



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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

December 9, 2021

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. 07)
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. 07) to the Wisconsin Department of Natural Resources (WDNR) to document the proposed additional environmental activities 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. 07) 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.

Proposed Scope of Services

- 1) Install and develop a piezometer to evaluate whether chlorinated compounds, which are heavier than water, are migrating downward toward aquifers used as a source for drinking water. One composite landfill characterization soil sample will be submitted for volatile organic compound (VOC) analysis to facilitate disposal of the drill cuttings.
- 2) Collect soil samples from the upper four feet in the piezometer boring and a boring adjacent to MW-3 and submit them for VOC analysis to evaluate the potential direct contact risk.
- 3) Replace the damaged well covers for monitoring wells MW-4 and MW-5.
- 4) Conduct four quarterly groundwater sampling events of the seven existing wells and the newly installed piezometer. The groundwater samples will be submitted for laboratory analysis of VOCs.
- 5) Install a sub-slab depressurization system adjacent to the dry cleaning machine.
- 6) Collect one set of sub-slab vapors samples from the three vapor pins nearest the depressurization system after the system has operated for at least a month. The sub-

slab vapor samples, which will be collected while the system is running, will be submitted for analysis of select chlorinated VOCs by EPA Method TO-15

- 7) Evaluate the analytical data and prepare a status report with updated tables and maps.

Piezometer Installation and Soil Sampling

Giles will oversee the installation of one 60-foot-deep piezometer to evaluate the vertical component of groundwater flow and to assess the vertical extent of groundwater contamination near MW-1, the monitoring well with the highest contaminant concentrations. The piezometer, which will be completed using hollow-stem auger drilling equipment and constructed of nominal 2-inch diameter PVC riser with a 5-foot screen, will be located adjacent to monitoring well MW-1 in the northeast corner of the Smoke-Out parking lot. The proposed piezometer monitoring well location is shown on Figure 1.

One composite landfill characterization soil sample will be submitted for laboratory VOC analysis to facilitate the disposal of the cuttings generated during drilling. In addition, soil samples from the upper four feet of the piezometer boring and a four-foot boring adjacent to MW-3 will be submitted for VOC analysis to evaluate the potential direct contact risks. The piezometer will be developed prior to sampling. The development water, which is often sediment-rich, will be placed in 55-gallon drums and stored on-Site pending disposal arrangements.

Groundwater Sampling

Four quarterly groundwater sampling events will be performed. For each event, samples will be collected from the seven existing monitoring wells and the new piezometer. The groundwater samples will be submitted for laboratory VOC analysis. Per prior arrangements with the Madison Metropolitan Sewerage District, the sanitary sewer system will be used to dispose of the purge water generated during well sampling.

Sub-Slab Depressurization System Installation and Follow-Up Sampling

Giles will oversee the installation a sub-slab depressurization system adjacent to the dry cleaning machine, the suspected contaminant source. A 4-inch diameter hole will be drilled in the concrete floor, and a 4-inch PVC vent pipe inserted into the hole will extend vertically through the roof. The extracted air will be discharged through the mitigation blower/fan which will be installed on the roof. A month or more after system startup, one set of sub-slab vapor samples will be collected from the three vapor pins nearest the system (SS-12, SS-13, and SS-14). The sub-slab vapor samples, which be collected while the system is running, will be submitted for analysis of select chlorinated VOCs by EPA Method TO-15.

Cost

The estimated cost to complete the scope of services for Change Order No. 7 is \$30,475, which includes a DERF reimbursable cost of \$29,737.00 and non-eligible costs (mileage) of \$738.00).



Cost Estimate / Change Order #7
Additional Environmental Services
Smoke-Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024
Page 3

A detailed cost summary is included on the attached DERF Form 4400-233 Change Order No. 7.

