

## Schultz, Josie M - DNR

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**From:** Schultz, Josie M - DNR  
**Sent:** Wednesday, October 9, 2019 4:39 PM  
**To:** 'Maletzke, Jeff'  
**Cc:** 'qefnez@yahoo.com'  
**Subject:** One Hour Martinizing 02-05-217270 Interim Actions

Hi Jeff,

The DNR is asking that the following interim actions be performed to address immediate risk to human health at One Hour Martinizing :

1. Concurrent indoor air and sub-slab sampling at each business/storefront within the building (2 rounds, once during heating season)
  - a. One Hour Martinizing doesn't need indoor air sampling performed since it is an active dry cleaner
  - b. Will need a concurrent outdoor air sample collected from upwind during each sampling event
2. Sealed Sump Sampling from all sumps that were previously sampled by AECOM in 2015 (reference 20190731\_43\_Status\_Update\_July\_2015 document on [BOTW](#))
3. Design of VMS system while collecting data listed above

The work listed above would be considered an "interim action" by the DNR, and under NR 169.11(1)(b) this work wouldn't require bidding under DERF; however, the DERF agent agreement would need to be signed prior to work being done. The DNR requires submittals to meet NR 712 certification requirements (Professional Engineer and Professional Hydrogeologist certifications).

Once the interim actions are addressed, we will be able to move at a more steady pace and go through the correct bidding process for DERF eligibility for the remaining site investigation (e.g. utility investigations, groundwater sampling, well installation, etc), if you still wish to enter into DERF. The DNR does have a guidance document for the DERF bidding process, that will need to be followed for eligibility: <https://dnr.wi.gov/files/PDF/pubs/rr/RR750.pdf>

Hopefully this clarifies what the DNR is asking to be performed immediately. If you have any questions, please feel free to give me a call.

Sincerely,  
Josie Schultz

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Josie M. Schultz

Hydrogeologist – Northeast Region Remediation and Redevelopment Team

Wisconsin Department of Natural Resources

2984 Shawano Avenue, Green Bay, WI 54313-6727

Phone: 920-662-5424

Cell: 920-366-5685

Josie.Schultz@Wisconsin.gov



**From:** qefli neziri <qefnez@yahoo.com>  
**Sent:** Tuesday, October 8, 2019 8:21 AM  
**To:** Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>  
**Subject:** Fw: Military

Please respond to AECOM  
See below...

Neziri

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

**From:** "Maletzke, Jeff" <[Jeff.Maletzke@aecom.com](mailto:Jeff.Maletzke@aecom.com)>  
**To:** "qefnez@yahoo.com" <[qefnez@yahoo.com](mailto:qefnez@yahoo.com)>  
**Cc:** "Mottl, Robert J." <[Robert.Mottl@aecom.com](mailto:Robert.Mottl@aecom.com)>  
**Sent:** Tue, Oct 8, 2019 at 8:15 AM  
**Subject:** RE: Military

Qefli:

Please forward the WDNR requests. Am I correct in understanding that you are looking for a proposal from AECOM to respond to the WDNR requests?

**Jeff Maletzke**, PG (WI)  
Senior Hydrogeologist, Remediation

Environment Business Line Central Region  
D +1-920-406-3110  
M +1-920-698-6353  
[jeff.maletzke@aecom.com](mailto:jeff.maletzke@aecom.com)

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**From:** qefli neziri <[gefnez@yahoo.com](mailto:gefnez@yahoo.com)>  
**Sent:** Monday, October 07, 2019 9:44 AM  
**To:** Maletzke, Jeff <[Jeff.Maletzke@aecom.com](mailto:Jeff.Maletzke@aecom.com)>  
**Subject:** RE: Military

I am the new owner of the property. My name is Qefli Neziri. My phone number is 7155879286. The property address is 1233 S. Military, Green Bay.

You did work on this property about 3 to 4 years ago. I can forward you the DNR instructions regarding the studies that they are requesting.

