



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Dallas, TX
- Los Angeles, CA
- Manassas, VA
- Milwaukee, WI

July 8, 2020

Wisconsin Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg, WI 53711-5397

Attention: Mr. Trevor Bannister
Hydrogeologist - Senior

Subject: Request for Approval of Change in Scope (Change Order No. 06)
Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
BRRTS No. 02-13-552179
Project No. 1E-1105024

Dear Mr. Bannister:

Giles Engineering Associates, Inc. (Giles) is providing this correspondence (Change Order No. 06) to the Wisconsin Department of Natural Resources (WDNR) to document the proposed vapor mitigation system testing services at the Smoke-Out Cleaners (Site), located at 535 Half Mile Road, in the City of Verona, Dane County, Wisconsin. The proposed scope of services and cost estimate (Change Order No. 06) has been prepared to perform the following activities which were not part of the initial scope of services for the site investigation or the activities described in previous change orders.

Background

Sub-slab vapor samples were collected twice within the last year. Review of the analytical results indicates that the concentrations of one or more chlorinated volatile organic compounds (CVOCs) exceeded their Sub-Slab Vapor Risk Screening Levels (VRSLs) in the samples from three locations: SS-12, SS-13 and SS-14 (Figure 2). Based on these analytical results, which are summarized on Table 1, the WDNR indicated that a sub-slab vapor mitigation system should be installed.

Sub-Slab Vapor Mitigation System Communication Testing

A mitigation system subcontractor will conduct the sub-slab communication testing to evaluate the appropriate system size and layout. This change order presents the costs for the communication testing. A hammer drill will be used to complete a 3/4-inch pick-up point to which a vacuum is applied. A series of 1/4-inch holes will be drilled in a radial pattern around the pick-up point and pressure readings will be made in these holes. The pressure data will be used to evaluate the distance of pressure communication around the vacuum point. The mitigation system subcontractor will summarize the results of the communication testing in a brief report.

Cost Estimate / Change Order #6
Sub-Slab Vapor Mitigation System Testing
Smoke-Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024
Page 2

The size, design and estimated cost of the proposed mitigation system will also be presented in the report.

Cost

The estimated cost to complete the tasks associated with Change Order No. 6 is \$3,431. A detailed cost summary is included on the attached Dry Cleaner Environmental Response Fund (DERF) Form 4400-233 sheets.

This document was prepared to satisfy the requirements of ch. NR 169.23(3)(c) Wis. Adm. Code and to ensure the referenced additional services requested by the WDNR maintain eligibility for reimbursement under the DERF program. Giles will proceed with the additional Site investigation activities presented in this correspondence upon receipt of written notification to proceed from the WDNR.

Please contact the undersigned with any questions.

Very truly yours,

Respectfully submitted,

GILES ENGINEERING ASSOCIATES, INC.