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,

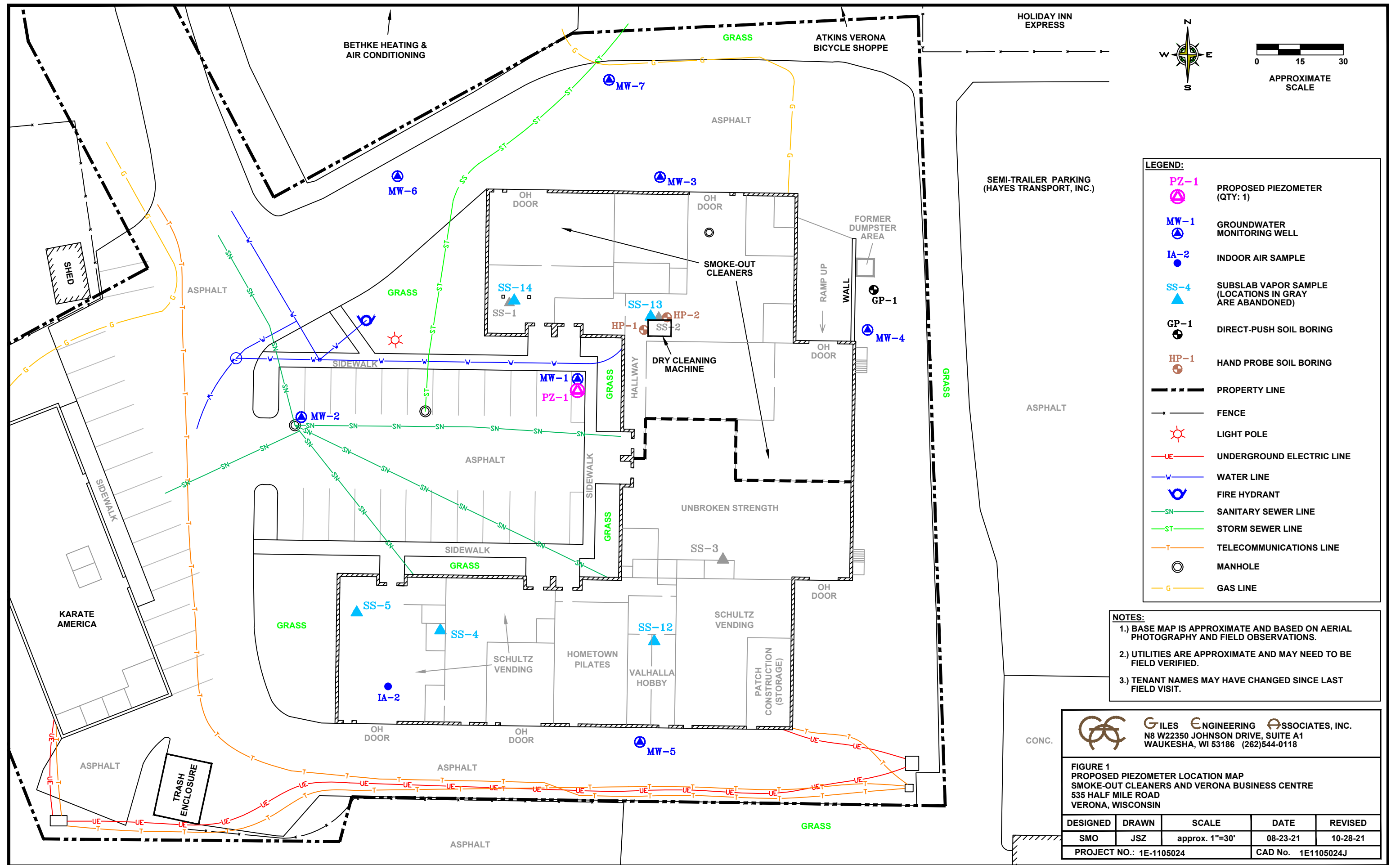
GILES ENGINEERING ASSOCIATES, INC.

Michelle L. Peed, P.G.
Project Manager

Stephen M. Owens, P.G., P.H.
Senior Project Manager

Attachments: Figure 1 – Proposed Piezometer Location Map
DERF Form 4400-233 (Change Order 07)

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)



LEGEND:

- ▲ **PZ-1** PROPOSED PIEZOMETER (QTY: 1)
- ▲ **MW-1** GROUNDWATER MONITORING WELL
- **IA-2** INDOOR AIR SAMPLE
- ▲ **SS-4** (GRAY) 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 1
PROPOSED PIEZOMETER LOCATION MAP
SMOKE-OUT CLEANERS AND VERONA BUSINESS CENTRE
 535 HALF MILE ROAD
 VERONA, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
SMO	JSZ	approx. 1"=30'	08-23-21	10-28-21
PROJECT NO.: 1E-1105024			CAD No. 1E1105024J	

**DERF Site Investigation Bid Sheet
Consultant Bid Summary**

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

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

Bid Summary	
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Drilling Costs Total =	\$3,685.00
Analytical Costs Total =	\$3,998.00
Consulting Costs Total =	\$15,590.00
Misc Costs Total =	\$7,202.00
Grand Total =	\$30,475.00

Change Order No. 7

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	Date
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Please attach to these forms a written narratige specifying how the tasks outlined in these sheets will be performed.

