



March 17, 2022

Mr. Dennis Drews
Olde Tyme Cleaners
925 Horicon Street
Mayville, WI 53050

Re: Olde Tyme Cleaners Drycleaner Site
925 Horicon Street
Mayville, WI 53050
BRRS No. 02-14-551994

Subject: Interim Environmental Remedial Action Planning

Dear Mr. Drews:

Sand County Environmental, Inc. is pleased to present you with this proposal to continue the remedial response at your above-referenced former drycleaning Property. Previous soil, groundwater, and vapor assessment activities have identified impacts related to tetrachloroethene (PCE) and additional work is needed to address the situation.

Per discussions with you and Mr. Trevor Bannister/Wisconsin Department of Natural Resources (WDNR), although a subslab vapor mitigation system has been installed and is functioning, an interim remedial action is necessary to reduce the source of contamination and further protect building occupants.

Background Information

The approximately 0.32-acre commercial and residential property located at 925 Horicon Street in Mayville, Wisconsin operates as a commercial laundromat with a seamstress office space. The upstairs of the building is an occupied residence.

The building measures approximately 3,200 square feet and was used as a drycleaner from the early 1968 to 2012. Prior uses included operations by a heating contractor, and an electrical motor repair business. The drycleaning machine was removed in 2015 and self-service laundromat activities are conducted on the south end of the building.

Previous Environmental Findings

A Phase II Environmental Site Assessment (Phase II) dated August 7, 2008, was completed by Northern Environmental, of Waupun, Wisconsin. The Phase II included advancement of four soil borings, with four soil samples and two grab groundwater samples retained for laboratory analysis of volatile organic compounds (VOCs). The results indicated a release of PCE was apparent, and a release was reported to the WDNR.

A site investigation was completed by Alpha Terra Science (later Fehr Graham, Inc.) from 2009 to 2018, with soil borings, groundwater monitoring wells, and subslab vapor samples obtained from numerous locations on and off-site to the north and west. Soil borings and samples were also obtained by the Wisconsin Department of Transportation (WDOT) during reconstruction of Highway 28, which is also known as Horicon Street and is adjacent to the north Property boundary.

The horizontal and vertical extent of Impacted soil and groundwater has been roughly defined by these actions, and reveals that the impacts extent hydraulically downgradient to the west/northwest of the former drycleaning machine area of the building. Soil and groundwater concentrations exceed WDNR soil residual contaminant levels (RCLs), ranging up to 6,530 ug/kg in soil beneath the building. Groundwater concentrations exceed the groundwater enforcement standards (ES) and range up to 242 µg/l in groundwater adjacent to the sanitary sewer lateral north of the building. Some evidence of degradation of PCE to trichloroethene (TCE) is apparent, but only minimal further degradation to dichloroethene (DCE) has been noted in groundwater. While elevated, these concentrations are generally low compared to many other drycleaner release sites that operated during this time period.

A vapor mitigation system was installed at the site in April 2015 and has been operating continuously to minimize risk to building occupants. The system consists of two floor penetrations with two exterior-mounted exhaust fans that capture subslab vapors beneath the former drycleaning operations area of the building and exhaust the vapors outside.

The site soils consist of very dense silty clay till, and the depth to groundwater ranges from 5 to 13 feet below grade, depending on the ground elevation of the property. The building is on a slight hill that rises approximately 7 feet above Highway 28 to the north. The groundwater flow direction trends to the west and slightly northwest. Grab groundwater samples from soil borings installed in 2018 in the right of way approximately 175 feet west of the Property indicate reduced levels of PCE are present in the shallow downgradient groundwater, but at levels above the NR 140 ES for PCE.

The WDOT made improvements to Highway 28, and the City of Mayville made improvements to utilities within the right of way adjacent to the north Property boundary in 2020. The sanitary sewer lateral that services the Property was extended further north to connect with a new sanitary sewer main that runs down the center of Highway 28. Soil excavated during utility work from select areas of the Highway 28 project were discarded at a landfill due to low level detections of PCE in soil and groundwater samples from borings in this area.

The adjacent property to the east was previously an environmental repair case owned by Dodge County Highway Department. Groundwater impacted with petroleum was present, and groundwater monitoring wells were installed as part of the investigation on their parcel. The case has been closed by WDNR, and all monitoring wells except well MW-7 were abandoned at the time of closure. Well MW-7 was left in place to serve as an upgradient monitoring well for the Olde Tyme Cleaner investigation, but after sale of the property, the current property owner has likely buried the well and it is no longer able to be located.

The Property has eight groundwater monitoring wells (including one deeper piezometer, PZ-2) installed at the site and on the neighboring property to the west. Groundwater from the wells was last obtained for analysis in January 2018. Six rounds of groundwater samples have been obtained from most wells from 2012 to 2018.

Objectives

There is a continued risk to the building occupants and the environment related to the release of PCE, and an interim action to address the source area of contamination is proposed. The work should be completed in a manner that maintains eligibility for coverage under the drycleaner environmental repair fund (DERF), although the fund is generally considered insolvent.

