September 20, 2024
File No. 25221094.00

Don and Cynthia Hertrampf
127 South Dousman Street
Prairie du Chien, WI 53821

Subject: Indoor and Outdoor Air Sample Results
Vapor Mitigation System Commissioning Round 3 of 3
127 South Dousman Street, Prairie du Chien, Wisconsin
Former Blackhawk Drycleaners, BRRTS # 02-12-552357

Dear Mr. and Mrs. Hertrampf:

On behalf of the Prairie du Chien Redevelopment Authority (RDA), SCS Engineers (SCS) is providing results for indoor and outdoor (background) air samples collected from your property in August 2024. The samples were collected to assess the effectiveness of the vapor mitigation system (VMS), which was installed in July 2023. The samples were submitted to Eurofins for laboratory analysis of volatile organic compounds associated with drycleaner solvent contamination. The laboratory report is included in **Attachment A**.

Contaminants were not detected in the outdoor air sample. A minor concentration of tetrachloroethene (PCE) was detected in the basement indoor air sample which did not exceed the Wisconsin Department of Natural Resources (DNR) indoor air vapor action level (VAL). SCS observed that the VMS was in good condition and operating properly. The testing indicates there is not a health risk associated with vapor intrusion.

No additional sampling is planned. A final report with these findings will be prepared and submitted to the DNR and listed on the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW).

Please feel free to contact Robert Langdon of SCS at (608) 212-3995 or Matt Vitale of DNR at (715) 492-1222 if you have any questions concerning the testing.

Sincerely,

Robert Langdon
Senior Project Manger
SCS Engineers

Thomas J. Karwoski, PG
Project Director
SCS Engineers

REL/REO/TK

cc: Matt Vitale, Wisconsin Department of Natural Resources
Chad Abram, City of Prairie du Chien Redevelopment Authority

Enclosures: Attachment A – Laboratory Report

I:\25221094.00\Correspondence\Other\127 S. Dousman Results\VMS Commissioning\Round 3\240920_127 S. Dousman Sample Results_Final.docx

Attachment A

Laboratory Report

eurofins | Environment Testing

ANALYTICAL REPORT

PREPARED FOR

Attn: Mr. Robert Langdon
SCS Engineers
2830 Dairy Drive
Madison, Wisconsin 53718

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JOB DESCRIPTION

Blackhawk Junction

JOB NUMBER

140-38188-1

Eurofins Knoxville
5815 Middlebrook Pike
Knoxville TN 37921

See page two for job notes and contact information.

my EOL

Eurofins Knoxville

Job Notes

This report may not be reproduced except in full, and with written approval from the laboratory. The results relate only to the samples tested. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

The test results in this report relate only to the samples as received by the laboratory and will meet all requirements of the methodology, with any exceptions noted. This report shall not be reproduced except in full, without the express written approval of the laboratory. All questions should be directed to the Eurofins TestAmerica Project Manager.

Authorization

Ryan Henry

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Authorized for release by
Ryan Henry, Project Manager I
William.Henry@et.eurofinsus.com
(865)291-3006

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Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
¤	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Job Narrative
140-38188-1

Receipt
The samples were received on 8/26/2024 at 12:25pm and arrived in good condition.

Air - GC/MS VOA
Methods TO 15 LL, TO-14A, TO-15: EPA methods TO-14A and TO-15 specify the use of humidified "zero air" as the blank reagent for canister cleaning, instrument calibration and sample analysis. Ultra-high purity humidified nitrogen from a cryogenic reservoir is used in place of "zero air" by Eurofins TestAmerica Knoxville.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Sample Summary

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received	Asset ID
140-38188-1	127 SOUTH DOUSMAN IA	Air	08/22/24 08:37	08/26/24 12:25	Air Canister (6-Liter) #12399
140-38188-2	127 SOUTH DOUSMAN OA	Air	08/22/24 08:36	08/26/24 12:25	Air Canister (6-Liter) #34000886

Client Sample Results

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Client Sample ID: 127 SOUTH DOUSMAN IA

Lab Sample ID: 140-38188-1

Date Collected: 08/22/24 08:37
Matrix: Air
Date Received: 08/26/24 12:25
Sample Container: Summa Canister 6L

