

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-



Cost Estimate / Change Order #7 Additional Environmental Services Smoke-Out Cleaners Verona, Wisconsin Project No. 1E-1105024 Page 2

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.

tephen M Owens

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)

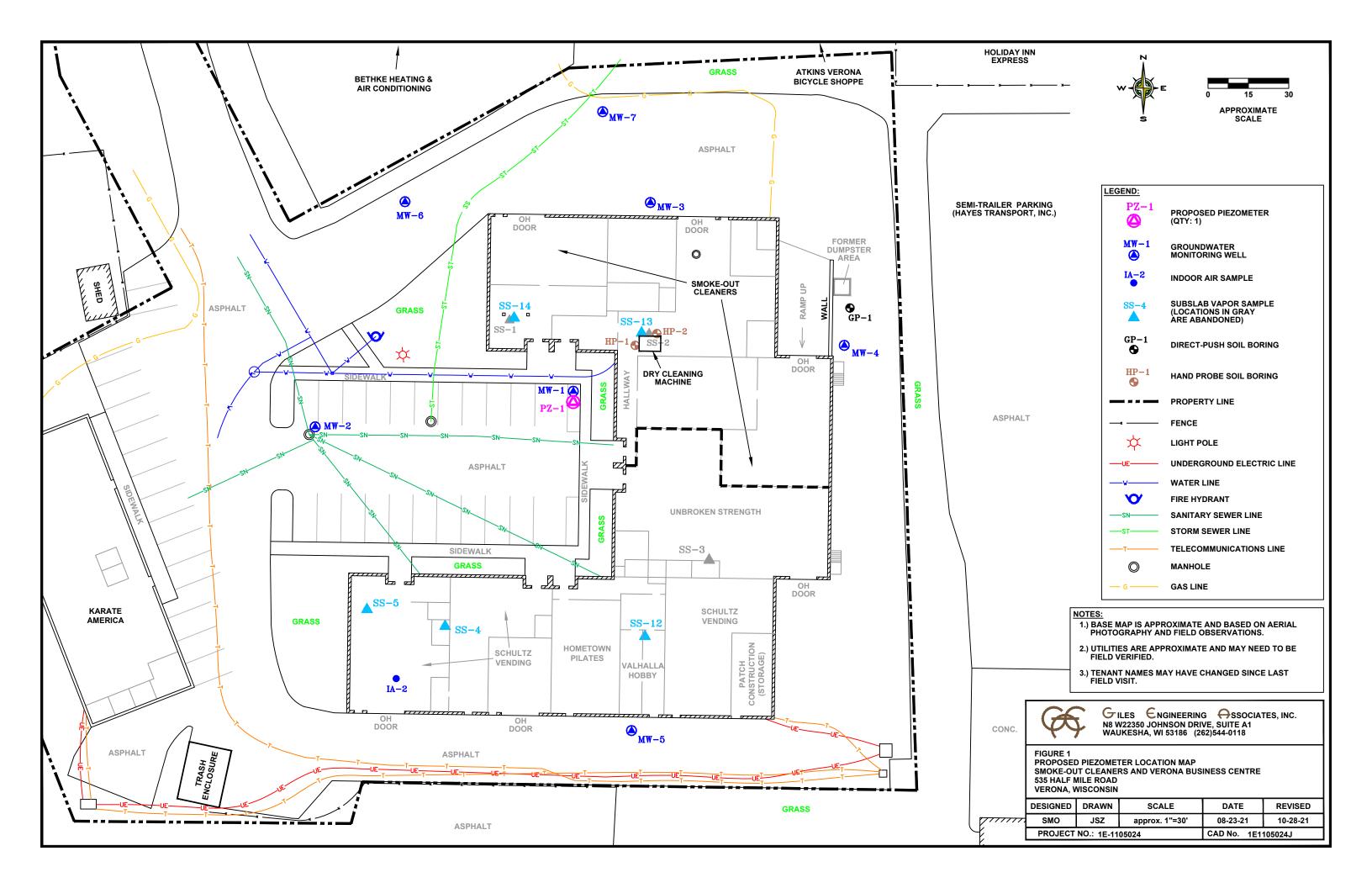
Smoke-Out Cleaners:

Attn: Mr. Mark Woppert (1 via email: mark@smoke-out.net)

