



December 22, 2016

Mr. Harold Shipshock
c/o Mr. Tom Shipshock
Master Drycleaning, Inc.
N57 W266389 Mt. Du Lac Drive
Sussex, WI 53089

Subject: Approval of Change Order #2, Additional Proposed Scope of Work for Master Dry Cleaners DERF Site, 6326 West Bluemound road, Wauwatosa, WI

FID: 241398630
BRRTS: 02-41-545142

Dear Mr. Shipshock:

Your proposed additional investigation and interim remedial Change Order #2 dated December 20, 2016, is approved. You may proceed with the proposed scope of work. The DNR received the proposal titled, "Additional Proposed Scope of Work, Including Modifications to September 27 and July 6, 2016 Additional Investigation and Remedial Action Proposal, master Dry Cleaners DERF Site, 6326 W. Bluemound Road, Wauwatosa, WI, BRRTS # 02-41-545142", prepared by Fehr Graham Engineering & Environmental and submitted on your behalf on December 20, 2016.

The proposed additional scope of work includes the following tasks:

- Task 0: Project Management
- Task C1: Vapor Sampling Subslab: Two Structure: Milwaukee Police Association Building 6310 W. Bluemound road and Second Residence North of Property 524 N 64th Street
- Task C2: Residential Vapor Mitigation System (518 N 64th Street – Rusch Home)
- Task C3: Vapor Mitigation System at 524 N 64th Street
- Task E: Building Restoration, Subslab Vapor Mitigation System Installation & Monitoring
- Task F: Additional assessment of Utility Corridors
- Task G: Landfill Disposal Approval (Note: Contained Out Approval Letter November 14, 2016 for a hazardous waste determination)
- Task H: Soil Excavation and Disposal
- Task I: Contingency Addition chemicals in Excavation Base
- Task J: Documentation Report Preparation
- Task 6: Groundwater Monitoring
- Task 7: Groundwater Monitoring Status Reports

Cost approved for this change Order #2 is \$39,505 for consulting and \$50,251 for sub-contactors, for a total of \$89,756. The total cost approved for this Change Order #2 is \$89,756. The total cost approved to date for this site is \$183,768.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, Wisconsin Administrative Code (WAC), hazardous waste management and wastewater discharges.

This approval does not guarantee the reimbursement of costs under the Dry Cleaning Environmental Response Program. Final Determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

Final Comments and Requirements

1. New water or sanitary lines should not be placed through contaminated areas.
2. Documentation of the location and disposition of the water line that feeds the sink in the east part of the building was not included in the proposal as discussed in the email from Pamela Mylotta (DNR SER Supervisor) to Ken Ebbott on December 12, 2016. This should be included in the documentation portion of the final report submittal.
3. As a condition of approval, Chapter NR 718, WAC must be followed for re-use or placement of excavated contaminated soil on this site.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to me at the above address.

Sincerely,



John J. Hnat, P.G., C.P.G.
Project Manager/Hydrogeologist
Southeast Region
Remediation and Redevelopment

Attachments: Table A: Additional Remedial Action Cost Estimate
Remedial Action change Order #2: December 19, 2016

C: Jennifer Feyerherm – WDNR CF/2, Madison
Don Gallo & Michelle Williams – Husch & Blackwell
Laura Conklin & Andy Buddle – City of Wauwatosa Health Department
Ken Ebbott – Fehr Graham
Doris Pelskal – email pelskal@hotmail
WDNR SER Files

TABLE A: Additional Remedial Action Cost Estimate
 December 19, 2016
 Master Drycleaner, 6326 W. Bluemound Road, Wauwatosa, WI