Method: EPA TO-15 - Volatile Organic Compounds in Ambient Air

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
cis-1,2-Dichloroethene	ND		0.79	0.099	ug/m3			08/28/24 16:24	1
Tetrachloroethene	**3.3**		1.4	0.20	ug/m3			08/28/24 16:24	1
trans-1,2-Dichloroethene	ND		0.79	0.13	ug/m3			08/28/24 16:24	1
Trichloroethene	ND		1.1	0.18	ug/m3			08/28/24 16:24	1
Vinyl chloride	ND		1.0	0.17	ug/m3			08/28/24 16:24	1

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
cis-1,2-Dichloroethene	ND		0.20	0.025	ppb v/v			08/28/24 16:24	1
Tetrachloroethene	**0.49**		0.20	0.029	ppb v/v			08/28/24 16:24	1
trans-1,2-Dichloroethene	ND		0.20	0.033	ppb v/v			08/28/24 16:24	1
Trichloroethene	ND		0.20	0.033	ppb v/v			08/28/24 16:24	1
Vinyl chloride	ND		0.40	0.065	ppb v/v			08/28/24 16:24	1

Client Sample Results

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Client Sample ID: 127 SOUTH DOUSMAN OA

Lab Sample ID: 140-38188-2

Date Collected: 08/22/24 08:36
Matrix: Air
Date Received: 08/26/24 12:25
Sample Container: Summa Canister 6L

Method: EPA TO-15 - Volatile Organic Compounds in Ambient Air

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
cis-1,2-Dichloroethene	ND		0.79	0.099	ug/m3			08/28/24 17:16	1
Tetrachloroethene	ND		1.4	0.20	ug/m3			08/28/24 17:16	1
trans-1,2-Dichloroethene	ND		0.79	0.13	ug/m3			08/28/24 17:16	1
Trichloroethene	ND		1.1	0.18	ug/m3			08/28/24 17:16	1
Vinyl chloride	ND		1.0	0.17	ug/m3			08/28/24 17:16	1

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
cis-1,2-Dichloroethene	ND		0.20	0.025	ppb v/v			08/28/24 17:16	1
Tetrachloroethene	ND		0.20	0.029	ppb v/v			08/28/24 17:16	1
trans-1,2-Dichloroethene	ND		0.20	0.033	ppb v/v			08/28/24 17:16	1
Trichloroethene	ND		0.20	0.033	ppb v/v			08/28/24 17:16	1
Vinyl chloride	ND		0.40	0.065	ppb v/v			08/28/24 17:16	1

Default Detection Limits

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Method: TO-15 - Volatile Organic Compounds in Ambient Air

Analyte	RL	MDL	Units
cis-1,2-Dichloroethene	0.79	0.099	ug/m3
cis-1,2-Dichloroethene	0.20	0.025	ppb v/v
Tetrachloroethene	1.4	0.20	ug/m3
Tetrachloroethene	0.20	0.029	ppb v/v
trans-1,2-Dichloroethene	0.79	0.13	ug/m3
trans-1,2-Dichloroethene	0.20	0.033	ppb v/v
Trichloroethene	1.1	0.18	ug/m3
Trichloroethene	0.20	0.033	ppb v/v
Vinyl chloride	1.0	0.17	ug/m3
Vinyl chloride	0.40	0.065	ppb v/v

QC Sample Results

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Method: TO-15 - Volatile Organic Compounds in Ambient Air

Lab Sample ID: MB 140-90370/7
Matrix: Air
Analysis Batch: 90370

Client Sample ID: Method Blank
Prep Type: Total/NA

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
cis-1,2-Dichloroethene	ND		0.79	0.099	ug/m3			08/28/24 08:38	1
Tetrachloroethene	ND		1.4	0.20	ug/m3			08/28/24 08:38	1
trans-1,2-Dichloroethene	ND		0.79	0.13	ug/m3			08/28/24 08:38	1
Trichloroethene	ND		1.1	0.18	ug/m3			08/28/24 08:38	1
Vinyl chloride	ND		1.0	0.17	ug/m3			08/28/24 08:38	1

