GILES
ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

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

September 6, 2023

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. 08)
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. 08) 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. 08) 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) Development of this workplan
2) Replace damaged well vaults and bolts for monitoring wells MW-3, MW-6, and MW-7. New well caps will be set approximately 2” below the asphalt surface in order to prevent future damage.
3) Upon repair of damaged wells (MW-3, MW-6, MW-7), conduct a new survey of the monitoring wells on Site.
4) Based on the results of the sub-slab sampling conducted in June 2023, additional vapor mitigation is necessary. Install one additional collection point onto the existing system as well as one additional extraction point. Additionally, a second fan will be installed on the existing system in order to increase sub-slab depressurization and soil vapor extraction.
5) Install three additional vapor pins (SS-19 through SS-21) as noted on Figure 1, in order to investigate extents of contamination and conduct pressure field testing on the southern portion of the Site. Field pressure extension testing will be conducted for four quarterly events for vapor pins SS-12 through SS-21.
6) Conduct one round of sub-slab vapor sampling on three vapor pins currently installed on

the Site (SS-12, SS-4, SS-15) as well as the three proposed vapor pins (SS-19, SS-20, SS-21). Vapor samples will be submitted for laboratory analysis of VOCs.

7) Conduct four quarterly groundwater sampling events of the seven monitoring wells (MW-1 through MW-7) and piezometer (PZ-1). The groundwater samples will be submitted for laboratory analysis of VOCs.

8) Hydraulic conductivity testing was approved in the original proposal for 5 monitoring wells; however, the testing was never conducted. We will conduct the sampling on the 5 wells, and the additional 3 onsite wells.

9) Collect two rounds of natural attenuation parameters (winter and summer) for all 8 wells on the Site.

10) Evaluate all analytical data and prepare a status report with updated tables and maps.

Groundwater Sampling

Four quarterly groundwater sampling events will be performed. For each event, samples will be collected from seven monitoring wells (MW-1 through MW-7) and one piezometer (PZ-1). 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. Natural attenuation parameters will be collected during the summer and winter sampling events.

Vapor Mitigation System

Giles will oversee the addition of an extra collection point added to the existing system near SS-14. A second Eagle Extreme fan will be stacked on the current system to increase negative pressure and the volume of soil gas being removed. Additionally, a second system, similar to the original system, will be installed near SS-15.

Cost

The estimated cost to complete the scope of services for Change Order No. 08 is $33,612, which includes a DERF reimbursable cost of $32,589.00 and non-eligible costs (mileage) of $1,023.00). A detailed cost summary is included on the attached DERF Form 4400-233 Change Order No. 8.

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.