Kelly M. Hayden
Environmental Scientist II



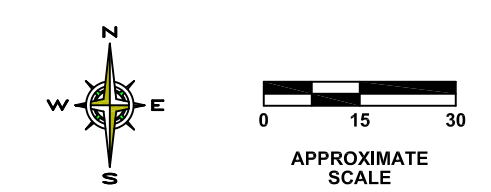
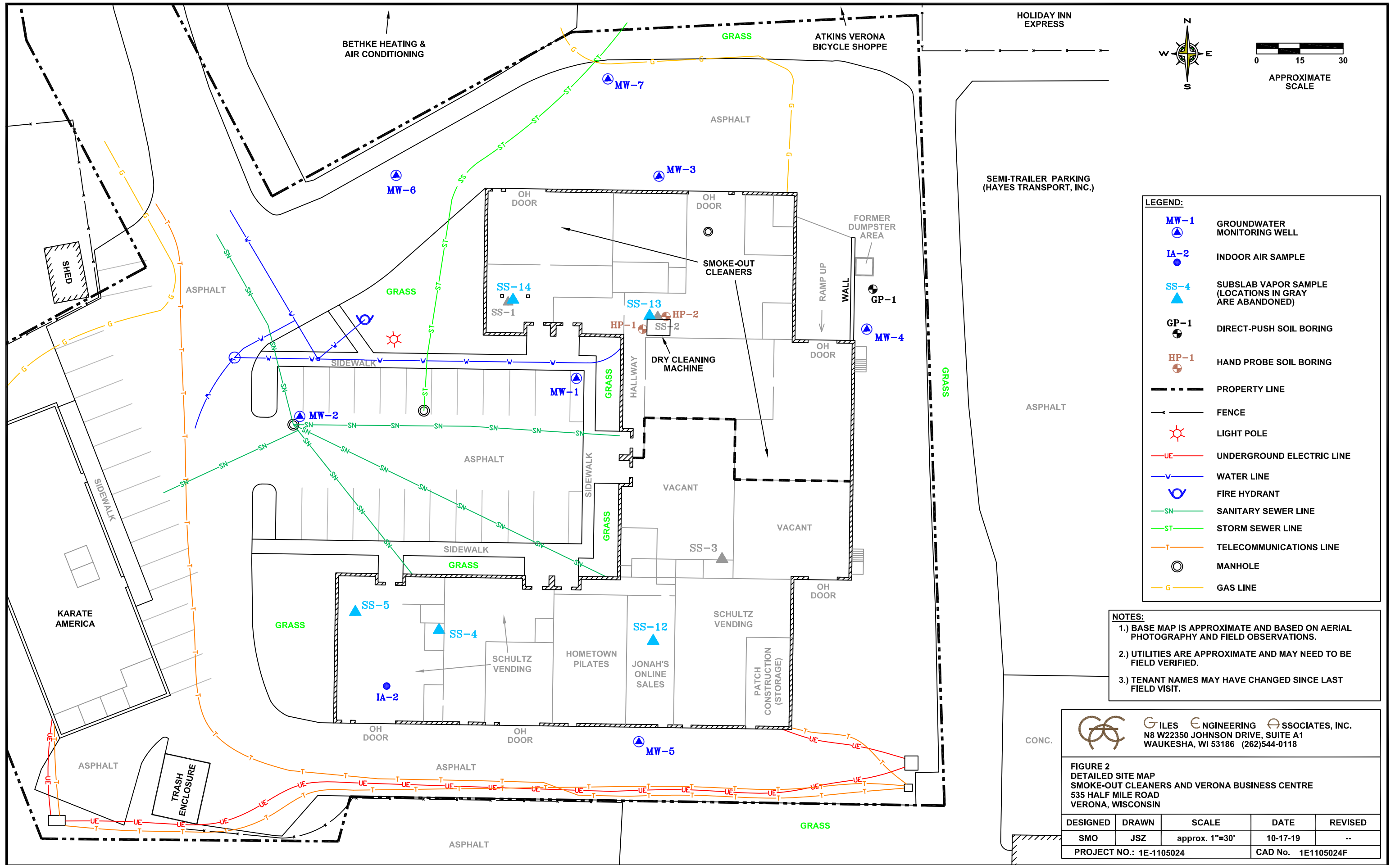
Stephen M. Owens, P.G.
Project Manager

Attachments: Figure 2 – Detailed Site Plan
Table 1 – Sub-Slab Vapor Analytical Results
DERF Form 4400-233 (Change Order 06)

Distribution: Wisconsin Department of Natural Resources
Attn: Trevor Bannister (1 via USPS, 1 via email: TrevorA.bannister@wisconsin.gov)
Smoke-Out Cleaners:
Attn: Mr. Mark Woppert (1 via email: mark@smoke-out.net)
Verona Business Centre:
Attn: Mr. Joe Krantz (1 via email: Jkrantz@krantzelectricinc.com)

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LEGEND:

MW-1	GROUNDWATER MONITORING WELL
IA-2	INDOOR AIR SAMPLE
SS-4	SUBSLAB VAPOR SAMPLE (LOCATIONS IN GRAY ARE ABANDONED)
GP-1	DIRECT-PUSH SOIL BORING
HP-1	HAND PROBE SOIL BORING
---	PROPERTY LINE
- - -	FENCE
☀	LIGHT POLE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
⊕	FIRE HYDRANT
SN	SANITARY SEWER LINE
ST	STORM SEWER LINE
T	TELECOMMUNICATIONS LINE
⊙	MANHOLE
G	GAS LINE

- NOTES:**
- 1.) BASE MAP IS APPROXIMATE AND BASED ON AERIAL PHOTOGRAPHY AND FIELD OBSERVATIONS.
 - 2.) UTILITIES ARE APPROXIMATE AND MAY NEED TO BE FIELD VERIFIED.
 - 3.) TENANT NAMES MAY HAVE CHANGED SINCE LAST FIELD VISIT.