Verona Business Centre:

Attn: Mr. Joe Krantz (1 via email: Jkrantz@krantzelectricinc.com)

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Site Name: Smoke-Out Cleaners (Verona, WI)
BRRTS #: 02-13-552179
Type of Action: Investigation

Dry Cleaner Environmental Response Program Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D (R 08/12)

TASKS					BUDG	ET						INVOICES					DERF COST BREAKOUT (this claim)											
Bid / Budgeted Description	Prliminary Site Assessment (2008)	Site Investig Proposal (6-7-11)	Change Order 01 (7-19-13)	Change Order 02 (3-11-14)	Change Order 03 (7-31-19)	Change Order 04 (10-10-19)	Change Order 05 (1-27-20)	Change Order 06 (7-8-20)	Change Order 07 (12-9-21)	Total Approved Budget	Giles 1E0807025001 8/29/08	Giles 1E110502400 2/28/13	Giles 1 1E1105024002 7/23/14	Giles 1E1105024003 3/10/15	Giles 1E1105024006 5/31/17	Giles 1E1105024008 5/23/18	Giles 1E1105024010 5/31/19	Giles 1E1105024012 11/29/19	Giles 1E1105024014 5/31/20	Giles 1E1105024016 9/30/20	Total Invoiced Costs	A Soil Investigation	C Groundwater Investigation	E Air/Vapor Investigation	G Lab & Other Analysis	H Miscellaneous Costs	Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
Consultant Costs																												
Task																					\$ -						\$ -	
Workplan / Change Order Development		\$ 1,020.00	\$ 445.00	\$ 255.00	\$ 950.00		\$ 460.00	\$ 340.00	\$ 960.00	\$ 4,430.00		\$ 920.0	00 \$ 700.00	1				\$ 936.25	\$ 446.25		\$ 3,002.50		\$ 981.13	\$ 401.37			\$ 1,427.50	
Receptor Survey		\$ 460.00					1			\$ 460.00											\$ -						\$ 460.00	
Waste Determination		\$ 590.00								\$ 590.00				\$ 590.00							\$ 590.00						\$ -	
Drlg Oversight & Sampling /Soil Sampling		\$ 2,800.00								\$ 2,800.00				\$ 2,800.00							\$ 2,800.00						\$ -	
Well Development		\$ 560.00								\$ 560.00				\$ 560.00							\$ 560.00						\$ -	
Mon. Well Install & Development (2 Wells)					\$ 1,840.00		1			\$ 1,840.00								\$ 1,840.00			\$ 1,840.00		\$ 1,840.00	ı				
Hydraulic Conductivity Testing		\$ 720.00								\$ 720.00											\$ -						\$ 720.00	
GW Smplg (5 wells, 4x) / 3 Sub-Slab 1x		\$ 5,190.00							\$ 5,030.00	\$ 5,190.00		\$ 985.0	00	\$ 1,102.50	\$ 991.25	\$ 2,190.00					\$ 5,268.75						\$ (78.75)	1
GW Sampling (7 wells 1x)					\$ 4,110.00					\$ 4,110.00								\$ 1,027.50	\$ 2,055.00	\$ 1,027.50	\$ 4,110.00		\$ 3,082.50	I .				
SI Report Preparation		\$ 2,830.00			\$ 4,730.00		1			\$ 7,560.00							\$ 2,343.75	\$ 557.50	\$ 1,132.50	\$ 813.75	\$ 4,847.50		\$ 2,862.66	\$ 1,171.09			\$ 2,712.50	
Data Reduction		\$ 920.00			\$ 940.00	\$ 160.00	\$ 235.00		\$ 980.00	\$ 3,235.00					\$ 170.00	\$ 488.75		\$ 480.00	\$ 555.00	\$ 300.00	\$ 1,993.75		\$ 734.52	\$ 300.48			\$ 1,241.25	
Misc Supplies, Equipment, Shipping		\$ 1,906.00	\$ 710.00	\$ 313.00	\$ 955.00					\$ 3,884.00		\$ 450.0	00 \$ 1,005.00	\$ 361.00	\$ 195.00	\$ 190.00		\$ 545.00	\$ 250.00	\$ 125.00	\$ 3,121.00		\$ 530.00	\$ 265.00			\$ 763.00	