Respectfully submitted,

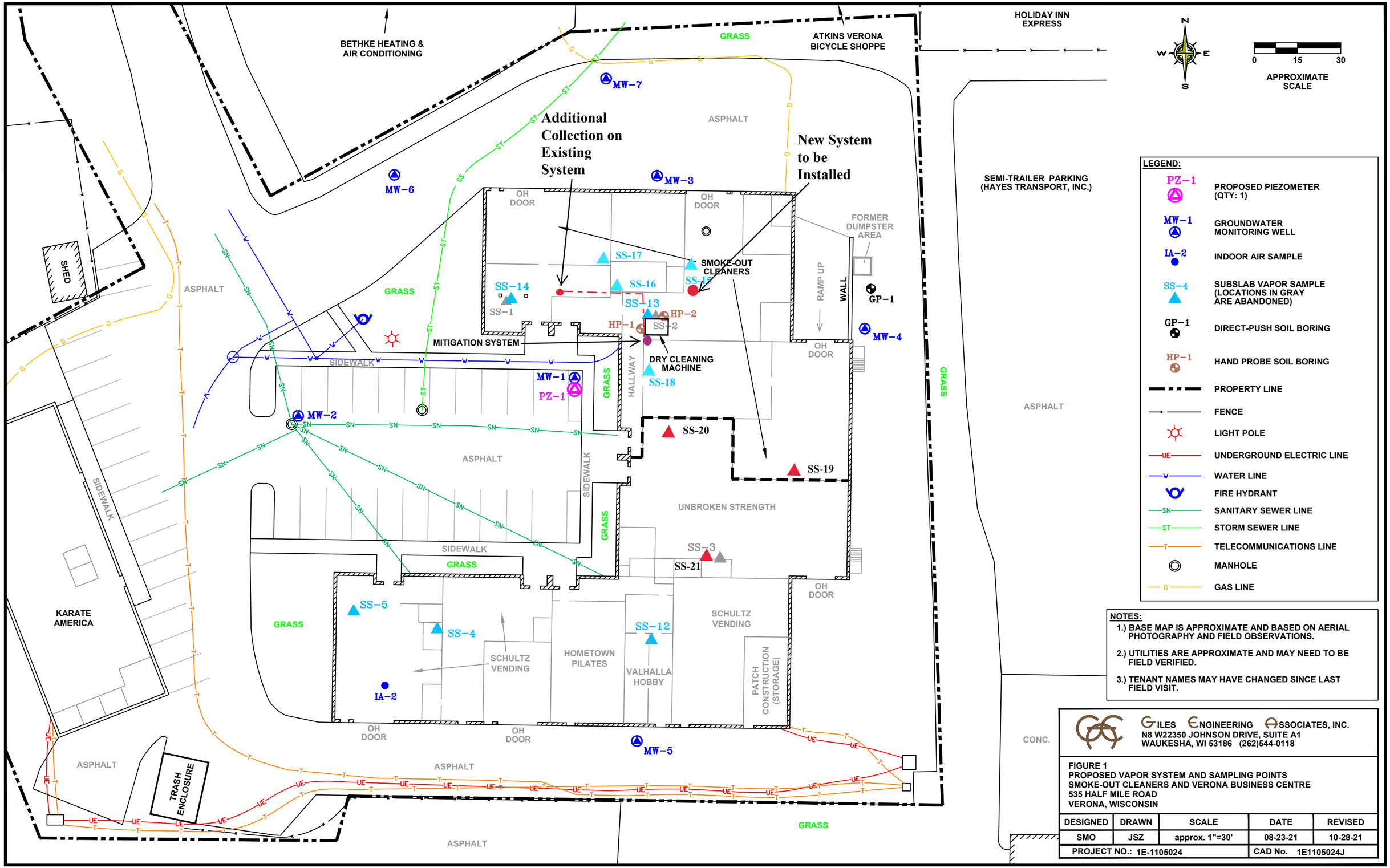
GILES ENGINEERING ASSOCIATES, INC.

Justin P. Bush
Staff Professional

Michelle L. Peed, P.G.
Senior Project Manager

Attachments: Figure 1 – Proposed Vapor Pin and Indoor Air Sample Location Map
Table 1 - Soil Analytical Results
Table 2 - Groundwater Analytical Results
Table 3 - Vapor Analytical Results
DERF Form 4400-233 (Change Order 08

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 — 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.
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FIGURE 1
PROPOSED VAPOR SYSTEM AND SAMPLING POINTS
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	

TABLE 1
SOIL ANALYTICAL RESULTS
(DETECTED VOCs)
Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
1E-1105024

Analyte	Sample Location											NR 720 RCLs[1]		
	GP-1		HP-1		HP-2		MW-1	MW-2	MW-3	MW-3R	PZ-1			
Sample Depth (feet)	2-4	18-20	4-6	12-14	4-6	12-14	32-34	40-42	30-32	2-4	2-4	**Soil to Goundwater Pathway**	**Direct Contact Pathway[2] (Non-Industrial)**	**Direct Contact Pathway[2] (Non-Industrial)**
Sample Date	8/6/08	8/6/08	8/6/08	8/6/08	8/6/08	8/6/08	8/27/14	8/26/14	8/27/14	9/14/22	9/14/22			
PID	<5	<5	266	40.3	209.5	964	<5	<5	<5	<5	<5			
Detected VOCs (µg/kg)														
cis-1,2-Dichloroethene	<29	<30	**1,400**	**320**	**1,400**	**170**	<7.3	<7.3	<7.3	<29	<31	**41.2**	**156,000**	**2,340,000**
Tetrachloroethene (PCE)	<29	<30	**34,000**	**10,000**	**7,600**	**2,800**	**280**	<9.9	**94**	<28	**2,200**	**4.5**	**33,000**	**145,000**
Trichloroethene (TCE)	<29	<30	<280	**26**	**79**	<27	<11	<25	<11	<11	<13	**3.6**	**1,300**	**8,410**

NOTES:

RCLs: Residual Contaminant Levels

[1] : Wisconsin Adminiarative Code Natural Resources Chapter (NR) 720 RCLs from WDNR RCL Spreadsheet (updated December 2018)