Analyte	MB Result	MB Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
cis-1,2-Dichloroethene	ND		0.20	0.025	ppb v/v			08/28/24 08:38	1
Tetrachloroethene	ND		0.20	0.029	ppb v/v			08/28/24 08:38	1
trans-1,2-Dichloroethene	ND		0.20	0.033	ppb v/v			08/28/24 08:38	1
Trichloroethene	ND		0.20	0.033	ppb v/v			08/28/24 08:38	1
Vinyl chloride	ND		0.40	0.065	ppb v/v			08/28/24 08:38	1

Lab Sample ID: LCS 140-90370/1002
Matrix: Air
Analysis Batch: 90370

Client Sample ID: Lab Control Sample
Prep Type: Total/NA

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
cis-1,2-Dichloroethene	7.93	8.37		ug/m3		106	70 - 130
Tetrachloroethene	13.6	13.7		ug/m3		101	70 - 130
trans-1,2-Dichloroethene	7.93	8.18		ug/m3		103	70 - 130
Trichloroethene	10.7	10.9		ug/m3		102	70 - 130
Vinyl chloride	5.11	5.88		ug/m3		115	70 - 130

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits
cis-1,2-Dichloroethene	2.0	2.11		ppb v/v		106	70 - 130
Tetrachloroethene	2.0	2.01		ppb v/v		101	70 - 130
trans-1,2-Dichloroethene	2.0	2.06		ppb v/v		103	70 - 130
Trichloroethene	2.0	2.04		ppb v/v		102	70 - 130
Vinyl chloride	2.0	2.30		ppb v/v		115	70 - 130

QC Association Summary

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Air - GC/MS VOA

Analysis Batch: 90370

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
140-38188-1	127 SOUTH DOUSMAN IA	Total/NA	Air	TO-15	
140-38188-2	127 SOUTH DOUSMAN OA	Total/NA	Air	TO-15	
MB 140-90370/7	Method Blank	Total/NA	Air	TO-15	
LCS 140-90370/1002	Lab Control Sample	Total/NA	Air	TO-15	

Lab Chronicle

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Client Sample ID: 127 SOUTH DOUSMAN IA — Lab Sample ID: 140-38188-1

Date Collected: 08/22/24 08:37 — **Matrix: Air**
Date Received: 08/26/24 12:25

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	200 mL	500 mL	90370	08/28/24 16:24	S1K	EET KNX
	Instrument ID: MS									

Client Sample ID: 127 SOUTH DOUSMAN OA — Lab Sample ID: 140-38188-2

Date Collected: 08/22/24 08:36 — **Matrix: Air**
Date Received: 08/26/24 12:25

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	200 mL	500 mL	90370	08/28/24 17:16	S1K	EET KNX
	Instrument ID: MS									

Client Sample ID: Method Blank — Lab Sample ID: MB 140-90370/7

Date Collected: N/A — **Matrix: Air**
Date Received: N/A

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	200 mL	500 mL	90370	08/28/24 08:38	S1K	EET KNX
	Instrument ID: MS									

Client Sample ID: Lab Control Sample — Lab Sample ID: LCS 140-90370/1002

Date Collected: N/A — **Matrix: Air**
Date Received: N/A

Prep Type	Batch Type	Batch Method	Run	Dil Factor	Initial Amount	Final Amount	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	TO-15		1	500 mL	500 mL	90370	08/28/24 07:44	S1K	EET KNX
	Instrument ID: MS									

Laboratory References:

EET KNX = Eurofins Knoxville, 5815 Middlebrook Pike, Knoxville, TN 37921, TEL (865)291-3000

Accreditation/Certification Summary

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Laboratory: Eurofins Knoxville

All accreditations/certifications held by this laboratory are listed. Not all accreditations/certifications are applicable to this report.