ITEM DESCRIPTION	Unit Price	Quantity	Units	Total Cost
CONSULTING SERVICES				
Task 0: Project Management (addl actions)				
Sr. Hydrogeologist or Engineer	\$100.00	52	hour	\$5,200.00
Administrative	\$60.00	5	hour	\$300.00
WDNR Fee (Haz Waste Determination)	\$700.00	1	lump	\$700.00
Subtotal Task				\$6,200.00
Task C1: Subslab Vapor Chemistry Smp/ Analysis Neighbor to East and 2nd North				
Sr. Hydrogeologist (PM and letter rpt)	\$100.00	8	hour	\$800.00
Field Technician / Geologist	\$70.00	8	hour	\$560.00
Field Technician / Geologist (rpt)	\$70.00	4	hour	\$280.00
Drafting	\$60.00	4	hour	\$240.00
PID	\$100.00	1	day	\$100.00
Vapor Pins	\$50.00	4	day	\$200.00
Field Supplies	\$25.00	1	lump	\$25.00
Hammer Drill	\$100.00	1	day	\$100.00
Subtotal Task				\$2,305.00
Task C2: Subslab Vapor System Neighbor to North				
Oversight, System Communication Testing, Doc Report, Follow Up Functioning				
Sr. Hydrogeologist	\$100.00	4	hour	\$400.00
Field Technician / Geologist	\$70.00	12	hour	\$840.00
Hammer Drill, Induced Vacuum Meter	\$100.00	1	day	\$100.00
Subtotal Task				\$1,340.00
Task C3: Subslab Vapor System Second Neighbor to North				
Oversight, System Communication Testing, Doc Report, Follow Up Functioning				
Sr. Hydrogeologist	\$100.00	4	hour	\$400.00
Field Technician / Geologist	\$70.00	12	hour	\$840.00
Hammer Drill, Induced Vacuum Meter	\$100.00	1	day	\$100.00
Subtotal Task				\$1,340.00
Task E: Building Restoration with Subslab Vapor Mitigation System Installation				
<i>Communication Testing - three events - one winter, one summer, one other</i>				
Sr. Hydrogeologist	\$100.00	4	hour	\$400.00
Field Technician 3 days	\$70.00	12	hour	\$840.00
Technician - table, report	\$70.00	3	hour	\$210.00
Bentonite	\$20.00	5	bag	\$100.00
Hammer Drill	\$50.00	3	day	\$150.00
Induced Vacuum Meter Rental	\$50.00	3	day	\$150.00
<i>Chemical Testing - two Events- one pre-occupancy, one post-occupancy</i>				
Sr. Hydrogeologist	\$100.00	4	hour	\$400.00
Field Technician 4 visits - deploy, pickup	\$70.00	6	hour	\$420.00
Field Technician - report	\$70.00	6	hour	\$420.00
PID	\$100.00	2	day	\$200.00
Subtotal Task				\$3,290.00
Task F: Addl Assessment Utility Corridors				
<i>Video Sewer, Six Geoproses w 12 soil samples</i>				
Sr. Hydrogeologist or Engineer	\$100.00	8	hour	\$800.00
Field Technician Drill, Soil Sample	\$70.00	12	hour	\$840.00
Field Technician Prep, Logs, COC, Ship	\$70.00	4	hour	\$280.00
Drafting	\$60.00	5	hour	\$300.00
Field Supplies	\$50.00	1	day	\$50.00
Subtotal Task				\$2,270.00
Task G: Landfill Disposal Approval				
Sr. Hydrogeologist or Engineer	\$100.00	16	hour	\$1,600.00
Field Technician	\$70.00	6	hour	\$420.00
Subtotal Task				\$2,020.00
Task H: Soil Excavation and Disposal				
<i>Indoor 3 days, Outdoor 2 days</i>				
Sr. Hydrogeologist	\$100.00	10	hour	\$1,000.00
Field Technician 5 days	\$70.00	50	hour	\$3,500.00
Field Technician (Prep, notes, COC)	\$70.00	10	hour	\$700.00
PID Meter	\$100.00	5	day	\$500.00
Field Supplies	\$50.00	2	day	\$100.00
Subtotal Task				\$5,800.00

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TABLE A: Additional Remedial Action Cost Estimate
 December 19, 2016
 Master Drycleaner, 6326 W. Bluemound Road, Wauwatosa, WI