[2] : Direct Contact Pathway RCLs only apply to soil within 4 feet of ground surface

PID: Photoionization Detector

VOCs: Volatile Organic Compounds

µg/kg: Micrograms per kilogram; equivalent to parts per billion (ppb)

Results shown in blue/underline exceed the RCL for Soil to Groundwater Pathway

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-1											
Sample Date			9/5/14	1/19/17	6/28/17	9/27/17	10/23/19	1/28/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			33.11	31.88	30.23	29.85	27.69	29.83	29.80	30.33	34.52	35.14	33.45	34.09
Detected VOCs (µg/L)														
cis-1,2-Dichloroethene	7	70	120	220	210	220	180	140	150	130	74	*(62)*	72	(52)
trans-1,2-Dichloroethene	20	100	<1.3	<3.5	<3.5	<3.5	<7.0	<3.5	<3.5	<3.5	<1.7	<3.5	<3.5	<1.7
Ethylbenzene	140	700	<0.65	<1.8	<1.8	<1.8	<3.7	<1.8	<1.8	2.0 J	<0.92	<1.8	<1.8	<0.92
Naphthalene	10	100	<0.80	<0.34	8.3 J	<3.4	*(16 JB)*	<3.4	<3.4	7.9 J	<1.7	<3.4	8.5 JB	<1.7
Toluene	160	800	<0.55	3.8 J	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5	<0.76	<1.5	<1.5	<0.76
1,2,4-Trimethylbenzene	96	480	<0.70	<3.6	<3.6	<3.6	13 JB	<3.6	<3.6	<3.6	<1.8	<3.6	7.6 JB	<1.8
1,3,5-Trimethylbenzene	96	480	<0.90	<2.5	<2.5	<2.5	12 JB	<2.5	<2.5	<2.5	<1.3	<2.5	<2.5	<1.3
n-Butylbenzene	NS	NS	<0.65	<3.9	<3.9	<3.9	11 JB	<3.9	<3.9	<3.9	<1.9	<3.9	<3.9	<1.9
Styrene	10	100	<0.50	<3.9	<3.9	<3.9	9.8 JB	<3.9	<3.9	<3.9	<1.9	<3.9	<3.9	<1.9
Tetrachloroethene	0.5	5	2,800	6,700	6,900	9,300	7,600	6,000	6,700	6,300	5,100	5,400	5700	4800
Trichloroethene	0.5	5	25	46	44	57	58	48	56	57	39	41	48	34

NOTES:
(1): Wisconsin Administrative Code Natural Resources Chapter (NR) 140
ES: Enforcement Standard
PAL: Preventive Action Limit
NS: No Standard Established
DTW (ft TOC): Depth to water in feet below top of casing
VOCs: Volatile Organic Compounds
µg/L: Micrograms per Liter; equivalent to parts per billion (ppb)
--: Not analyzed
J: Result is less than the reporting limit but greater than the method detection limit and the concentration is an approximate value
B: Compound was found in the blank and sample
Concentrations expressed in (Italics / Blue / Parentheses) exceed NR 140 Preventive Action Limit
Concentrations expressed in Red / Underine exceed NR 140 Enforcement Standard

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	PZ-1			
Sample Date			9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			35.48	35.94	34.08	35.31
Detected VOCs (µg/L)						
cis-1,2-Dichloroethene	**7**	**70**	1.4	0.94 J	<0.41	<0.41
trans-1,2-Dichloroethene	**20**	**100**	<0.35	<0.35	<0.35	<0.35
Ethylbenzene	**140**	**700**	<0.18	<0.18	<0.18	<0.18
Naphthalene	**10**	**100**	<0.34	<0.34	<0.34	<0.34
Toluene	**160**	**800**	<0.15	<0.15	<0.15	<0.15
1,2,4-Trimethylbenzene	**96**	**480**	<0.36	<0.36	<0.36	<0.36
1,3,5-Trimethylbenzene	**96**	**480**	<0.25	<0.25	<0.25	<0.25
n-Butylbenzene	**NS**	**NS**	<0.39	<0.39	<0.39	<0.39
Styrene	**10**	**100**	<0.39	<0.39	<0.39	<0.39
Tetrachloroethene	**0.5**	**5**	**6.3**	*(2.8)*	*(1.9)*	*(1.5)*
Trichloroethene	**0.5**	**5**	<0.16	<0.16	<0.16	<0.16

