



June 28, 2019

John Hnat  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Dr.  
Milwaukee, WI 53212

**RE: Work Scope and Change Order  
Former Hoffman's Valet Cleaners  
7215 West Center Street  
Wauwatosa, Wisconsin  
BRRTS # 02-41-307576**

Dear Mr. Hnat:

EnviroForensics, LLC (EnviroForensics) is requesting a change order for additional work at the former Hoffman Valet Cleaners (Hoffman's) property located at 7215 W. Center Street, Wauwatosa, Wisconsin (Site). As part of supplemental site investigation activities, a sub-slab depressurization system (SSDS) was installed in the Site building in February 2015 to mitigate vapor intrusion risk. In response to submittal of the Supplemental Site Investigation Report, the Wisconsin Department of Natural Resources (WDNR) issued a letter dated March 15, 2018 which requested, in part, commissioning of the SSDS.

The most recent sub-slab vapor sample data were collected in January 2017 (i.e., during the heating season). At that time, the concentrations of the contaminants of concern were less than the current vapor risk screening levels (VRSLs) for a small commercial building. If vapor concentrations remain below VRSLs then mitigation may no longer be necessary.

This change order request represents a partial response to WDNR's March 15, 2018 letter. This partial work is being completed to determine the cost of all remaining work requested by the WDNR. If operation of the SSDS can be discontinued, then commissioning of the SSDS may not be needed.

EnviroForensics proposes the following activities to further evaluate current vapor intrusion conditions at the Site building:

- Conduct paired sub-slab vapor and indoor air sampling consisting of
  - Two (2) sub-slab vapor samples;
  - Two (2) indoor air samples, including one (1) sample from the first floor commercial space and one (1) sample from the second floor apartment; and
  - One (1) outdoor air sample to evaluate background conditions.

*Document: 6200-0563*

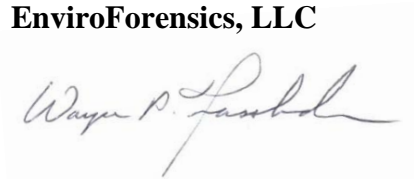
- Analyze all samples for chlorinated volatile organic compounds (CVOCs).
- Evaluate the analytical data and prepare a sample results notification for the current property owner.

If concentrations of CVOCs in vapor remain below the current VRSLs for these compounds, EnviroForensics will discuss discontinuing operation of the SSDS with WDNR. If any compounds are detected at concentrations exceeding their applicable VRSL, then EnviroForensics will proceed with commissioning of the SSDS following the guidelines in Appendix D of WDNR Publication RR-800. The indoor air and sub-slab vapor sample results will be compared to evaluate the potential for source(s) of CVOC impacts to air other than vapor intrusion.

The estimated cost for this work, including preparation of this work scope, is \$3,080. A cost breakdown analysis for the change order is provided on the attached Form 4400-214D.

If you have any questions regarding the proposed actions within this change order request, please do not hesitate to call me at (414) 982-3988.

Sincerely,  
**EnviroForensics, LLC**



Wayne Fassbender, PG, PMP  
*Senior Project Manager*

cc: Ralph Hoffman

Site Name: Former Hoffman's Valet Cleaners  
 BRRTS #: 02-41-307576  
 Type of Action: Site Investigation

