

# PEP Environmental Services, LLC

June 8, 2008

Mr. Mark Drews  
Wisconsin DNR  
141 NW Barstow Street, Room 180  
Waukesha, WI 53188



Re: **Change Order #2**. Twin Lakes Laundry, 111 South Lake Avenue, Village of Twin Lakes, WI WDNR BRRTS #: 02-30-545024 & FID #: 230117910.

Dear Mark:

The purpose of this letter is to outline the costs necessary to complete the additional work we discussed in emails in May 2008. We will also provide a brief summary of the work we completed as part of the initial site investigation (SI) and costs to date.

## **Work Completed to Date**

To date, we have spent \$25,178 on the site investigation. We recently completed the site investigation report and submitted a copy of the report to your office.

## **Change Order #2 – Additional Scope of Work**

This Change Order covers work we discussed in emails in May. We will complete the following tasks under this Change Order:

Vapor Intrusion Mitigation – We will arrange for the installation of a radon-type vapor mitigation system to reduce the likelihood that PCE vapors will migrate from below the slab and into the building. The system will include two penetration points in the southeast corner of the building where we previously identified high levels of PCE. The system will be fitted with a continuous low-volume fan. We will collect an air sample for VOCs (TO-15) from the discharge of the stack shortly after installation of the system and about 1.5 years after the system has operated.

Potable Well Sampling – We will sample eight selected potable wells surrounding the site for VOCs four (4) additional times over a two year period to evaluate trends and confirm previous results. We will select wells for sampling based on previous results and make adjustments to which wells are sampled based on the results of previous samplings. For the basis of the cost estimate, we have assumed 32 potable well samples will be collected over a two year period of semi-annual sampling (4 rounds).

**PEP Environmental Services, LLC**  
7147 Cedar Sauk Road, Saukville, WI 53080-2452  
Phone: 414-801-1730 Fax: 262-675-2062 Email: pepenviro@core.com

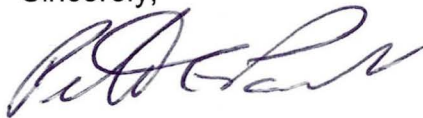
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Monitoring Well Sampling – We will sample the seven monitoring wells and piezometer four times (semi-annually over two years) to better evaluate trends and confirm previous results. For the basis of the cost estimate, we have assumed 32 samples will be collected.

The costs to complete the additional work outlined above is \$14,760. An itemization of those costs is provided in the attached spreadsheet.

Once you approve the above budget of \$14,760 to complete the additional work, we will schedule the work and proceed with the vapor mitigation system immediately, and conduct the first sampling event in October 2008. Subsequent sampling events will be conducted in April 2009, October 2009, and April 2010. If at any time during the sampling program, we determine that there is a significant increase in contaminant concentrations, we will notify you and determine if a more aggressive remedial strategy is appropriate.

Sincerely,



Pete Pavalko  
Environmental Scientist

Cc: Mr. Tom Olsen, Olsen Properties, LLC, P.O. Box 1012, Twin Lakes, WI 53181

## Cost Work Sheet

Twin Lakes Laundry, Twin Lakes, WI

### Two Years of Groundwater/Potable Well Monitoring and Sub-Slab Venting System

SERVICE	RATE	ESTIMATED AMOUNT	ESTIMATED COST
<b>Contractor Services</b>			
Install Sub-Slab Venting System (simple Radon type system; two penetrations)	\$1,500.00 per vent	1 vent	\$1,500.00
<b>Drilling Services</b>			
Replacement MW	\$1,200.00 each	wells	\$0.00
Well Abandonment	\$175.00 per well	wells	\$0.00
<b>Laboratory Services</b>			
Groundwater Samples from 8 Monitoring Wells (4 rounds)			
VOCs	\$65.00 per sample	32 samples	\$2,080.00
Air Samples from Venting System			
VOC - TO-15	\$300.00 per sample	2 samples	\$600.00
Groundwater Samples from 8 Potable Wells (4 rounds)			
VOCs	\$65.00 per sample	32 samples	\$2,080.00
<b>SUBTOTAL SUBCONTRACTOR SERVICES</b>			<b>\$6,260.00</b>
<b>Consulting Services</b>			
Coordinate Sub-Slab Venting System Installation and Air Sampling			\$2,000.00
Groundwater Monitoring (4 rounds from MWs and potable wells over 2 years)			\$4,500.00
Reporting and Documentation			\$2,000.00
<b>SUBTOTAL CONSULTING SERVICES</b>			<b>\$8,500.00</b>
TOTALS			
<b>SUBTOTAL SUBCONTRACTOR SERVICES</b>			<b>\$6,260.00</b>
<b>SUBTOTAL CONSULTING SERVICES</b>			<b>\$8,500.00</b>
<b>ESTIMATED TOTAL</b>			<b>\$14,760.00</b>