Thanks,

Neziri

[Sent from Yahoo Mail on Android](#)

On Mon, Oct 7, 2019 at 9:18 AM, Maletzke, Jeff

<[Jeff.Maletzke@aecom.com](mailto:Jeff.Maletzke@aecom.com)> wrote:

Please provide some additional information regarding the site name, etc. as well as your contact information. I am trying to find past information in our project files.

**Jeff Maletzke**, PG (WI)  
Senior Hydrogeologist, Remediation

Environment Business Line Central Region  
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[jeff.maletzke@aecom.com](mailto:jeff.maletzke@aecom.com)

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**From:** qefli neziri <[gefnez@yahoo.com](mailto:gefnez@yahoo.com)>  
**Sent:** Saturday, September 21, 2019 11:07 AM  
**To:** Maletzke, Jeff <[Jeff.Maletzke@aecom.com](mailto:Jeff.Maletzke@aecom.com)>  
**Subject:** Military

Hi,

I am following up on our discussion regarding the property on 1233 S.Military. Need a consultant to review environmental concerns and the DNR is requesting bids.

Please let me know if you have any questions...

Best,

Q. Neziri

## Schultz, Josie M - DNR

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**From:** qefli neziri <qefnez@yahoo.com>  
**Sent:** Friday, October 4, 2019 10:51 AM  
**To:** Schultz, Josie M - DNR  
**Subject:** RE: Military

Josie, I am ready to get going on that. I discussed the case with attorney Don Gallo last week and despite my best efforts he has not followed up. I dont know if there is an issue that remains outstanding that he is concerned about. I can tell you that there is something not right with this whole thing because AECOM is avoiding having anything to do with this...

Please feel free to contact Don.

Regards,

Jeff

[Sent from Yahoo Mail on Android](#)

On Fri, Oct 4, 2019 at 10:46 AM, Schultz, Josie M - DNR  
<josie.schultz@wisconsin.gov> wrote:

Hi Jeff,

Could you please provide me an update to your progress in hiring a consultant? I did receive a call from Kyle Sandmire of GEI last week with some questions to clarify the work we're asking to be performed.

Thank you,

Josie

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**Josie M. Schultz**

Hydrogeologist – Northeast Region Remediation and Redevelopment Team  
Wisconsin Department of Natural Resources  
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Cell: 920-366-5685

Josie.Schultz@Wisconsin.gov



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**From:** Schultz, Josie M - DNR  
**Sent:** Wednesday, September 25, 2019 7:48 AM  
**To:** 'qefnez@yahoo.com' <qefnez@yahoo.com>  
**Subject:** RE: Military

Good morning Jeff,

For the interim work listed below that needs to be completed immediately, no bidding is required, thus no blind bids need to be submitted. You can forward the email below to consultants and have them contact me if they have any questions regarding the work we are requesting.

Josie

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**Josie M. Schultz**

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Wisconsin Department of Natural Resources  
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Phone: 920-662-5424

Cell: 920-366-5685

[Josie.Schultz@Wisconsin.gov](mailto:Josie.Schultz@Wisconsin.gov)



**From:** qefli neziri <[gefnez@yahoo.com](mailto:gefnez@yahoo.com)>  
**Sent:** Monday, September 23, 2019 5:32 PM  
**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>  
**Subject:** RE: Military

Ok...thank you for the clarification. So is it permissible that I send your request to a few of the consultants? On the other hand, if I ask them for a blind bid, how would I know who to choose???

Neziri

[Sent from Yahoo Mail on Android](#)

On Mon, Sep 23, 2019 at 5:25 PM, Schultz, Josie M - DNR

<[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)> wrote:

Jeff,

In order for the work to be reimbursed from DERF, an agreement will need to be signed with the original applicant, Mike Nass. Work that is performed before this agreement is signed wouldn't be eligible for reimbursement.