TASKS Bid / Budgeted Description	BUDGET				Previous Claim (DC-610)	Previous Claim (DC-684)	EnviroForensics 5/18 Invoice #19590	EnviroForensics 7/18 Invoice #19803	EnviroForensics 8/18 Invoice #19888	EnviroForensics 9/18 Invoice #20094	EnviroForensics 11/18 Invoice #20383	EnviroForensics 12/18 Invoice #20534	Total Invoiced Costs
	Change Order Nov 6, 2014	Change Order Jun 24, 2016	Change Order Jun 25, 2019	Total Approved Budget									
Consultant Costs													
<b>Further Site Investigation 2 and SSDS Installation</b>													
Work Scope Development (08a)	\$ 4,675.00			\$ 4,675.00	\$ 3,970.00	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Corridor Investigations (08b)	\$ 3,952.00			\$ 3,952.00	\$ -	\$ 3,788.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Modified SSDS Installation and Reporting (08c)	\$ 6,923.00			\$ 6,923.00	\$ 4,167.95	\$ 420.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Results Reports for Off-Site Property Owners (08d)	\$ 1,209.00			\$ 1,209.00	\$ 809.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Management (08e)	\$ 3,233.00	\$ 2,295.00		\$ 5,528.00	\$ 2,192.50	\$ 4,909.00	\$ -	\$ -	\$ -	\$ 735.00	\$ -	\$ -	\$ 735.00
Sub-slab Sampling (08f)		\$ 1,359.30		\$ 1,359.30	\$ -	\$ 2,984.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Groundwater Sampling (08g)		\$ 1,776.00		\$ 1,776.00	\$ -	\$ 1,068.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NR 716 SIR (08h)		\$ 6,945.00		\$ 6,945.00	\$ -	\$ 15,899.50	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ 315.00
Closure Request (08i)		\$ 5,621.00		\$ 5,621.00	\$ -	\$ 1,434.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Well Abandonment (08j)		\$ 1,150.00		\$ 1,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Work Scope Preparation (08k)			\$ 860.00	\$ 860.00									\$ -
Vapor Intrusion Assessment Activities (08l)			\$ 1,320.00	\$ 1,320.00									\$ -
<i>Consultant Cost Total</i>	\$ 19,992.00	\$ 19,146.30	\$ 2,180.00	\$ 41,318.30	\$ 11,139.75	\$ 30,578.75	\$ -	\$ -	\$ 315.00	\$ 735.00	\$ -	\$ -	\$ 1,050.00
Sub-Contractor Costs													
Analytical	\$ 1,216.70	\$ 1,202.00	\$ 900.00	\$ 3,318.70		\$ 2,699.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Driller	\$ 1,350.00			\$ 1,350.00		\$ 1,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waste Disposal	\$ 200.00	\$ 120.00		\$ 320.00		\$ 335.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SSDS Installation	\$ 15,100.00			\$ 15,100.00	\$ 13,707.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Sub-Contractor Cost Total</i>	\$ 17,866.70	\$ 1,322.00	\$ 900.00	\$ 20,088.70	\$ 13,707.00	\$ 4,070.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DERF ELIGIBLE SUB-TOTALS</b>	<b>\$ 37,858.70</b>	<b>\$ 20,468.30</b>	<b>\$ 3,080.00</b>	<b>\$ 61,407.00</b>	<b>\$ 24,846.75</b>	<b>\$ 34,649.43</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 315.00</b>	<b>\$ 735.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,050.00</b>
Non-DERF Eligible Expenses													
DERF Reimbursement 3 (10)							\$ 966.50	\$ 416.00	\$ -	\$ -	\$ 645.00	\$ 296.00	\$ 2,323.50
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Non-DERF Cost Total</i>							\$ 966.50	\$ 416.00	\$ -	\$ -	\$ 645.00	\$ 296.00	\$ 2,323.50
<b>INVOICE GRAND TOTAL</b>							<b>\$ 966.50</b>	<b>\$ 416.00</b>	<b>\$ 315.00</b>	<b>\$ 735.00</b>	<b>\$ 645.00</b>	<b>\$ 296.00</b>	<b>\$ 3,373.50</b>

Check Numbers

Site Name: Former Hoffman's Valet Cleaners

BRRTS #: 02-41-307576

Type of Action: Site Investigation

Dry Cleaner Environmental Response Program  
Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D (R 08/12)