Mileage (Non-DERF)		\$ 504.00	\$ 90.00		\$ 651.00		1	1		\$ 1,245.00											\$ -						\$ 1,245.00	
Access Coordination			\$ 1,090.00	\$ 255.00			1	1		\$ 1,345.00			\$ 1,338.75								\$ 1,338.75						\$ 6.25	
Install Vap Pin, Sample Sub-Slab, Indoor Air			\$ 1,200.00	\$ 340.00	\$ 995.00	\$ 150.00	\$ 300.00			\$ 2,985.00			\$ 1,530.00					\$ 1,145.00	\$ 300.00		\$ 2,975.00			\$ 1,445.00			\$ 10.00	
Letter Report Preparation			\$ 1,655.00	\$ 225.00					\$ 3,670.00	\$ 1,880.00			\$ 1,543.00								\$ 1,543.00						\$ 337.00	
DNR Semi-Annual Rptg										\$ -											\$ -						\$ -	
Project Management					\$ 2,240.00	\$ 510.00	\$ 170.00	\$ 510.00	\$ 2,120.00	\$ 5,550.00								\$ 2,083.75	\$ 660.00	\$ 170.00	\$ 2,743.75		\$ 1,947.18	\$ 796.57				
Preliminary Site Assessment (in 2008)	\$ 2,300.00									\$ 2,300.00	\$ 2,300.00										\$ 2,300.00						\$ -	
Elevation Survey & Utility Locate					\$ 255.00					\$ 255.00								\$ 255.00			\$ 255.00		\$ 255.00	ı			\$ -	
Mitigation System Testing								\$ 595.00	\$ 1,985.00	\$ 595.00																		
Piez Install and MW Repair									\$ 1,730.00																			
Consultant Cost Total	\$ 2,300.00	\$ 17,500.00	\$ 5,190.00	\$ 1,388.00	\$ 17,666.00	\$ 820.00	\$ 1,165.00	\$ 1,445.00	\$ 16,475.00	\$ 51,534.00											\$ 39,289.00						\$ 8,843.75	
Sub-Contractor Costs																												
Service								1													\$ -						s -	
Drilling Costs		\$ 8,160.00			\$ 4.415.00				\$ 3.685.00	\$ 12.575.00				\$ 7.412.00				\$ 3.950.00			\$ 11.362.00		\$ 3.950.00				\$ 1,213,00	
Analytical Costs		\$ 3,110.00	\$ 1,600.00	\$ 600.00		\$ 665.00	\$ 665.00		\$ 3.998.00	\$ 10,249.00		\$ 675.0	00 \$ 2,200.00		\$ 325.00	\$ 650.00		\$ 1,510.00	\$ 2,877.50	\$ 472.50	\$ 9,238.00		ψ 0,000.00		\$ 4.387.50		\$ 1,011.00	
Waste Disposal		\$ 2.265.00	,		\$ 2.086.00				+ -,	\$ 4,351.00		. 570.0		\$ 718.93		. 223.00		\$ 582.50			\$ 1,301,43		\$ 582.50		,		\$ 3.049.57	
Monitoring Well Elevation Survey		- 2,200.00	l .	1	\$ 600.00	i e	1	1	- 1,113.00	\$ 600.00	1	t	+	+ 1.0.00	l		1	\$ 500.00		1	\$ 500.00		\$ 500.00				\$ 100.00	
Miligation System Communication Testing			1	1	+ 000.00		1	\$ 1.800.00		\$ -		1						÷ 000.00		1	\$ -		- 000.00				\$ -	
Mitigation System Install			1	1	1		1	.,000.00	\$ 4.160.00	\$ -		1								1	\$ -						\$ -	
Sub-Contractor Cost Total	\$ -	\$ 13.535.00	\$ 1,600,00	\$ 600.00	\$ 10.710.00	\$ 665,00	\$ 665,00	\$ 1,800,00	\$ 13,262.00			1	+	+						1	\$ 22,401,43			+			\$ 5.373.57	
	\$ 2300.00										\$ 2300.00	\$ 3,020.0	0 8 8 346 76	\$ 14,072.43	\$ 168125	\$ 3,519.75	\$ 234275	\$ 15,412.50	\$ 8.27£.25	\$ 2909.75		•	\$ 17.265.40	\$ 4.379.51	\$ 4387 50	•	\$ 14.217.32	
DERI ELIGIBLE SUB-TUTALS	\$ 2,300.00	\$ 51,035.00	φ 0,790.00	φ 1,300.00	\$ 21,725.00	φ 1,405.00	φ 1,030.00	φ 3,245.00	φ 29,737.00	φ 19,309.00	\$ 2,300.00	\$ 3,030.0	0,310.75	φ 14,072.43	φ 1,001.25	φ 3,510.75	φ 2,343.75	φ 15,412.50	φ 0,276.25	φ 2,900.75	φ 01,090.43	<i>y</i> -	φ 17,205.49	\$ 4,379.51	<i>₹</i> 4,307.50	,	φ 14,217.32	