Authority	Program	Identification Number	Expiration Date
	AFCEE	N/A	
ANAB	Dept. of Defense ELAP	L2311	02-13-25
ANAB	Dept. of Energy	L2311.01	02-13-25
ANAB	ISO/IEC 17025	L2311	02-13-25
Arkansas DEQ	State	88-0688	06-17-25
Colorado	State	TN00009	02-28-25
Connecticut	State	PH-0223	10-01-26
Florida	NELAP	E87177	06-30-25
Georgia (DW)	State	906	07-27-25
Hawaii	State	NA	07-27-25
Kansas	NELAP	E-10349	10-31-24
Kentucky (DW)	State	90101	12-31-24
Louisiana (All)	NELAP	83979	06-30-25
Louisiana (DW)	State	LA019	12-31-24
Maryland	State	277	03-31-25
Michigan	State	9933	07-27-25
Nevada	State	TN00009	07-31-25
New Hampshire	NELAP	2999	01-17-25
New Jersey	NELAP	TN001	06-30-25
New York	NELAP	10781	03-31-25
North Carolina (DW)	State	21705	07-31-25
North Carolina (WW/SW)	State	64	12-31-24
Oklahoma	State	9415	08-31-24
Oregon	NELAP	TNI0189	01-01-25
Pennsylvania	NELAP	68-00576	12-31-24
Tennessee	State	02014	07-27-25
Texas	NELAP	T104704380	08-31-24
US Fish & Wildlife	US Federal Programs	058448	07-31-25
USDA	US Federal Programs	525-22-279-18762	10-06-25
Utah	NELAP	TN00009	07-31-25
Virginia	NELAP	460176	09-14-24
Washington	State	C593	01-19-25
West Virginia (DW)	State	9955C	12-31-24
West Virginia DEP	State	345	04-30-25
Wisconsin	State	998044300	08-31-25

Method Summary

Client: SCS Engineers
Project/Site: Blackhawk Junction

Job ID: 140-38188-1

Method	Method Description	Protocol	Laboratory
TO-15	Volatile Organic Compounds in Ambient Air	EPA	EET KNX

Protocol References:

EPA = US Environmental Protection Agency

Laboratory References:

EET KNX = Eurofins Knoxville, 5815 Middlebrook Pike, Knoxville, TN 37921, TEL (865)291-3000

Eurofins TestAmerica, Knoxville
5815 Middlebrook Pike

Knoxville, TN 37921-5947
phone 865.291.3000 fax 865.584.4315

Canister Samples Chain of Custody Record

TestAmerica Laboratories, Inc. assumes no liability with respect to the collection and shipment of these samples.

eurofins Environment Testing TestAmerica

TestAmerica Laboratories, Inc. d/b/a Eurofins TestAmerica

Client Contact Information
Company Name: SCS Engineers
Address: 2830 Dairy Dr
City/State/Zip: Madison, WI 53718
Phone:
FAX:
Project Name: Blackhawk Junction
Site/Location: 2522 1094
PO#

Client Project Manager: Rob Langdon
Phone: 608-212-3095
Email: rlangdon@scsengineers.com
Site Contact:
Tel/Fax
Analysis Turnaround Time
Standard (Specific):
Rush (Specifiy):

Samples Collected By: Ethan Shaeffer 608-893-0999

COC No: 1 of 1 COCs
TALS Project #:
For Lab Use Only:
Walk-in Client:
Lab Sampling:
Job / SDG No.:
(See below for Add'l Items)

Sample Identification	Sample Start Date	Time Start	Sample End Date	Time Stop	Canister Vacuum in Field, "Hg (Start)	Canister Vacuum in Field, "Hg (Stop)	Flow Controller ID	Canister ID	TO-14/15 (Standard / Low Level)	TO-15 SIM	EPA 3C	EPA 25C	ASTM D-1946	EPA 15/16	Other (Please specify in notes section)	Sample Type: Indoor Air/Ambient Air	Sub-Slab	Soil Gas	Soil Vapor Extraction (SVE)	Landfill Gas	Other (Please specify in notes section)	Sample Specific Notes:
127 South Dousman IA	8/21	910	8/22	837	-30	-6	12138	12399		X												*
127 South Dousman OA	8/21	915	8/22	836	-29	-5	12143	34000886		X												*
CUSTODY SEAL INTACT																						
RECEIVED AMBIENT																						
bxd 8.26.24																						
1 box FEDEX #4063886250981 6																						
2 cans / 2 flows / 1 c.c.																						