TASKS Bid / Budgeted Description	BUDGET				DERF COST BREAKOUT (this claim)		DERF COST BREAKOUT (this claim)								Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
	Change Order Nov 6, 2014	Change Order Jun 24, 2016	Change Order Jun 25, 2019	Total Approved Budget	Previous Claim (DC-610)	Previous Claim (DC-684)	A Soil Investigation	B Soil Remediation	C Groundwater Investigation	D Groundwater Remediation	E Air/Vapor Investigation	F Air/Vapor Remediation	G Lab & Other Analysis	H Miscellaneous Costs		
<b>Consultant Costs</b>																
<b>Further Site Investigation 2 and SSDS Installation</b>																
Work Scope Development (08a)	\$ 4,675.00			\$ 4,675.00	\$ 3,970.00	\$ 75.00									\$ 630.00	100
Utility Corridor Investigations (08b)	\$ 3,952.00			\$ 3,952.00	\$ -	\$ 3,788.00									\$ 164.00	100
Modified SSDS Installation and Reporting (08c)	\$ 6,923.00			\$ 6,923.00	\$ 4,167.95	\$ 420.00									\$ 2,335.05	100
Results Reports for Off-Site Property Owners (08d)	\$ 1,209.00			\$ 1,209.00	\$ 809.30	\$ -									\$ 399.70	100
Project Management (08e)	\$ 3,233.00	\$ 2,295.00		\$ 5,528.00	\$ 2,192.50	\$ 4,909.00	\$ 735.00								\$ (2,308.50)	100
Sub-slab Sampling (08f)		\$ 1,359.30		\$ 1,359.30	\$ -	\$ 2,984.50									\$ (1,625.20)	100
Groundwater Sampling (08g)		\$ 1,776.00		\$ 1,776.00	\$ -	\$ 1,068.75									\$ 707.25	100
NR 716 SIR (08h)		\$ 6,945.00		\$ 6,945.00	\$ -	\$ 15,899.50	\$ 315.00								\$ (9,269.50)	100
Closure Request (08i)		\$ 5,621.00		\$ 5,621.00	\$ -	\$ 1,434.00									\$ 4,187.00	35
Well Abandonment (08j)		\$ 1,150.00		\$ 1,150.00	\$ -	\$ -									\$ 1,150.00	0
Work Scope Preparation (08k)			\$ 860.00	\$ 860.00											\$ 860.00	0
Vapor Intrusion Assessment Activities (08l)			\$ 1,320.00	\$ 1,320.00											\$ 1,320.00	0
<i>Consultant Cost Total</i>	\$ 19,992.00	\$ 19,146.30	\$ 2,180.00	\$ 41,318.30	\$ 11,139.75	\$ 30,578.75									\$ (1,450.20)	
<b>Sub-Contractor Costs</b>																
Analytical	\$ 1,216.70	\$ 1,202.00	\$ 900.00	\$ 3,318.70		\$ 2,699.92									\$ 618.78	73
Driller	\$ 1,350.00			\$ 1,350.00		\$ 1,035.00									\$ 315.00	100
Waste Disposal	\$ 200.00	\$ 120.00		\$ 320.00		\$ 335.76									\$ (15.76)	100
SSDS Installation	\$ 15,100.00			\$ 15,100.00	\$ 13,707.00	\$ -									\$ 1,393.00	100
<i>Sub-Contractor Cost Total</i>	\$ 17,866.70	\$ 1,322.00	\$ 900.00	\$ 20,088.70	\$ 13,707.00	\$ 4,070.68									\$ 2,311.02	
<b>DERF ELIGIBLE SUB-TOTALS</b>	\$ 37,858.70	\$ 20,468.30	\$ 3,080.00	\$ 61,407.00	\$ 24,846.75	\$ 34,649.43	\$ 1,050.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 860.82	

Non-DERF Eligible Expenses	
DERF Reimbursement 3 (10)	
<i>Non-DERF Cost Total</i>	
<b>INVOICE GRAND TOTAL</b>	

Total DERF Eligible Costs This Claim \$ 1,050.00

Check Numbers