The DNR is asking that the following interim actions be performed to address immediate risk to human health:

1. Concurrent indoor air and sub-slab sampling at each business/storefront within the building (2 rounds, once during heating season)
  - a. One Hour Martinizing doesn't need indoor air sampling performed since it is an active dry cleaner
  - b. Will need a concurrent outdoor air sample collected from upwind
2. Sealed Sump Sampling from all sumps that were previously sampled by AECOM in 2015 (reference 20190731\_43\_Status\_Update\_July\_2015 document on [BOTW](#))
3. Design of VMS system while collecting data listed above

The work listed above would be considered an "interim action" by the DNR, and under NR 169.11(1)(b) this work wouldn't require bidding under DERF. We recommend contacting a local environmental consultant to perform this interim work as soon as possible; unfortunately the DNR cannot offer suggestions for which consultants to hire. With that being said, the DNR does require submittals to meet NR 712 certification requirements (Professional Engineer and Professional Hydrogeologist certifications).

Once the interim actions are addressed, we will be able to move at a more steady pace and go through the correct bidding process for DERF eligibility for the remaining site investigation (e.g. utility investigations, groundwater sampling, well installation, etc), if you still wish to enter into DERF. The DNR does have a guidance document for the DERF bidding process: <https://dnr.wi.gov/files/PDF/pubs/rr/RR750.pdf>

I apologize for the confusion; I am also new and learning DERP, so as information comes to light I pass along as quickly as possible.

Please let me know if you need additional clarification, and feel free to have the consultants contact me with any questions they may have.

Sincerely,

Josie Schultz

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**From:** qefli neziri <[qefnez@yahoo.com](mailto:qefnez@yahoo.com)>  
**Sent:** Monday, September 23, 2019 4:35 PM  
**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>  
**Subject:** Military

I'm at work and am not able to hold a conversation.



I am very confused as there was no discussion of closed bids. I stated on several occasions that I have not received bids in my email box and there was no redirection about this.

At this point all the bids are coming in via email as this was not something we discussed. Is it in writing somewhere?

You asked that I call consultants first. There was no mention of starting work right away. As you know and as we discussed some consultants dont do the work themselves. You said that was ok as they would find others that do the work. Obviously, I would want to skip any unnecessary steps if possible.

Since you know what work needs to be done...send me direction on this and give me some options as to who to call so that they can start immediately once I have a price point.

Unfortunately since this is so confusing I had to consult an attorney and he advised that I do not sign any agreement with anyone.

Please advise in writing...

Regards,

Neziri

[Sent from Yahoo Mail on Android](#)

## Schultz, Josie M - DNR

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**From:** qefli neziri <qefnez@yahoo.com>  
**Sent:** Saturday, September 21, 2019 11:15 AM  
**To:** Schultz, Josie M - DNR  
**Subject:** Re: Military

I just sent another email to them:

AECOM  
American Environmental Strategies  
Bay Environmental Strategies  
Endeavor Environmental SVCS  
GEI consultants  
GHD services

Called LA mac but the number didnt connect

I heard from my manager that one bid is coming in... but no one else has scheduled an appt to look at the site

Regards,

Neziri

On Wednesday, September 18, 2019, 08:08:26 AM CDT, Schultz, Josie M - DNR <josie.schultz@wisconsin.gov> wrote:

Good morning Jeff,

Could you please provide me with the companies that you've contacted? I may be able to give them a call and explain the situation to them.

In the past, for vapor-related state lead work, the DNR has hired SCS Engineers (Madison), Stantec (Mequon), and The Sigma Group (Milwaukee). These companies may be more familiar with bidding processes, and more willing to provide bids.

Thank you,

Josie

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**From:** qefli neziri <qefnez@yahoo.com>  
**Sent:** Tuesday, September 17, 2019 7:32 AM  
**To:** Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>  
**Subject:** Military

Josie,

I just wanted to give u an update. I am getting no cooperation in having anyone sibmit a bid. I called 8 and got a few call backs and 2 seemed to want the job outright but there was no one who said that they would submit a bid. The original consultant was very evasive and seemed to want nothing to do with it. I just do not understand what is happening!

Jeff

[Sent from Yahoo Mail on Android](#)