

From: Michalets, Linda M - DNR
Sent: Friday, March 22, 2024 11:31 AM
To: Ken Ebbott; Tom Mckay; Hani Ahmad (hani2991@gmail.com)
Subject: RE: BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request

Hi Ken,

In response to your questions about the DERF program, I have not heard of any changes or additions to the funding source in the near future. There may be efforts being undertaken by the legislature that I am not aware of, but you clearly stated the issues that you and your clients must consider moving forward.

The status of the DERF fund is provided on the DNR website under the "Fund stats" tab, here: <https://dnr.wisconsin.gov/aid/DERF.html>

Whether you want to proceed following DERF requirements or not is a business decision that you and your clients need to make. As you mention, if you want to proceed under DERF you must provide additional information, as Sand County was not the consultant approved for the SI.

If you want to proceed without following DERF protocol, you will need to submit a more detailed submittal along with a review fee for the DNR's formal review and response. However, the activities you outlined in your earlier email are appropriate next steps for moving this site forward. You may want to consider using passive samplers at the off-site residence rather than Summa canisters, as the passive samplers provide representative vapor results over a longer period.

I hope this information answers your questions. Please let me know if you would like to discuss this further.

Thank you,
Linda

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Linda Michalets

she/her/hers

Phone: 414-435-8010

linda.michalets@wisconsin.gov

From: Ken Ebbott <ken.ebbott@sandcountyenv.com>
Sent: Tuesday, March 19, 2024 10:12 AM
To: Michalets, Linda M - DNR <Linda.Michalets@wisconsin.gov>; Tom Mckay <tmck602@gmail.com>; Hani Ahmad (<hani2991@gmail.com>) <hani2991@gmail.com>
Cc: Ken Ebbott <ken.ebbott@sandcountyenv.com>
Subject: FW: BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request

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Linda, Tom, Hani,

Sand County Environmental has been hired to complete additional environmental work at the Former One Hour Fabricare facility in Milwaukee.

This email is intended to serve as the Work Plan requested by the WDNR.

As you know, the site is no longer a drycleaner, the Responsible Party is retired, and funds are severely limited on this project.

Scope of Work

The following work is proposed. A copy of the vapor sample test locations and the vapor data from 2020 is attached for reference.

- Work Plan to WDNR (this email serves as the Work Plan), Project Management
- Revise Access Agreement with North Neighbor (3119 N. 47th Street) for Additional Vapor Testing
- One Round Groundwater Monitoring at 8 Wells. The groundwater was last sampled at this facility in April 2013 – 11 years ago.
- Indoor Two Vapor Samples at North neighbor – one from the crawl space, and one from the interior living space. We will use 24 hour Summa canisters and test for the same parameters as previously tested to include ten VOC's per TO-15 Method (benzene, Cis DCE, Ethylbenzene, Naphthalene, PCE, TCE, VC, Toluene, and m, p, o-Xylenes.
- Hire a subcontractor and oversee the installation of a Vapor Mitigation System beneath the former drycleaning space of the Former Fabricare building (western ¼ of the single story, slab on grade building), with communication testing to document capture.
- Data Evaluation, Figures, Email Update to DNR summarizing the findings.

DERF Approval

The site is eligible for DERF coverage, but the DERF fund is essentially insolvent, with request for funds far exceeding revenue from the funding source for the program. Please advise if you have heard of any efforts to further fund or support the DERF program.

Unless a new source of revenue is found to make the program solvent, it appears unnecessary to continue to complete the project in a manner that meets the requirements of the DERF program. The

DERF requirements add time and cost to the project, and include requirements be met to maintain eligibility of expenses, including WDNR and client approval of the budget for each phase of work, compliance with consultant and contractor selection methods, billing and expense limitations based on prior bids from approximately 20 years ago, etc. For these reasons, at this time, we do not plan to conduct the project in a manner that meets all the requirements for DERF coverage.

We can and will manage the project in a thrifty manner, but if there is no potential for DERF reimbursement, we believe managing the project per the DERF program requirements is not necessary for either the DNR or the consultant.

When you respond to this email, please advise with your thoughts on the DERF aspect of this project. We can provide you with the budget and a Change Order for this proposed scope of work if you think it matters.

I look forward to hearing from you.

Thanks,

Ken

Regards,

Ken Ebbott, PG, CGWP

Senior Project Manager/Senior Geologist

Sand County Environmental, Inc. (fka Sand Creek Consultants, Inc.)

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Sand County Environmental, Inc. | Environmental and Geological Scientists and Engineers

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From: Ken Ebbott

Sent: Monday, March 11, 2024 9:41 AM

To: Michalets, Linda M - DNR <Linda.Michalets@wisconsin.gov>; Tom Mckay <tmck602@gmail.com>

Cc: Hani Ahmad (hani2991@gmail.com) <hani2991@gmail.com>

Subject: RE: BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request

Linda and Tom,

Just a quick note to let you know Sand County Environmental has been hired to move ahead with the following scope of work:

Installation of a vapor mitigation system beneath the former drycleaner space of the building at 4704 W. Burleigh Street, Milwaukee.

Resampling of air for analytical testing of VOCs from the crawlspace, and sampling of the indoor air of the house at the adjacent neighbor to the north, where earlier testing indicated trace detections of drycleaning chemicals.

Obtain current groundwater samples from the 8 site monitoring wells for analysis of VOCs. The groundwater was last sampled in 2013, and several of the wells have only been sampled once.

The information from these activities will be tabulated and mapped to convey the findings.

Once we receive a signed contract from Mr. McKay, which is in process, we will send you an email with further details on the proposed scope of work and methods.

We can also discuss costs and approvals, as this site is eligible for DERF coverage, but due to the insolvency of the DERF fund, compliance with DERF requirements may be curtailed.

Ken

Regards,

Ken Ebbott, PG, CGWP

Senior Project Manager/Senior Geologist

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From: Michalets, Linda M - DNR <Linda.Michalets@wisconsin.gov>

Sent: Friday, February 16, 2024 9:45 AM

To: Tom McKay <tmck602@gmail.com>

Cc: Hani Ahmad (hani2991@gmail.com) <hani2991@gmail.com>; Ken Ebbott <ken.ebbott@sandcountyenv.com>

Subject: BRRTS #02-41-548391 One Hour Fabricare (Former) Status Request

Mr. McKay,

The DNR is requesting an update on the investigation of contamination at your former One Hour Fabricare site, 4704 W. Burleigh St., Milwaukee. The letter is attached for your records. Please let me know if you have any questions about the letter.

Regards,
Linda

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Linda Michalets

she/her/hers

Hydrogeologist – Remediation and Redevelopment Program

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