costs in a subsequent change order request, after results from the baseline air testing and system influence testing have been obtained.

Based on the results of the requested sampling, additional investigation or remediation may be required. If you have any questions about this letter, or if your consultant encounters difficulties obtaining access for sampling, please contact me at (414) 263-8758.

Sincerely,



Pamela A. Mylotta, Hydrogeologist
Remediation & Redevelopment Program
Southeast Region, Milwaukee Service Center

C: Brian Maillet – Arcadis
Terry Evanson – WDNR/GEF2