GILES ENGINEERING ASSOCIATES, INC.
 N8 W22350 JOHNSON DRIVE, SUITE A1
 WAUKESHA, WI 53186 (262)544-0118

FIGURE 2
DETAILED SITE MAP
SMOKE-OUT CLEANERS AND VERONA BUSINESS CENTRE
535 HALF MILE ROAD
VERONA, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SMO	JSZ	approx. 1"=30'	10-17-19	--
PROJECT NO.: 1E-1105024			CAD No. 1E1105024F	

**TABLE 1
SUB-SLAB VAPOR ANALYTICAL RESULTS (VOCs)**

Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
Project No. 1E-1105024

Analyte	Sample Name / Location							Sub-Slab VRSLs* (µg/m3)		
	Smoke-Out Cleaners			Schultz Vending / Former Church of Verona				Residential	Small Commercial	Large Commercial / Industrial
	SS-1	SS-2	SS-3	SS-4		SS-5				
Sample Date	11/7/12	11/7/12	11/7/12	3/13/14	10/10/19	1/29/20	3/13/14			
Detected VOCs (µg/m³)										
trans-1,2-Dichloroethene	<250	<7,900	<200	<0.79	<0.40	<0.20	<0.79	NS	NS	NS
cis-1,2-Dichloroethene	1,300	500,000	<200	<0.79	<0.48	<0.24	<0.79	NS	NS	NS
1,2-Dichloroethene (total)	1,300	500,000	<400	<1.58	<0.88	<0.44	<1.58	NS	NS	NS
Tetrachloroethene	[81,000]	[22,000,000]	[55,000]	35	150	110	27	1,400	6,000	18,000
Trichloroethene	<340	<110,000	<270	<1.1	<0.39	<0.19	<1.1	210	880	8,800
Vinyl chloride	<160	<51,000	<0.29	<0.51	<0.36	<0.18	<0.51	57	930	2,800

Notes:

VRSLs: Vapor Risk Screening Levels

VOCs: Volatile Organic Compounds

µg/m³: Micrograms per cubic meter

J: Concentration reported between the laboratory method detection limit and the reporting limit.

-- : Not analyzed

NS: No Established Standard

Results shown in **blue/underline** exceed the Residential VRSLs

Results shown in **(green/parentheses)** exceed the Small Commercial and Residential VRSLs

Results shown in **[red/brackets]** exceed the Large Commercial / Industrial, Small Commercial and Residential VRSLs

* VRSLs obtained from the Wisconsin Department of Natural Resources WI Quick Look-Up Table (updated November 2017)

**TABLE 1
SUB-SLAB VAPOR ANALYTICAL RESULTS (VOCs)**

Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
Project No. 1E-1105024

Analyte	Sample Name / Location						Sub-Slab VRSLs* (µg/m ³)		
	Karate America			Bethke Heating & Air Conditioning			Residential	Small Commercial	Large Commercial / Industrial
	SS-6	SS-7		SS-8	SS-9				
Sample Date	3/13/14	3/13/14	1/29/20	3/13/14	3/13/14	1/29/20			
Detected VOCs (µg/m³)									
trans-1,2-Dichloroethene	<0.79	<0.79	<0.20	1.6	1.0	1.6 J	NS	NS	NS
cis-1,2-Dichloroethene	<0.79	<0.79	<0.24	<0.79	<0.79	<1.2	NS	NS	NS
1,2-Dichloroethene (total)	<1.58	<1.58	<0.44	1.6	1.0	1.6 J	NS	NS	NS
Tetrachloroethene	<1.4	<1.4	1.5	4.5	4.1	2.7 J	1,400	6,000	18,000
Trichloroethene	<1.1	<1.1	<0.19	<1.1	<1.1	<0.97	210	880	8,800
Vinyl chloride	<0.51	<0.51	<0.18	<0.51	<0.51	<0.91	57	930	2,800

Notes:

VRSLs: Vapor Risk Screening Levels

VOCs: Volatile Organic Compounds

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Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
Project No. 1E-1105024