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TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-2											
Sample Date			9/5/14	1/19/17	6/28/17	9/27/17	10/23/19	1/28/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			33.14	32.02	30.80	36.20	28.75	30.51	30.28	31.28	34.75	35.48	33.51	34.59
Detected VOCs (µg/L)														
cis-1,2-Dichloroethene	**7**	**70**	<0.12	<0.41	<0.41	<0.41	<0.41	<0.39	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41
trans-1,2-Dichloroethene	**20**	**100**	<0.25	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35
Ethylbenzene	**140**	**700**	<0.13	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Naphthalene	**10**	**100**	<0.16	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34
Toluene	**160**	**800**	0.25 J	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
1,2,4-Trimethylbenzene	**96**	**480**	<0.14	<0.36	<0.36	<0.36	0.63 JB	<0.38	<0.36	<0.36	<0.36	<0.36	0.74 JB	<0.36
1,3,5-Trimethylbenzene	**96**	**480**	<0.18	<0.25	<0.25	<0.25	0.59 JB	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
n-Butylbenzene	**NS**	**NS**	<0.13	<0.39	<0.39	<0.39	0.52 JB	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Styrene	**10**	**100**	<0.10	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Tetrachloroethene	**0.5**	**5**	<0.17	<0.37	<0.37	<0.37	<0.37	*(1.1)*	<0.37	*(0.80 J)*	<0.37	<0.37	<0.37	<0.37
Trichloroethene	**0.5**	**5**	<0.19	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16

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Concentrations expressed in Red / Underine exceed NR 140 Enforcement Standard

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-3											
Sample Date			9/5/14	1/19/17	6/28/17	9/27/17	10/23/19	1/29/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			33.38	32.44	31.15	31.10	29.15	30.91	30.71	31.75	35.54	35.94	34.14	35.13
Detected VOCs (µg/L)														
cis-1,2-Dichloroethene	**7**	**70**	*(57)*	**210**	**200**	**260**	**180**	**150**	**130**	**110**	**91**	**73**	**190**	**160**
trans-1,2-Dichloroethene	**20**	**100**	<0.25	0.57 J	0.60 J	<0.70	0.53 J	0.50 J	0.44 J	<0.35	<0.35	0.44 J	0.65 J	0.69 J
Ethylbenzene	**140**	**700**	<0.13	<0.18	<0.18	<0.37	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Naphthalene	**10**	**100**	<0.16	<0.34	<0.34	<0.67	0.66 JB	0.66 JB	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34
Toluene	**160**	**800**	<0.11	<0.15	<0.15	<0.30	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
1,2,4-Trimethylbenzene	**96**	**480**	<0.14	<0.36	<0.36	<0.72	0.65 JB	<0.36	<0.36	<0.36	<0.36	<0.36	0.73 JB	<0.36
1,3,5-Trimethylbenzene	**96**	**480**	<0.18	<0.25	<0.25	<0.51	0.59 JB	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
n-Butylbenzene	**NS**	**NS**	<0.13	<0.39	<0.39	<0.78	0.53 JB	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Styrene	**10**	**100**	<0.10	<0.39	<0.39	<0.77	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Tetrachloroethene	**0.5**	**5**	**56**	**370**	**430**	**680**	**660**	**590**	**490**	**500**	**300**	**260**	**430**	**380**
Trichloroethene	**0.5**	**5**	*(2.8)*	**11**	**13**	**15**	**13**	**13**	**12**	**13**	**7.2**	**6.3**	**14**	**11**

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TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-4											
Sample Date			9/5/14	1/19/17	6/28/17	9/27/17	10/23/19	1/28/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			28.54	27.25	24.05	25.13	22.39	25.25	24.99	26.23	30.68	31.58	28.13	30.40
Detected VOCs (µg/L)														
cis-1,2-Dichloroethene	**7**	**70**	<0.12	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41
trans-1,2-Dichloroethene	**20**	**100**	<0.25	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35
Ethylbenzene	**140**	**700**	<0.16	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Naphthalene	**10**	**100**	<0.16	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34
Toluene	**160**	**800**	<0.11	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
1,2,4-Trimethylbenzene	**96**	**480**	<0.14	<0.36	<0.36	<0.36	0.63 JB	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36
1,3,5-Trimethylbenzene	**96**	**480**	<0.18	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
n-Butylbenzene	**NS**	**NS**	<0.13	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Styrene	**10**	**100**	<0.10	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Tetrachloroethene	**0.5**	**5**	<0.17	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37	<0.37
Trichloroethene	**0.5**	**5**	<0.19	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16