ITEM DESCRIPTION	Unit Price	Quantity	Units	Total Cost
Task I: Contingency Addition Chemicals in Excvn Base				
Oversight of Mixing, Monitor Well Headspace, Permit Amendment				
Sr. Hydrogeologist (Permit, Correspondence)	\$100.00	10	hour	\$1,000.00
Sr. Hydrogeologist (Field PM)	\$100.00	6	hour	\$600.00
Field Technician Mix Assist, Monitoring	\$70.00	10	hour	\$700.00
Field Technician Data Eval / process	\$70.00	10	hour	\$700.00
Four Gas Meter	\$150.00	2	day	\$300.00
PID Meter	\$100.00	2	day	\$200.00
Field Supplies	\$50.00	1	day	\$50.00
Subtotal Task				\$3,550.00
Task J: Documentation Report				
Sr. Hydrogeologist or Engineer	\$100.00	24	hour	\$2,400.00
Field Technician Data Entry, Tables	\$70.00	12	hour	\$840.00
Drafting	\$60.00	24	hour	\$1,440.00
Project Assistant	\$60.00	5	hour	\$300.00
Subtotal Task				\$4,980.00
Task 6 GW Monitoring				
<i>Add 18 Wells and labor for 4 WPDES Samples</i>				
Sr. Hydrogeologist	\$100.00	5	hour	\$500.00
Field Technician Sample Addl Wells	\$70.00	22	hour	\$1,540.00
Technician Addl ship, prep	\$70.00	4	hour	\$280.00
Field Supplies	\$20.00	22	well	\$440.00
Subtotal Task				\$2,760.00
Task 7: Groundwater Monitoring Status Reports				
Addl Time for neighbors wells commun., and addl samples, addl Data eval, report				
Sr. Hydrogeologist - neighbor letters	\$100.00	10	hour	\$1,000.00
Sr. Hydrogeologist status reports	\$100.00	10	hour	\$1,000.00
Field Technician Data Entry, Tables	\$70.00	15	hour	\$1,050.00
Drafting	\$60.00	10	hour	\$600.00
Subtotal Task				\$3,650.00
CONSULTING SERVICES TOTAL				\$39,505.00

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 December 19, 2016
 Master Drycleaner, 6326 W. Bluemound Road, Wauwatosa, WI


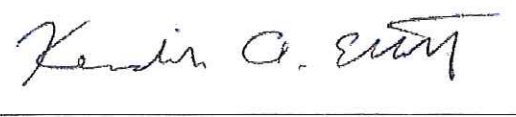
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ITEM DESCRIPTION	Unit Price	Quantity	Units	Total Cost
CONTRACTOR				
Task C1: Subslab Vapor Chemistry Smpl/ Analysis Neighbor to East and 2nd North				
Laboratory				
VOCs Vapor	\$288.00	4	each	\$1,152.00
Subtotal Task				\$1,152.00
Task C2: Subslab Vapor System Neighbor to North				
Mitigation System Contractor				
Site Visit, Scope	\$250.00	1	lump	\$250.00
System Install, one fan, one penetration	\$2,500.00	1	lump	\$2,500.00
Subtotal Task				\$2,750.00
Task C3: Subslab Vapor System Second Neighbor to North				
Mitigation System Contractor				
Site Visit, Scope	\$250.00	1	lump	\$250.00
System Install, one fan, one penetration	\$2,500.00	1	lump	\$2,500.00
Subtotal Task				\$2,750.00
Task E: Building Restoration with Subslab Vapor Mitigation System Installation				
Mitigation System Contractor				
Additional Testing and floor penetration	\$650.00	1	lump	\$650.00
Laboratory				
VOCs Vapor	\$288.00	2	each	\$576.00
Subtotal Task				\$1,226.00
Task F: Addl Assessment Utility Corridors				
<i>Video Sewer, Six Geoprobe w 12 soil samples</i>				
Video Sewer Line	750	1	lump	750
Private Utility Locate	350	1	lump	350
Geoprobe Mobilize	500	1	lump	500
Drill / Sample Interior	9.5	20	foot	190
Drill / Sample Exterior	7.5	40	foot	300
Abandon	1.2	60	foot	72
Decon	75	1	hour	75
Conc Penetrations	50	2	each	100
Laboratory				
Soil VOCs	52	16	each	832
TCLP VOC	117	2	each	234
Landfill Criteria Testing	500	1	each	500
TASK SUBTOTAL				3903
Task H: Soil Excavation and Disposal				
Environmental Contractor				
Mobilization indoor	1600	1	lump	\$1,600.00
Concrete Saw / Break Inside	4.2	102	feet	\$428.40
Concrete Disposal Inside	3.5	136	sf	\$476.00
Concrete Load / Haul	500	1	lump	\$500.00
Mini Excvtor w/ Operator	135	32	hour	\$4,320.00
Crew / Equipment Per Day Charge	636	3	day	\$1,908.00
Non-Haz Soil Load, Haul out of bldg	35	30	ton	\$1,050.00
Haz Soil Load and Haul out of Bldg,	100	5	drum	\$500.00
Drums	60	5	each	\$300.00
Haz Soil Disposal	450	5	drum	\$2,250.00
Non-Haz Soil Displ Indoor Tip Fee	34	30	ton	\$1,020.00
Non-Haz Soil Displ Haul	16	30	ton	\$480.00
Indoor Lateral Replacement	14.8	20	foot	\$296.00
Vapor Pipe and Install	10	30	foot	\$300.00
Stego Wrap Barrier	627	1	lump	\$627.00
Pea Gravel Backfill	31	30	ton	\$930.00
Concrete Resurfacing	6.5	136	SF	\$884.00
Shipping	275	1	Ground	\$275.00
Outdoor Excavation				
City Permit / Water Shur off	150	1	lump	\$150.00
Mobilization Outdoor	1550	1	lump	\$1,550.00
Asphalt Saw	4.2	86	ft	\$361.20
Asphalt Remove	2.5	160	SF	\$400.00
Asphalt Load / Haul / Dispose - lump	500	1	lump	\$500.00
Non-Haz Soil Load and Haul	16	40	ton	\$640.00
Outdoor Lateral Replacement	14.8	40	foot	\$592.00
Outdoor Water Replacement	10.33	40	foot	\$413.20
Excavation and Operator	135	16	hour	\$2,160.00