140-38188 Chain of Custody

Temperature (Fahrenheit)	Interior	Ambient
Start		
Stop		

Pressure (inches of Hg)	Interior	Ambient
Start		
Stop		

Special Instructions/QC Requirements & Comments:
* Report only PCE, TCE, cis-1,2-DCE, trans-1,2-DCE and vinyl chloride (REL 8/22/24)

Samples Shipped by: SCS	Date / Time: 8/22 1230	Samples Received by: FEDEX 8.26.24 12:25
Samples Relinquished by:	Date / Time:	Received by:
Relinquished by:	Date / Time:	Received by:
Lab Use Only: Shipper Name:	Opened by:	Condition:

Form No. CA-C-WI-003, Rev. 2.23, dated 5/4/2020

Loc: 140
38188

EUROFINS KNOXVILLE SAMPLE RECEIPT/CONDITION UPON RECEIPT ANOMALY CHECKLIST Log In Number:

Review Items	Yes	No	NA	If No, what was the problem?
1. Are the shipping containers intact?	✓			☐ Containers, Broken
2. Were ambient air containers received intact?			✓	☑ Checked in lab
3. The coolers/containers custody seal if present, is it intact?	✓			☐ Yes ☐ NA
4. Is the cooler temperature within limits? (> freezing temp. of water to 6 °C, VOST: 10°C) Thermometer ID :_____ Correction factor: _____			✓	☐ Cooler Out of Temp, Client Contacted, Proceed/Cancel ☐ Cooler Out of Temp, Same Day Receipt
5. Were all of the sample containers received intact?	✓			☐ Containers, Broken
6. Were samples received in appropriate containers?	✓			☐ Containers, Improper; Client Contacted; Proceed/Cancel
7. Do sample container labels match COC? (IDs, Dates, Times)	✓			☐ COC & Samples Do Not Match ☐ COC Incorrect/Incomplete
8. Were all of the samples listed on the COC received?	✓			☐ COC Not Received ☐ Sample Received, Not on COC ☐ Sample on COC, Not Received
9. Is the date/time of sample collection noted?	✓			☐ COC; No Date/Time; Client Contacted
10. Was the sampler identified on the COC?	✓			☐ Sampler Not Listed on COC
11. Is the client and project name/# identified?	✓			☐ COC Incorrect/Incomplete
12. Are tests/parameters listed for each sample?	✓			☐ COC No tests on COC
13. Is the matrix of the samples noted?	✓			☐ COC Incorrect/Incomplete
14. Was COC relinquished? (Signed/Dated/Timed)	✓			☐ COC Incorrect/Incomplete
15. Were samples received within holding time?	✓			☐ Holding Time - Receipt
16. Were samples received with correct chemical preservative (excluding Encore)?			✓	☐ pH Adjusted, pH Included (See box 16A) ☐ Incorrect Preservative
17. Were VOA samples received without headspace?			✓	☐ Headspace (VOA only)
18. Did you check for residual chlorine, if necessary? (e.g. 1613B, 1668) Chlorine test strip lot number: _____			✓	☐ Residual Chlorine
19. For 1613B water samples is pH<9?			✓	☐ If no, notify lab to adjust
20. For rad samples was sample activity info. Provided?			✓	☐ Project missing info

Comments/Actions Taken

Labeling Verified by: **Date:**

pH test strip lot number:

Box 16A: pH Preservation	Box 18A: Residual Chlorine
Preservative:	
Lot Number:	
Exp Date:	
Analyst:	
Date:	
Time:	

Project #: 14007289 PM Instructions: NA

Sample Receiving Associate: [signature] Date: 8·26·24

QA026R33.doc, 11/10/23

Eurofins Knoxville - Air Canister Initial Pressure Check

Gauge ID: G5
Date/Time: 08/27/24 0830

Analyst	Sample ID	Pressure @ Receipt (-in Hg or +psig)/initial pressurisation (if applicable)	Asset #	Cleaning Job	Cert Type	Size (L)	Comments
CAL	140-38188-a-1	-5.5	12399	140-37692-a-4	B	6	
CAL	140-38188-a-2	-5.8	34000886	140-37692-a-7	B	6	