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µg/L: Micrograms per Liter; equivalent to parts per billion (ppb)
--: Not analyzed
J: Result is less than the reporting limit but greater than the method detection limit and the concentration is an approximate value
B: Compound was found in the blank and sample
Concentrations expressed in (Italics / Blue / Parentheses) exceed NR 140 Preventive Action Limit
Concentrations expressed in Red / Underine exceed NR 140 Enforcement Standard

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-5											
Sample Date			9/5/14	1/19/17	6/28/17	9/27/17	10/23/19	1/28/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			31.82	31.29	28.70	28.51	25.28	28.40	28.24	28.59	33.05	34.22	32.27	32.71
Detected VOCs (µg/L)														
cis-1,2-Dichloroethene	**7**	**70**	<0.12	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41
trans-1,2-Dichloroethene	**20**	**100**	<0.25	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35
Ethylbenzene	**140**	**700**	<0.13	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Naphthalene	**10**	**100**	<0.16	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34
Toluene	**160**	**800**	<0.11	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
1,2,4-Trimethylbenzene	**96**	**480**	<0.14	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36
1,3,5-Trimethylbenzene	**96**	**480**	<0.18	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
n-Butylbenzene	**NS**	**NS**	<0.13	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Styrene	**10**	**100**	<0.10	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Tetrachloroethene	**0.5**	**5**	*(2.5)*	<0.37	<0.37	<0.37	*(0.79 J)*	*(0.90 J)*	*(0.65 J)*	*(0.81 J)*	<0.37	*(0.57 J)*	<0.37	*0.88 J*
Trichloroethene	**0.5**	**5**	<0.19	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16

NOTES:
(1): Wisconsin Administrative Code Natural Resources Chapter (NR) 140
ES: Enforcement Standard
PAL: Preventive Action Limit
NS: No Standard Established
DTW (ft TOC): Depth to water in feet below top of casing
VOCs: Volatile Organic Compounds
µg/L: Micrograms per Liter; equivalent to parts per billion (ppb)
--: Not analyzed
J: Result is less than the reporting limit but greater than the method detection limit and the concentration is an approximate value
B: Compound was found in the blank and sample
Concentrations expressed in (Italics / Blue / Parentheses) exceed NR 140 Preventive Action Limit
Concentrations expressed in Red / Underine exceed NR 140 Enforcement Standard

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-6							
Sample Date			10/23/19	1/28/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			27.41	29.49	28.14	30.19	34.69	34.98	33.22	33.50
Detected VOCs (µg/L)										
cis-1,2-Dichloroethene	**7**	**70**	<0.41	<0.41	<0.41	<0.41	<0.41	--	<0.41	<0.41
trans-1,2-Dichloroethene	**20**	**100**	<0.35	<0.35	<0.35	<0.35	<0.35	--	<0.35	<0.35
Ethylbenzene	**140**	**700**	<0.18	<0.18	<0.18	<0.18	<0.18	--	<0.18	<0.18
Naphthalene	**10**	**100**	<0.34	<0.34	<0.34	<0.34	<0.34	--	<0.34	<0.34
Toluene	**160**	**800**	<0.15	<0.15	<0.15	<0.15	<0.15	--	<0.15	<0.15
1,2,4-Trimethylbenzene	**96**	**480**	<0.36	<0.36	<0.36	<0.36	<0.36	--	<0.36	<0.36
1,3,5-Trimethylbenzene	**96**	**480**	<0.25	<0.25	<0.25	<0.25	<0.25	--	<0.25	<0.25
n-Butylbenzene	**NS**	**NS**	<0.39	<0.39	<0.39	<0.39	<0.39	--	<0.39	<0.39
Styrene	**10**	**100**	<0.39	<0.39	<0.39	<0.39	<0.39	--	<0.39	<0.39
Tetrachloroethene	**0.5**	**5**	*(1.1)*	*(1.2)*	*(1.8)*	*(1.6)*	**6.1**	--	**7.4**	(4.7)
Trichloroethene	**0.5**	**5**	<0.16	<0.16	<0.16	<0.16	<0.16	--	<0.16	<0.16