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TABLE A: Additional Remedial Action Cost Estimate
 December 19, 2016
 Master Drycleaner, 6326 W. Bluemound Road, Wauwatosa, WI

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ITEM DESCRIPTION	Unit Price	Quantity	Units	Total Cost
Trench Box Install and Use	1500	1	lump	\$1,500.00
Resurface Asphalt	11	200	SF	\$2,200.00
Pea Gravel Backfill	15	40	ton	\$600.00
Landfill Tip Fee Outsdie	34	40		\$1,360.00
Laboratory Analyses Soil VOC	52	12	each	\$624.00
Subtotal Task				\$31,194.80
Task I: Contingency Addition of Chemicals				
One Day Mix and Deliver				
Contractor				
Mix Equipment Mob	\$900.00	1	lump	\$900.00
Decon Equipment	\$150.00	1	lump	\$150.00
2 man Crew 1 day	\$1,000.00	1	day	\$1,000.00
Water Truck with Water	\$0.50	200	gallon	\$100.00
PPE	\$100.00	2	man day	\$200.00
<i>Chemicals</i>				
Delivery	\$500.00	1	lump	\$500.00
Nano EZVI	\$23.50	150	gallon	\$3,525.00
Subtotal Task				\$6,375.00
Task 6 GW Monitoring				
<i>Addl 18 Wells VOCs</i>				
Laboratory	\$50.00	18	each	\$900.00
Subtotal Task				\$900.00
CONTRACTOR SERVICES TOTAL				\$50,250.80
TOTAL ESTIMATED COST				\$89,755.80
<p>Master Drycleaners Inc. approves of the site remediation costs described above and authorizes Fehr Graham to proceed with these activities. Fehr Graham shall not exceed any of these costs without receiving written authorization. The terms and conditions of the original contract for this project will apply to these services.</p>				
Master Cleaners Inc.			Date	
<p>This approval does not guarantee the reimbursement of costs. Final determination regarding the eligibility of costs will be determined at the time of claim review.</p>				
 Mr. J. Hnat, WDNR Project Manager			12/22/2016 Date	
 Mr. Kendrick A. Ebbott, Fehr Graham			19-Dec-16 Date	