Analyte	Sample Name / Location										Sub-Slab VRSLs* (µg/m ³)		
	Atkins Bicycle Shoppe		Jonah's Online Sales			Smoke-Out Cleaners					Residential	Small Commercial	Large Commercial / Industrial
	SS-10	SS-11	SS-12		SS-13		SS-14						
Sample Date	3/13/14	1/29/20	3/13/14	3/13/14	10/10/19	1/29/20	9/18/19	1/29/20	9/18/19	1/29/20			
Detected VOCs (µg/m³)													
trans-1,2-Dichloroethene	<0.79	<0.20	<0.79	<2.0	<4.0	<3.6	<5,900	<5,500	<400	<110	NS	NS	NS
cis-1,2-Dichloroethene	<0.79	<0.24	<0.79	<2.0	<4.8	<4.3	320,000	230,000	<480	280 J	NS	NS	NS
1,2-Dichloroethene (total)	<1.58	<0.44	<1.58	<4.0	<8.8	<7.9	320,000	230,000	<880	280 J	NS	NS	NS
Tetrachloroethene	<1.4	1.0 J	2.5	550	<u>3,800</u>	<u>2,900</u>	[4,700,000]	[3,900,000]	[220,000]	[60,000]	1,400	6,000	18,000
Trichloroethene	<1.1	<0.19	<1.1	<2.7	<3.9	<3.5	[58,000]	[50,000]	(1,000 J)	390 J	210	880	8,800
Vinyl chloride	<0.51	<0.18	<0.51	<1.3	<3.6	<3.3	<5,400	<3,700	<360	<99	57	930	2,800

Notes:

VRSLs: Vapor Risk Screening Levels

VOCs: Volatile Organic Compounds

µg/m³: Micrograms per cubic meter

J: Concentration reported between the laboratory method detection limit and the reporting limit.

-- : Not analyzed

NS: No Established Standard

Results shown in blue/underline exceed the Residential VRSLs

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* VRSLs obtained from the Wisconsin Department of Natural Resources WI Quick Look-Up Table (updated November 2017)

DERF Site Investigation Bid Sheet

Consultant Bid Summary

Form 4400-233 (R 4/04) Page 2 of 6

Site Information

Site Name Smoke-Out Cleaners, Verona, WI	
Consultant Name Giles Engineering Associates, Inc.	Applicant Name: Smoke-Out Cleaners, Ltd., Mark Woppert

Bid Summary

Drilling Costs Total =	\$0.00
Analytical Costs Total =	\$0.00
Consulting Costs Total =	\$1,445.00
Misc Costs Total =	\$1,986.00
Grand Total =	\$3,431.00

Change Order No. 6

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature <i>Stephen M. Owens</i>	Date <i>7-8-2020</i>
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Please attach to these forms a written narratige specifying how the tasks outlined in these sheets will be performed.

Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Well installation and Completion						
	0 ft to 45 ft				\$30.00	
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (continuous sampling)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (specify split spoon sampling interval)						
	___ ft to ___ ft					
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						
Mobilization Costs						
Direct Push Borings (per point)						
	< ___ ft depth					
	___ ft - ___ ft depth					
	> ___ ft depth					
Decontamination Costs						
Mobilization Costs						
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
	Drums				\$75.00	
	Flush Mount Covers				\$195.00	
	Expendables					
	Support Truck				\$350.00	
Total Drilling Costs						\$0.00

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
Solids Analysis										
VOCs	66									\$0.00
TCLP										\$0.00
RCRA Metals										\$0.00
Other: (Specify)										\$0.00
										\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)										
VOCs	66		8260							\$0.00
Other: (Specify)										\$0.00
										\$0.00
Air Analysis										
VOCs	\$180		TO-15							\$0.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: Summa Canister Rental	\$50									\$0.00
tubing	\$20									\$0.00
flow controller & manifold	\$50									\$0.00
shipping	\$60									\$0.00
Waste Analyses (soil/water)										
										\$0.00
										\$0.00
Miscellaneous (specify)										
environmental disposal fee	\$3									\$0.00
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$0.00

* Natural Attenuation parameters required for consideration of NA as remedy.

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
soil	Non-Hazardous	lump sum	\$1,291.00		\$0.00
water	Non-Hazardous	lump sum	\$795.00		\$0.00
	Hazardous				
Equipment Rental (list and include shipping costs if applicable)					
Field Supplies (list)					
PID		per day	\$75.00		\$0.00
Water level indicator		per day	\$20.00		\$0.00
whale pump & tubing		per day	\$35.00		\$0.00
vapor pin		each	\$70.00		\$0.00
hammer drill		per day	\$50.00		\$0.00
disposable bailers		each	\$15.00		\$0.00
survey equip -new wells (Giles)		day	\$40.00		\$0.00
Mitigation System Design Testing					
Contractor Communication Testing		per event	\$1,800	1	\$1,800.00
Personal Protection Equipment (list)					
Sample Shipping Costs					
Other (specify)					
Mileage (Not Eligible)		miles	\$0.60	310	\$186.00
WDNR SI Rpt Rev Fee (Not Eligible)			\$1,050.00		\$0.00
Total Miscellaneous Costs					\$1,986.00

Reminders: DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimbursable. No expedited shipping w/o prior PM approval.