The extent of impacts may require greater definition off-site to the west or northwest before final closure can be pursued, but steps should be taken now to address the source of impacts and address the ongoing migration of contaminants.

Scope of Work

The following tasks are anticipated, with details provided below:

- Task 1: Project Management
- Task 2: Groundwater Monitoring and Field Conditions Assessment
- Task 3: Data Evaluation, Interpretation, and Interim Remedial Action Assessment
- Task 4: Interim Remedial Action Plan

Task 1: Project Management

The project has been managed by another consultant, with no activity for approximately four years. Under this task, important project documents will be obtained from the WDNR and the previous consultant and updated to reflect current conditions. Information on the as-built depth of the utilities in Highway 28 and the revised extent of the Right of Way for Highway 28 adjacent to the property will be pursued from the City of Mayville and the WDOT. Changes to the site conditions will be reflected on updated maps, and changes to the Property and neighboring properties will be evaluated. The DERF budget will be reviewed and DNR approval obtained to maintain DERF eligibility.

Under this task, communication between the DNR and Mr. Drews will be maintained. Invoices and budget tracking will be done on a periodic basis, with subcontractor invoices forwarded to the client for direct payment. A budget tracking spreadsheet compliant with DERF will be maintained.

Task 2: Groundwater Monitoring and Field Conditions Assessment

A round of groundwater samples will be obtained from the eight existing site monitoring wells. It is assumed upgradient well MW-7 on the former Dodge County Highway Department property will not be able to be located, but efforts will be made to find the well. The condition of the site monitoring wells will be assessed, and recommendations will be made regarding the need for well repair or resurveying well elevations. The groundwater samples will be retained using dedicated bailers, with laboratory analysis of VOCs. Field measurements of the depth to groundwater, total well depth, dissolved oxygen content and conductivity will be made.

A subcontractor will be lined up to conduct a video and depth assessment of the existing sanitary sewer lateral that runs from the building north to Highway 28. Review of the sanitary lateral for leaks and integrity will help direct the scope of likely remedial excavation options.

The integrity and operation of the vapor mitigation system will also be reviewed.

Task 3: Data Evaluation, Interpretation, and Interim Remedial Action Assessment

The results from the groundwater monitoring will be tabulated, mapped, and interpreted. The findings will be used to assess the need for remediation. It is expected contaminant trends will be similar to historic findings, and an interim remedial action will be needed to address the continued migrate of impacts from the Property.

An interim remedial action will be proposed via email and phone correspondence with the WDNR and Mr. Drews. At this time, it is expected the remedial action may include excavation of impacted soil from select areas. Backfill may be enhanced by mixing with chemical additives to enhance the degradation of PCE in groundwater over time. The potential implementation of a high vacuum vapor extraction system in select areas will be reviewed.

Upon concurrence of an appropriate approach, contractor quotes for implementation of the preferred remedial action alternative will be obtained.

Task 4: Interim Remedial Action Plan

A report will be prepared for WDNR review that outlines the proposed interim remedial action. The report will include the proposed scope of work, quantities, duration, required permits, and cost estimates.

The report will be prepared in draft form for review by Mr. Drews prior to finalization.

Costs will include a breakout of any DERF-ineligible expenses, such as permits.

Copies of figures, tables, laboratory analytical data, and other relevant findings will be provided with the report.

Cost Estimate

Sand County Environmental projects the cost to complete Tasks 1 through 4 will total **\$9,220**, and includes an estimated \$520 in laboratory charges that will be paid directly by Olde Tyme Cleaners to avoid markup. All costs are expected to be eligible for reimbursement under DERF.

The breakdown is as follows:

- Task 1: Project Management: **\$1,630**
- Task 2: Groundwater Monitoring and Field Conditions Assessment: **\$2,950**
(with laboratory and video of sanitary sewer lateral)
- Task 3: Data Evaluation, Interpretation, and Interim Remedial Action Assessment: **\$2,705**
- Task 4: Interim Remedial Action Plan: **\$1,935**

DERF Program and Eligibility

The project is enrolled in the DERF reimbursement program and will be managed in a manner to maximize DERF coverage. To the best of our knowledge, four DERF claims have been submitted, and the deductible amount of \$10,000 has been met in full. The most recent claim was submitted in 2018, totals approximately \$19,000, and will be paid once funds are available. Based on revenue projections for the fund, payment is not anticipated for at least several years.

Approval of costs from the client and DNR will be needed to keep costs eligible.

As required by the DERF program requirements, we certify that we will complete services in compliance with Ch. NR 169, NR 140, and the NR 700 to NR 754 rule series. We will make available to the WDNR, for inspection and copying upon request, all documents and records related to the contract services.

Sand County Environmental has and will maintain the necessary insurance and deductible coverages specified by NR 169.

Per NR 169.23(3)(b), we are fully informed about the project scope, have the expertise to analyze alternatives and design the most suitable response action, and will provide the necessary staff to plan, design, construct, and operate the remedial activity.

