



July 3, 2019

Mr. Ralph Hoffman
14000 North 9th Street, Unit 3092
Scottsdale, AZ 85260

Subject: Approval of Change Order #3 for Hoffman's Valet Cleaners, 7215 West Center Street,
Wauwatosa, WI FID: 241083150 BRRTS: 02-41-307576

Dear Mr. Hoffman:

Enviroforensics, LLC (EnviroForensics) Change Order #3, dated June 28, 2019, is approved. You may proceed with the proposed work. The Wisconsin Department of Natural Resources (DNR) received the proposal titled, "Work Scope and Change Order Former Hoffman's Cleaners" at the address located above, prepared by EnviroForensics and submitted on your behalf on June 28, 2019.

The proposed scope-of-work consists of:

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

Cost approved for this Change Order #3 is \$2,180 for consulting and \$900 for sub-contractors, for a total of \$3,080. The total cost approved to date for this site is \$153,429.61.

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 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.

If you have any questions regarding the content of this letter, please contact me at 414-263-8644, or john.hnat@wisconsin.gov.

Sincerely,

John J. Hnat, CPG, PG
Project Manager/Hydrogeologist
Remediation and Redevelopment Program
SER HQ

cc: Jennifer Feyerherm – GEF2 DNR Central Office
Wayne Fassbender - EnviroForensics



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

N16 W23390 Stone Ridge Drive, Suite G, Waukesha, WI 53188 | P: 262-290-4001 | enviroforensics.com

- 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	BUDGET			Total Approved 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 #1 Nov 6, 2014	Change Order #2 Jun 24, 2016	Change Order #3 Jun 25, 2019										
Consultant Costs													
Further Site Investigation 2 and SSDS Installation													
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DERF ELIGIBLE SUB-TOTALS	\$ 37,858.70	\$ 20,468.30	\$ 3,080.00	\$ 61,407.00	\$ 24,846.75	\$ 34,649.43	\$ -	\$ -	\$ 315.00	\$ 735.00	\$ -	\$ -	\$ 1,050.00
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>							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVOICE GRAND TOTAL							\$ 966.50	\$ 416.00	\$ -	\$ -	\$ 645.00	\$ 296.00	\$ 2,323.50
							\$ 966.50	\$ 416.00	\$ 315.00	\$ 735.00	\$ 645.00	\$ 296.00	\$ 3,373.50

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			Total Approved Budget	Previous Claim (DC-610)	Previous Claim (DC-684)	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				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		
Consultant Costs																
Further Site Investigation 2 and SSDS Installation																
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
Consultant Cost Total	\$ 19,992.00	\$ 19,146.30	\$ 2,180.00	\$ 41,318.30	\$ 11,139.75	\$ 30,578.75									\$ (1,450.20)	
Sub-Contractor Costs																
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
Sub-Contractor Cost Total	\$ 17,866.70	\$ 1,322.00	\$ 900.00	\$ 20,088.70	\$ 13,707.00	\$ 4,070.68									\$ 2,311.02	
DERF ELIGIBLE SUB-TOTALS	\$ 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)	
Non-DERF Cost Total	
INVOICE GRAND TOTAL	

Total DERF Eligible Costs This Claim \$ 1,050.00

Check Numbers