NOTES:
(1): Wisconsin Administrative Code Natural Resources Chapter (NR) 140
ES: Enforcement Standard
PAL: Preventive Action Limit
NS: No Standard Established
DTW (ft TOC): Depth to water in feet below top of casing
VOCs: Volatile Organic Compounds
µg/L: Micrograms per Liter; equivalent to parts per billion (ppb)
--: Not analyzed
J: Result is less than the reporting limit but greater than the method detection limit and the concentration is an approximate value
B: Compound was found in the blank and sample
Concentrations expressed in (Italics / Blue / Parentheses) exceed NR 140 Preventive Action Limit
Concentrations expressed in Red / Underine exceed NR 140 Enforcement Standard

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
(DETECTED VOCS)
Smoke Out Cleaners
Verona, Wisconsin
Project No. 1E-1105024

Sample Location	NR 140[1] PAL (µg/L)	NR 140[1] ES (µg/L)	MW-7							
Sample Date			10/23/19	1/28/20	4/30/20	8/26/20	9/28/22	12/13/22	3/13/23	7/6/23
DTW (ft TOC)			22.04	27.19	26.20	27.76	31.01	32.56	29.20	31.42
Detected VOCs (µg/L)										
cis-1,2-Dichloroethene	7	70	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41	<0.41
trans-1,2-Dichloroethene	20	100	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35
Ethylbenzene	140	700	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Naphthalene	10	100	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34
Toluene	160	800	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
1,2,4-Trimethylbenzene	96	480	0.63 JB	0.63 JB	<0.36	<0.36	<0.36	<0.36	<0.36	<0.36
1,3,5-Trimethylbenzene	96	480	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
n-Butylbenzene	NS	NS	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Styrene	10	100	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39	<0.39
Tetrachloroethene	0.5	5	43	30	27	29	33	31	35	29
Trichloroethene	0.5	5	<0.16	<0.16	<0.16	<0.16	<0.16	0.23 J	<0.16	<0.16

NOTES:
(1): Wisconsin Administrative Code Natural Resources Chapter (NR) 140
ES: Enforcement Standard
PAL: Preventive Action Limit
NS: No Standard Established
DTW (ft TOC): Depth to water in feet below top of casing
VOCs: Volatile Organic Compounds
µg/L: Micrograms per Liter; equivalent to parts per billion (ppb)
--: Not analyzed
J: Result is less than the reporting limit but greater than the method detection limit and the concentration is an approximate value
B: Compound was found in the blank and sample
Concentrations expressed in (Italics / Blue / Parentheses) exceed NR 140 Preventive Action Limit
Concentrations expressed in Red / Underine exceed NR 140 Enforcement Standard

TABLE 3
SUB-SLAB VAPOR ANALYTICAL RESULTS (VOCs)
Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
Project No. 1E-1105024

Analyte	Sample Location								Sub-Slab Vapor VRSLs* (µg/m^3)		
	SS-1	SS-2	SS-3	SS-4			SS-5	SS-6	Residential	Small Commerical	Large Commerical / Industrial
Sample Date	11/7/12	11/7/12	11/7/12	3/13/14	10/10/19	1/29/20	3/13/14	3/13/14			
Detected VOCs (µg/m^3)											
trans-1,2-Dichloroethene	<250	<7,900	<200	<0.79	<0.40	<0.20	<0.79	<0.79	**1,400**	**5,800**	**18,000**
cis-1,2-Dichloroethene	1,300	500,000	<200	<0.79	<0.48	<0.24	<0.79	<0.79	**NS**	**NS**	**NS**
1,2-Dichloroethene (total)	1,300	500,000	<400	<1.58	<0.88	<0.44	<1.58	<1.58	**NS**	**NS**	**NS**
Tetrachloroethene	**[81,000]**	**[22,000,000]**	**[55,000]**	35	150	110	27	<1.4	**1,400**	**5,800**	**18,000**
Trichloroethene	<340	<110,000	<270	<1.1	<0.39	<0.19	<1.1	<1.1	**70**	**290**	**880**
Vinyl chloride	<160	<51,000	<0.29	<0.51	<0.36	<0.18	<0.51	<0.51	**57**	**930**	**2,800**

Notes:

VRSLs: Vapor Risk Screening Levels
VOCs: Volatile Organic Compounds
µg/m^3: 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 September 2021)

TABLE 3
SUB-SLAB VAPOR ANALYTICAL RESULTS (VOCs)
Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
Project No. 1E-1105024