Non-DERF Eligible Expenses					Т								
Non-BERT Eligible Expenses													¢ -
Mileage		738.00	-		\$ 72.00		\$ 288.00						\$ 360.00
Non-DERF Cost Total		738.00		\$ -	\$ 72.00	\$ -	\$ 288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360.00
INVOICE GRAND TOTAL	\$	30,475.00		\$ 2,300.0	\$ 3,102.00	\$ 8,316.75	\$ 14,360.43	\$ 1,681.25	\$ 3,518.75	\$ 2,343.75	\$ 15,412.50	\$ 8,276.25	\$ 62,050.43

Total DERF Eligible Costs This Claim

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		Applicant Name: Smoke-Out Cleaners, Ltd.,
Giles Engineering Associates, Inc.		Mark Woppert
Bid Summary		
L	40.00=.00	
Drilling Costs Total =	\$3,685.00	
Analytical Costs Total -	\$3,998.00	
Analytical Costs Total =	\$3,996.00	
Consulting Costs Total =	\$15,590.00	
	, ,	
Misc Costs Total =	\$7,202.00	
Grand Total =	\$30,475.00	Change Order No. 7
•	, , ,	I costs for the site investigation and I understand and will
adhere to s.292.65 Stats. and ch NF	169, Wis. Adm. Code.	
Consultant Signature		Date

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 Comple	etion					
	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 s	sampling)					
	ft toft					
	ft to ft					
	ft to ft					
	> ft					
Decontamination Costs						
Mobilization Costs						
Auger Borings (specify split	spoon sampling inte	rval)				
	ft toft					
	ft to ft					
	ft to ft					
	> ft					
Decontamination Costs						
Mobilization Costs						
Direct Push Borings (per po	int)					
	< ft depth					
	ft ft depth					
	> ft depth					
Decontamination Costs						
Mobilization Costs						
Well Development (if done b	•					
	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	d Test/Fie	eld Kit	1			
	\$/	#	Method	\$/	#	Method	\$/Sample	# Samples	Method	
	sample	samples	Used	sample	samples	Used	\$/Day	# Days	Used	Total Costs
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 as	sumed un	less otherv	wise indica	ated at bo	ottom of this	s 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)			1	ı		1	<u> </u>	1		
										\$0.00
										\$0.00
Miscellaneous (specify)										
environmental disposal fee	2.5	39								\$97.50
							<u> </u>			\$0.00
Charge for Mobile Lab (indicate # day	s and dai	ly fee)				T				
Total Analytical Costs										\$3,997.50

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

Consultant: Giles Engineering Assoc. Site: Smoke-Out Cleaners BRRTS #: 02-13-552179

DERF Site Investigation Bid Summary Consultant Costs Form 4400-233 (R 4/04) Page 5 of 6

											Hour	s/Task									
						±			ţ	t;				٠. ٠.	Ф			Oth	er (spe	cify)	
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	Data Reduction	Piez Install and MW Repair		Total Costs
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 Hydrogeolgist	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

Consultant: Giles Engineering Assoc. Site Name: Smoke-Out Cleaners Verona, WI

BRRTS #: 02-13-552179

Date: 12/8/21

DERF Site Investigation Bid Summary Sheet Miscellaneous Costs

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

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 sh	ipping costs if applica	ble)			
Field Supplies (list)					
PID	I	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
disposible bailers		each	\$35.00 \$15.00	36	\$540.00
survey equip -new wells (Giles)		day	\$15.00	1	\$40.00
survey equip -new wens (Ones)		uay	φ40.00	'	φ40.00
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 reimburseable. No expedited shipping w/o prior PM approval.