REMEDIAL ACTION CHANGE ORDER # 2: December 19, 2016
 Master Cleaners, Wauwatosa, WI BRRTS # 02-41-545142

#2
 1/27/16
 Change Order #1

DESCRIPTION	Unit Price	Quant.	Units	Total ADDL Cost	Prior Apprvd Cost	TOTAL COST
CONSULTANT SERVICES						
Task O: Project Management	See Table A			6200	4420	10620
Task A: Remove DCM				0	0	0
Task B: Geoprobe Borings Inside Bldg				0	1665	1665
Task C: Subslab Vapor Sample / Analysis				0	1765	1765
Task C1: Subslab Vapor Sample / Analysis Neighbor to East, 2nd North	See Table A			2305	0	2305
Task C2: Subslab Vapor System Neighbor to North	See Table A			1340	0	1340
Task C3 Subslab Vapor System Second Neighbor to North (if needed)	See Table A			1340	0	1340
Task D Floor Drain Removal, Chem Treat Sub-Building				0	2390	2390
Task E Vapor Mit System Instn with three comm tests and two chem tests	See Table A			3290	1460	4750
Task 1 RA Report, WPDES Permit, Notifications, Access				0	5280	5280
Task 2 Pre-Inj. Baseline GW Sampling (18 wells) Indoor Util Locate				0	3087	3087
Task 3 Injection				0	10760	10760
Task 4 Post Inj GW Monitor 4 months				0	3431	3431
Task 5 Inj Doc Report				0	2880	2880
Task 6 GW Monitoring	See Table A			2760	8718	11478
Task 7 GW Monitor Status	See Table A			3650	4120	7790
Task 8 Closure Request w DNR Fees				0	6120	6120
Task 9 Well Abandonment				0	2450	2450
Task F Addl Assessment Utility Corridors	See Table A			2270	0	2270
Task G Landfill Disposal Approval	See Table A			2020	0	2020
Task H Soil Excvn and Disposal	See Table A			5800	0	5800
Task I Contingency Chemical Addn under Building Post Excvn	See Table A			3550	0	3550
Task J Documentation Report	See Table A			4080	0	4080
Total Consultant				39505	50506	90011

CONTRACTOR SERVICES						
Task A Remove DCM				0	0	0
Task B Geoprobe Borings inside Bldg				0	1853	1853
Task C Subslab Vapor Sample / Analysis				0	576	576
Task C1: Subslab Vapor Sample / Analysis Neighbor to East	See Table A			1152	0	1152
Task C2: Subslab Vapor System Neighbor to North	See Table A			2750	0	2750
Task C3 Subslab Vapor System Second Neighbor to North (if needed)	See Table A			2750	0	2750
Task D Floor Drain Removal, Chem Treat Sub-Building				0	8473.5	8473.5
Task E Vapor Mit System Instn with three comm tests and two chem tests				1226	2500	3726
Task 2 Pre-Inj Baseline GW Sample (18 wells) Indoor Util Locate				0	1300	1300
Task 3 Injection Outside				0	14723.5	14723.5
Task 4 Post Inj Monitor 4 months Lab GW				0	900	900
Task 6 GW Monitoring	See Table A			900	5100	6000
Task F Addl Assessment Utility Corridors	See Table A			3903	0	3903
Task H Soil Excvn and Disposal	See Table A			31195	0	31195
Task I Contingency Chemical Addn under Building Post Excvn	See Table A			6375	0	6375
Total Contractor				50251	35426	85677

TOTALS				89756	94012	103768
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Master Drycleaners Inc. approves of the site remediation costs described above and authorizes Fehr Graham to proceed with these activities. Fehr Graham shall not exceed any of these costs without receiving written authorization. The terms and conditions of the original contract for this project will apply to these services.

[Signature]
 Master Cleaners Inc.

12/19/16
 Date

This approval does not guarantee the reimbursement of costs. Final determination regarding the eligibility of costs will be determined at the time of claim review.

[Signature]
 Mr. J. Hnat, WDNR Project Manager

12/22/2016
 Date

[Signature]
 Mr. Kendrick A. Ebbott, Fehr Graham

19-Dec-16
 Date