



March 28, 2017

Stacy Knickelbein
Double Knickel Enterprises LLC
440 South Park St
Reedsburg WI 53959

Subject: Change Order Request for Reedsburg Cleaners
349 E. Main Street, Reedsburg, Wisconsin
DNR BRRTS Activity # 02-57-001682

Dear Mrs. Knickelbein:

On March 27, 2017, the Wisconsin Department of Natural Resources (Department) received a request for a variance to NR 169, Wis. Adm. Code, known as the Dry Cleaners Environmental Response Fund (DERF) program, submitted on your behalf by Seymour Environmental.

This variance allows for additional costs for additional vapor sampling and mitigation assessment, utility mapping, sub-slab soil sampling, and additional groundwater sampling and plume migration analysis. The tasks are in agreement with the department's expectations for the project. The change order and request for variance are approved.

The total additional approved costs are \$12,195, which includes \$9,225 in consulting costs and \$2,970 in subcontractor costs. Seymour should correct the cost linking spreadsheet so the subcontractor costs reference the March 2017 budget, rather than an Oct. 2016 budget.

Please note that this variance in itself does not assure that all costs submitted for reimbursement by DERF will be approved. All incurred costs are subject to the eligibility requirements listed under s. NR 169.13(2), Eligible Costs, and will be reviewed for compliance. All other requirements for investigation and remediation of the release as well as DERF requirements also apply. This variance approval will be filed and reviewed with any future DERF reimbursement requests.

If you have questions regarding the content of this letter, please contact me.

Sincerely,

Jeff Ackerman
Hydrogeologist
(608) 275-3323

cc: Robyn Seymour, Seymour Environmental
Jennifer Feyerherm, DNR Central Office



Tel: 608-838-9120

March 16, 2017

Mr. Jeff Ackerman
Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Madison, Wisconsin 53711

**Re: Change Order Request
Reedsburg Cleaners (BRRTs #02-57-001682)
349 East Main Street - Reedsburg, Wisconsin**

Dear Mr. Ackerman:

Seymour Environmental Services, Inc. received your letter describing additional assessment activities needed to advance the site toward closure. Four main items were listed in the letter. A change order/ budget request was prepared to address those items. Work details and costs for each activity are described below.

1) Vapor Migration Assessment and Mitigation

Vapor migration sampling will be conducted at two adjacent buildings: Vanguard Games (335 East Main Street) and the Hasler residence (147 North Locust Street). At the Vanguard building a single sub-slab probe will be installed in the northeast portion of the building near the location where high PCE vapors were identified beneath the building at the subject parcel. At the Hasler residence we will attempt to install a sub-slab probe in the south central portion of the building. If it is not possible to install a sub slab probe at the Hasler residence an indoor air sample will be collected in the basement. We are still waiting for a response from Mr. Hasler about obtaining permission for access. Vapor samples will be collected at both sites in accordance with WDNR guidance; the samples will be analyzed for CVOCs. The estimated cost for installation of the vapor probes and sampling along with oversight and documentation of the mitigation system is **\$4,210**.

Installation of a vapor mitigation system at the building on the subject parcel will be necessary based on the sub-slab vapor analytical data. The costs for this task were approved in a change order in September 2015. The system has not been installed yet. We hope to install the system in concert with the remodeling of the building planned by the new owners.

2) Utility Mapping

The location of the utilities around the site will be obtained from the City of Reedsburg. These locations will be added to maps of the site. Additionally, the lateral for the floor drain in the northwest part of the building on the site will be located and televised to determine the condition of the lateral and the point of discharge. The estimated cost for this work is **\$1,640** including subcontractor costs for televising and locating the piping from the floor drain as well as disposal of materials that will be removed from the sewer lines.

Mr. Jeff Ackerman
WDNR
March 16, 2017
Page 2

3) Sub slab Soil Sampling

Several soil probes will be advanced inside of the building. The sampling will focus on the drain area where high vapor levels have been identified but samples will be collected across the building footprint. The objective of the sampling is to evaluate whether a second source area is present or if there has been migration under the building along the west margin of the remedial excavation. To collect the soil samples borings will be drilled through the floor slab and a soil probe will be advanced using direct push methods. Sampling will continue from the base of the slab to refusal which may be quite because of bedrock. Soil samples will be screened in the field for organic vapors using a photo-ionization detector. Field information will be used to adjust the sampling locations in the field and to select samples for laboratory analysis. Estimated cost for the source area soil sampling is \$2,230.

4) Groundwater Sampling and Plume Migration Analysis

An additional round of groundwater monitoring will be conducted. Groundwater level data and samples will be collected from the 10 wells associated with the project. Groundwater samples will be analyzed for VOCs. Additionally, ORP will be measured in the field; this information will be used to evaluate whether residual effects remain from the historic remedial injections. Historic groundwater data will be used to determine contaminant trends within the aquifer and specifically to determine the amount of CVOC degradation associated with the previous injections to enhance degradation of the CVOCs. This information will then be used to determine whether additional chemical injection is warranted to improve the water quality at the site. Estimated cost for the groundwater sampling, remediation analysis and reporting is \$4,115.

Our cost request totals \$12,195.00. Please call me at 608-838-9120 if you have any questions or would like additional information.

Sincerely,

Seymour Environmental Services, Inc.



Robyn Seymour, P.G.
Hydrogeologist

Enc. Cost Tables/Linking Spreadsheet

cc: Rick and Stacy Knickelbein

Reedsburg Cleaners							
349 East Main Street							
Reedsburg, Wisconsin							
TABLE 1 - PROFESSIONAL FEES							
	Senior Hydrogeologist	Project Hydrogeologist	Field Geologist	Field Technician	CAD	Word Processing	Cost
Rate/hour	\$90	\$85	\$80	\$75	\$65	\$35	
Workplan/Project Man.		4	4			1	\$695
Access Agreements			4				\$320
Mitigation System Oversight			6				\$480
Subslab probe installation			6	6			\$930
Soil Sampling			6	6			\$930
Vapor Sampling			6	6			\$930
Groundwater Sampling			8	8			\$1,240
Report		16			4	1	\$1,655
						Total	\$7,180
TABLE 2 - DIRECT COSTS							
	Unit Price	No. Units	Lump Sum	Cost			
Mobilization		6	\$250	\$1,500			
Subslab Installation Equip	125	1		\$125			
Vapor Point	25	2		\$50			
OVIM	75	2		\$150			
Soil sampling Equipment	100	1		\$100			
Bailers	12	10		\$120			
			Subtotal	\$2,045			
Subcontracting							
Lab Analysis							
Soil							
VOC	\$75.00	5		\$375			
Groundwater							
VOC	\$75.00	10		\$750			
Air Samples							
VOC	\$275.00	2		\$550			
Waste Characterization							
VOC	\$75.00	1		\$75			
Metals	\$120.00	1		\$120			
Televised Floor Drains							
			\$500	\$500			
Waste Disposal							
Soil (drains and borings)			\$500	\$500			
Purge Water			\$100	\$100			
			Subtotal	\$2,970			
Total Consulting Cost	\$7,180						
Consulting and Direct Costs	\$9,225						
Total Subcontracting Costs	\$2,970						
Budget Request Total	\$12,195						

