



January 4, 2024

BMP Realty, LLC
Mr. Jason Berry
3319 Nobb Hill Drive
Mount Pleasant, WI 53406

Subject: Review of Change Order #3 – Proposed Additional Site Investigation and Cost Estimate
Martinizing Dry Cleaning Site, 1730 State Street, Racine, WI
BRRTs: 02-52-549890, FID: 252251010

Dear Mr. Berry:

The Department has reviewed the proposed additional site investigation work and the December 18, 2023, revised cost estimate for the proposed work.

The proposal includes:

- Redevelopment and sample collection from the current monitoring wells. Sample results will be evaluated prior to installation of up to four new monitoring wells to determine the best location for the new wells.
- Installation of up to two piezometers to evaluate groundwater at depth.
- Collection and analysis of soil samples during installation of the wells and piezometers, focusing on the 0 to 4 feet depth range.
- Completion of up to three quarterly groundwater monitoring events.
- Collection of a sub-slab vapor sample from the building directly to the north of the site.
- Collection of a sub-slab and indoor air sample from the house located at 1015 Blake Ave.
- Completion of three rounds of commissioning activities for the onsite vapor mitigation system.
- Submission of commissioning reports for the onsite vapor mitigation system.
- Completion of a supplemental site investigation report.

To date \$43,195.00 has been approved for this project. With the additional costs associated with this change order, #3 of \$56,715.00, the total costs approved will be \$99,910.00.

In accordance with Wis. Admin. Code § NR 716.14, sample results shall be provided to the property owners (if different from the party conducting the work) and to the DNR within 10 days of receipt of results. The DNR requests that you provide subslab and indoor air sample results for the off-site buildings as soon as possible if results exceed applicable vapor risk screening levels or vapor action levels.

If you have any questions or concerns please contact me at shanna.laubeanderson@wisconsin.gov.

Sincerely,

Shanna L. Laube-Anderson
Remediation and Redevelopment Program
Southeast Region

Cc: Dan Pelczar, Giles Engineering Associates, Inc. – via email
DERF Program Coordinator