Consultant Name: Giles Engineering Assoc.
 Site Name: Smoke-Out Cleaners Verona, WI
 BRRTS #: 02-13-552179
 Date: 12/8/21

DERF Site Investigation Bid Sheet Drilling Costs

Form 4400-233 (R 4/04) Page 3 of 6

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 60 ft	1	1	60	\$30.00	\$1,800.00
	___ ft to ___ ft					
	___ ft to ___ ft					
	> ___ ft					
Decontamination Costs						\$200.00
Mobilization Costs						\$450.00
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				4	\$75.00	\$300.00
Flush Mount Covers				3	\$195.00	\$585.00
Expendables						
Support Truck				1	\$350.00	\$350.00
Total Drilling Costs						\$3,685.00

Consultant Name: Giles Engineering Assoc.
 Site Name: Smoke-Out Cleaners Verona, WI
 BRRTS #: 02-13-552179
 Date: 7/31/19

DERF Site Investigation Bid Sheet Analytical Costs

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

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	75	3								\$225.00
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	75	36	8260							\$2,700.00
Other: (Specify)										\$0.00
										\$0.00
Air Analysis										
VOCs	305	3	TO-15							\$915.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
tubing										\$0.00
swagelocks										\$0.00
shipping	60	1								\$60.00
Waste Analyses (soil/water)										
										\$0.00
										\$0.00
Miscellaneous (specify)										
environmental disposal fee	2.5	39								\$97.50
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$3,997.50

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

DERF Site Investigation Bid Summary
Consultant Costs

		Hours/Task																			
Position (specify)	Hourly Rate	Workplan Development	Survey & Utility Locate	Receptor Survey	Monitoring Well Install & Development	Drilling Oversight	Soil Sampling	Sub-Slab Vapor Point Install & Sample	Well Development	Hydraulic Conductivity Test	Groundwater sampling	Soil gas/vapor sample	Sub-slab system install oversight	SSRCL calculations (contained out or remedial actions)	SI Status Update Report Prep	RAOR Report preparation	Project Management	Other (specify)			Total Costs
																		Data Reduction	Piez Install and MW Repair		
Professional Staff																					
Sr. Project Manager	120	1										1			1		1				\$480.00
Project Hydro	85	9								6		14			24		20	8	4		\$7,225.00
Staff Hydrogeologist	75	1								52		8			16		4	4	16		\$7,575.00
																					\$0.00
																					\$0.00
Field Staff																					
Field Technician	65																				\$0.00
																					\$0.00
																					\$0.00
																					\$0.00
																					\$0.00
																					\$0.00
Office Support Staff																					
CAD Operator	55														4						\$220.00
Clerical	45														2						\$90.00
																					\$0.00
																					\$0.00
																					\$0.00
Total Consulting Costs																					\$15,590.00

DERF Site Investigation Bid Summary Sheet

Miscellaneous Costs

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
soil	Non-Hazardous	lump sum	\$1,119.00	1	\$1,119.00
water	Non-Hazardous	lump sum	\$300.00	1	\$300.00
Mitigation System Installation	Lifetime Radon Solutions	lump sum	\$2,635.00	1	\$2,635.00
Electrical Serv (Mitigation System)	Lifetime Radon Solutions	lump sum	\$950.00	1	\$950.00
Roofing Serv (Mitigation System)	Lifetime Radon Solutions	lump sum	\$575.00	1	\$575.00
Equipment Rental (list and include shipping costs if applicable)					
Field Supplies (list)					
PID		per day	\$75.00	2	\$150.00
Water level indicator		per day	\$20.00	6	\$120.00
whale pump & tubing		per day	\$35.00	1	\$35.00
disposable bailers		each	\$15.00	36	\$540.00
survey equip -new wells (Giles)		day	\$40.00	1	\$40.00
Surveying					
Personal Protection Equipment (list)					
Sample Shipping Costs					
Other (specify)					
Mileage (Not Eligible)		miles	\$0.60	1230	\$738.00
WDNR SI Rpt Rev Fee (Not Eligible)			\$1,050.00		\$0.00
Total Miscellaneous Costs					\$7,202.00

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.