The scope of work and cost estimate has been broken down on a task-by-task basis for your convenience. As the project unfolds and results become known, it is likely tasks may vary from the proposed scope of work. The WDNR may require additional borings or the site conditions may necessitate changes to the project. To maintain DERF eligibility, all changes to the scope of the project and the budget will be discussed and approved by you and the WDNR project manager prior to implementation.

Billing rates for the project are shown on the enclosed Table 1 and reflect the fee schedule that will be utilized for the project.

Schedule

The schedule is as follows:

- We can initiate the work immediately upon authorization to proceed.
- Data from prior efforts can be requested immediately, along with preparation of updated maps.
- The field sampling can be completed within two weeks of authorization, but may be subject to the availability of a contractor to assess the sanitary lateral. Laboratory analysis typically requires 2 weeks for standard turnaround.
- The data evaluation and interpretation will require two weeks. It is expected an email summary of the findings and planned interim remedial action can be provided within 2 weeks of receipt of the laboratory results, or roughly 6 weeks after authorization to proceed.
- Upon agreement on the interim remedial approach, cost estimated and preparation of the written action plan will require three weeks for completion.

The total project time is anticipated to require approximately 9 to 10 weeks.

Agreement for Services

Upon agreement that the scope of work is acceptable, an agreement for services will be provided. To authorize us to proceed, the agreement must be signed and returned, and agreement by the WDNR that the scope and costs are acceptable will be needed for DERF eligibility.

If you have any questions or concerns, please contact me via phone at 920.918.9024 or by email at ken.ebbott@sandcountyenv.com.

Sincerely,
SAND COUNTY ENVIRONMENTAL, INC.



Kendrick Ebbott, PG
Project Manager

Via email only to Dedrewssr85@gmail.com

Enclosure: Table 1: Cost Estimate



Table 1: Cost Estimate

Project Name & Description: Olde Tyme Cleaners Interim Remedial Action Assessment

Date: March 15, 2022 925 Horicon Street, Mayville, WI

Description of Work:

Interim Remedial Action Assessment, Round of Groundwater Chemistry, Approach, Bids

<u>Description</u>	<u>Qty</u>	<u>Units</u>	<u>Rate</u>	<u>Markup</u>	<u>Ext.</u>	<u>Subtotal</u>
1. Project Management					\$	1,630
Data from Prior Work, Update Highway and utility constr. Communications						
Labor					\$	1,630
Senior Project Manager	1	hrs	\$130	0%	\$130	
Project Manager	8	hrs	\$95	0%	\$760	
Draftsperson	8	hrs	\$65	0%	\$520	
Administrative Assistant	4	hrs	\$55	0%	\$220	
2 GW Monitoring and Field Conditions Assessment					\$	2,080
8 Wells for VOCs, Review Lateral, Video Lateral						
Labor					\$	2,080
Project Manager	2	hrs	\$95	0%	\$190	
Staff Engineer/Geologist/Scientist	10	hrs	\$95	0%	\$950	<i>Sample wells 1 day</i>
Staff Engineer/Geologist/Scientist	2	hrs	\$95	0%	\$190	<i>COC, Forms</i>
Staff Engineer/Geologist/Scientist	6	hrs	\$75	0%	\$450	<i>Video Sewer 1/2 day</i>
WL Meter, DO, Cond	1	day	\$75	0%	\$75	
Bailers, Rope	8	each	\$25	0%	\$200	
Field Supplies (ziplocs, dist water, etc.)	1	day	\$25	0%	\$25	
3 Data Evaluation and Interpretation, Interim RA Assessment					\$	2,705
Results to WDNR PM and client to assess approach						
Get quotes for contractor costs						
Labor					\$	2,705
Senior Project Manager	1	hrs	\$130	0%	\$130	
Project Manager	8	hrs	\$95	0%	\$760	
Staff Engineer/Geologist/Scientist	8	hrs	\$95	0%	\$760	
Draftsperson	12	hrs	\$65	0%	\$780	
Administrative Assistant	5	hrs	\$55	0%	\$275	
4 Interim RA Plan Report					\$	1,935
Prepare Report, Finalize to DNR						
Labor					\$	1,935
Project Manager	1	hrs	\$95	0%	\$95	
Staff Engineer/Geologist/Scientist	12	hrs	\$95	0%	\$1,140	
Draftsperson	4	hrs	\$65	0%	\$260	
Administrative Assistant	8	hrs	\$55	0%	\$440	
TOTAL CONSULTANT					\$8,350	\$ 8,350

CONTRACTOR CHARGES						
2. GW Monitoring and Field Conditions Assessment					\$	870
Laboratory - fixed base					\$	520
VOC (GW)	8	ea	\$65	0%	\$520	
Video Sewer Lateral						
Plumber	1	lump	\$350	0%	\$350	
TOTAL CONTRACTOR					\$870	\$ 870

TOTALS

1 Project Management	\$	1,630
2 GW Monitoring and Field Conditions Assessment	\$	2,080
3 Data Evaluation and Interpretation, Interim RA Assessment	\$	2,705
4 Interim RA Plan Report	\$	1,935
2 GW Monitoring and Field Conditions Assessment	\$	870
COST ESTIMATE TOTAL:	\$	9,220