Analyte	Sample Location								Sub-Slab Vapor VRSLs (µg/m^3)		
	SS-7		SS-8	SS-9		SS-10		SS-11	Residential	Small Commerical	Large Commerical / Industrial
Sample Date	3/13/14	1/29/20	3/13/14	3/13/14	1/29/20	3/13/14	1/29/20	3/13/14			
Detected VOCs (µg/m^3)											
trans-1,2-Dichloroethene	<0.79	<0.20	1.6	1.0	1.6 J	<0.79	<0.20	<0.79	**1,400**	**5,800**	**18,000**
cis-1,2-Dichloroethene	<0.79	<0.24	<0.79	<0.79	<1.2	<0.79	<0.24	<0.79	**NS**	**NS**	**NS**
1,2-Dichloroethene (total)	<1.58	<0.44	1.6	1.0	1.6 J	<1.58	<0.44	<1.58	**NS**	**NS**	**NS**
Tetrachloroethene	<1.4	1.5	4.5	4.1	2.7 J	<1.4	1.0 J	2.5	**1,400**	**5,800**	**18,000**
Trichloroethene	<1.1	<0.19	<1.1	<1.1	<0.97	<1.1	<0.19	<1.1	**70**	**290**	**880**
Vinyl chloride	<0.51	<0.18	<0.51	<0.51	<0.91	<0.51	<0.18	<0.51	**57**	**930**	**2,800**

Notes:

VRSLs: Vapor Risk Screening Levels
VOCs: Volatile Organic Compounds
µg/m^3: 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 Residenial VRSLs
Results shown in **[red/brackets]** exceed the Large Commercial / Industrial, Small Commercial and Residenial VRSLs
* VRSLs obtained from the Wisconsin Department of Natural Resources WI Quick Look-Up Table (updated September 2021)

TABLE 3
SUB-SLAB VAPOR ANALYTICAL RESULTS (VOCs)
Smoke-Out Cleaners
535 Half Mile Road
Verona, Wisconsin
Project No. 1E-1105024

Analyte	Sample Location										Sub-Slab Vapor VRSLs* (µg/m3)		
	SS-12				SS-13		SS-14			SS-15	Residential	Small Commerical	Large Commerical / Industrial
Sample Date	3/13/14	10/10/19	1/29/20	7/5/23	9/18/19	1/29/20	9/18/19	1/29/20	7/5/23	7/5/23			
Detected VOCs (µg/m^3)													
trans-1,2-Dichloroethene	<2.0	<4.0	<3.6	<4.5	<5,900	<5,500	<400	<110	<80	1,200 J	**1,400**	**5,800**	**18,000**
cis-1,2-Dichloroethene	<2.0	<4.8	<4.3	<3.4	320,000	230,000	<480	280 J	83 J	5,600	**NS**	**NS**	**NS**
1,2-Dichloroethene (total)	<4.0	<8.8	<7.9	<7.9	320,000	230,000	<880	280 J	83 J	6,800	**NS**	**NS**	**NS**
Tetrachloroethene	550	**3,800**	**2,900**	**2,600**	**[4,700,000]**	**[3,900,000]**	**[220,000]**	**[60,000]**	**[67,000]**	**[300,000]**	**1,400**	**5,800**	**18,000**
Trichloroethene	<2.7	<3.9	<3.5	<6.1	**[58,000]**	**[50,000]**	**[1,000 J]**	**(390 J)**	**(340 J)**	**[3,300]**	**70**	**290**	**880**
Vinyl chloride	<1.3	<3.6	<3.3	<5.7	<5,400	<3,700	<360	<99	<100	<400	**57**	**930**	**2,800**

Notes:

VRSLs: Vapor Risk Screening Levels
VOCs: Volatile Organic Compounds
µg/m^3: 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 September 2021)

State of WIsconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

DERF Site Investigation Bid Summary
Consultant Selection Cover Sheet

Notice: Use this form to notify the Department of Natural Resources of the consultant you are selecting to conduct a site investigation and to submit and summarize the bids required in the Dry Cleaner Environmental Response Fund (DERF) Program. This form is authorized under s. 292.65, Wis. Stats. and s. NR 169.23, Wis. Adm. Code. Completion of this form is mandatory for any person applying for DERF reimbursement. Persons who do not submit a completed form will not be eligible for reimbursement under DERF. Personal information will be used to manage the DERF program, and be made available to requesters under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR regional project manager. Copy this form as necessary.

Site Information

Site name:	Facility Name:	BRRTS # 02-13-552179
Smoke-Out Cleaners	**Smoke-Out Cleaners - Verona**	

Consultant Selected

Consultant Name:	Consultant Address:
Giles Engineering Associates, Inc.	**N8 W22350 Johson Drive Ste A1 Waukesha, WI 53186**

Summary of Costs:

Consultant Name: Giles Engineering Associates, Inc	
Consulting costs:	**$17,090.00**
Drilling costs:	**$0.00**
Analytical costs:	**$4,290.00**
Miscellaneous costs:	**$10,812.00**
Total Costs:	**$32,192.00**

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:

Optional 4th bid information:

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Applicant Information and Certification

I certify that the information contained above is true and correct to the best of my knowledge.

Signature	Date
	9/6/23

Department Use Only

Project Manager Approval Signature	Phone Number	Date

If not approved, reason for non-approval:

DERF Site Investigation Bid Sheet
Consultant Bid Summary

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 =	**$4,390.00**	
Consulting Costs Total =	**$17,405.00**	
Misc Costs Total =	**$10,794.00**	
Grand Total =	**$32,589.00**	**Change Order No. 8**

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

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

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					
	___ 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						
Flush Mount Covers						
Expendables						
Support Truck						
Total Drilling Costs						

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

Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			
	$/	#	Method	$/	#	Method	$/Sample	# Samples	Method	
	sample	samples	Used	sample	samples	Used	$/Day	# Days	Used	Total Costs
Solids Analysis										
VOCs										$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	75	32	8260							$2,400.00
Nitrate*	15									$0.00
Dissolved Oxygen*										$0.00
Temperature*										$0.00
Ferrous Iron*	8									$0.00
Sulfate*	8									$0.00
Sulfide*	15									$0.00
ORP*										$0.00
pH*										$0.00
TOC*	15									$0.00
Alkalinity*	8									$0.00
Chloride*	8									$0.00
Spec. Conductance*										$0.00
Ethene/Ethane/Methane*	125									$0.00
Hydrogen*	125									$0.00
Carbon Dioxide*	125									$0.00
RCRA Metals										$0.00
Duplicate Analyses	65									$0.00
Blank Analyses	0									$0.00
Other: (Specify)										$0.00
										$0.00
Air Analysis										
VOCs	210	6	TO-15							$1,260.00
TCE										$0.00
PCE (minimum detection limit is <10 ppbv)										$0.00
Other: Summa Canister Rental	$60	6								$360.00
tubing	20	6								$120.00
flow controller & manifold	$30	6								$180.00
shipping	70	1								$70.00
Waste Analyses (soil/water)										
										$0.00
										$0.00
Miscellaneous (specify)										
environmental disposal fee										$0.00
										$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										$4,390.00

* 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

		Hours/Task																			
																		Other (specify)			
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	Pressure Field Testing	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						1			6		16		24		20	8			$7,140.00
Staff Hydrogeolgist	75	1						4		4	60	8	8		16	12	4	8			$9,375.00
																					$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	1													4						$275.00
Clerical	45	1													2						$135.00
																					$0.00
																					$0.00
																					$0.00
Total Consulting Costs																					$17,405.00

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

Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
soil	Non-Hazardous	lump sum	$1,119.00		$0.00
water	Non-Hazardous	lump sum	$300.00		$0.00
Mitigation System Installation	Lifetime Radon Solutions	lump sum	$7,559.00	1	$7,559.00
Electrical Serv (Mitigation System)	Lifetime Radon Solutions	lump sum	$950.00		$0.00
Roofing Serv (Mitigation System)	Lifetime Radon Solutions	lump sum	$575.00		$0.00
Well Repair	Giles	lump sum	$1,775.00	1	$1,775.00
Equipment Rental (list and include shipping costs if applicable)					
Field Supplies (list)					
PID		per day	$75.00	4	$300.00
Water level indicator		per day	$20.00	4	$80.00
whale pump & tubing		per day	$35.00	4	$140.00
disposible bailers		each	$15.00	32	$480.00
survey equip -new wells (Giles)		day	$40.00		$0.00
Water Quality Meter		day	$100.00	2	$200.00
vapor pin		each	$70.00	3	$210.00
hammer drill		per day	$50.00	1	$50.00
Surveying					
Personal Protection Equipment (list)					
Sample Shipping Costs					
Other (specify)					
Mileage (Not Eligible)		miles	$0.60	1705	$1,023.00
WDNR SI Rpt Rev Fee (Not Eligible)			$1,050.00		$0.00
Total Miscellaneous Costs					$11,817.00

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.