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BRRTS# 02-41-278106
FID # 241170270

ACTION : 112

COMMENT : SITE INVESTIGATION

November 26, 2010

Donald M. Fritzke, Sr. Revocable Trust 1200
C/o Mr. Donald Fritzke, Trustee
10003 W. Carmen Avenue
Milwaukee, Wisconsin 53225

Subject: Change Order Request for Completion of
Site Investigation Report
Former Colony Dry Cleaners
10003 W. Carmen Avenue
Milwaukee, Wisconsin 53225
Proposal No. 10-042

Dear Mr. Fritzke:

United Engineering Consultants, Inc. (United) has prepared this change order request to complete the Site Investigation (SI) report for the above referenced property. United intends to perform these services under Dry Cleaner Environmental Response Program (DERF) guidelines to recoup applicable, refundable costs incurred.

PROJECT INFORMATION

It is understood that dry cleaning operations, utilizing two (2) machines in the southeast corner of the building, were performed on the subject property from the 1960's through the 1990's. Mr. Fritzke, a trustee of the current owner, indicated perchloroethylene was utilized at some time during this period. A two hundred seventy-five (275) gallon Aboveground Storage Tank (AST) containing mineral spirits was reportedly located in the southeast corner of the building.

An Underground Storage Tank (UST), five hundred (500) gallons in capacity, is located in the former equipment room in the southwest corner of the building and most likely contained materials associated with dry cleaning activities. The tank was evacuated and properly abandoned in-place with inert material in June of 2006.

The results of Phase II Site Investigation activities performed by Sigma Environmental Services, Inc. and United has indicated the presence of Tetrachloroethene (PCE) and Trichloroethene (TCE) impacted soil at the above referenced property. The lateral extent of the contaminant plume extends to the United P& H Supply Co. property to the west and the Suburban Car Wash property to the southeast. The vertical extent of the contaminant plume in the soil extends from the near surface to ten (10) to twelve (12) feet below the existing grade. Water collected from these depths also indicates the presence of PCE and TCE. Groundwater has reportedly been encountered at depths in excess of thirty (30) feet and has not been impacted based on two (2) previous rounds of sampling and analysis.

SCOPE OF SERVICES

The scope of services consists of preparing a Site Investigation (SI) report in compliance with Chapter NR 716 of the Wisconsin Administrative Code. The SI report will be utilized to prepare a Remedial Action Plan (RAP) and select an economical pathway to site closure.

United will act as the owner's consultant for performing and/or coordinating the various aspects of this project, related to field activities and as liaison to appropriate state agencies, as allowed in Chapter NR 169 Dry Cleaner Environmental Response Program. In addition, all consultant and contract services will comply with applicable requirements of NR169 and NR700 through 728.

COST

The Wisconsin Department of Natural Resources (WDNR) approved a total cost of \$32,709.00 for consulting services requested by Sigma on three (3) occasions in 2002 and 2003. Sigma invoiced Don Fritzke, Sr. and the subsequent revocable trust a total of \$34,605.72. The field services included the advancement of eleven (11) borings to approximate depths ranging from eight (8) to twelve (12) feet and the installation of three (3) monitoring wells to approximate depths ranging from forty two (42) to forty five (45) feet. Soil and groundwater samples were subsequently collected and submitted for laboratory analysis. Sigma prepared boring logs, monitoring well construction and development forms, analytical summary tables and several figures. A narrative including conclusions and/or recommendations was not prepared.

United was retained by Mr. Donald Fritzke, Trustee, on May 22, 2004 to complete any necessary investigate activities and prepare a NR 716 complaint SI report. United requested and received \$17, 535.00 from the WDNR in additional consulting fees to complete the field investigation and the SI report. On May 16, 2009, an additional \$4,265.00 in consulting fees was approved to address the air quality inside the site building. The total approved consulting cost based on United's estimates are \$21,800.00. To date, United has invoiced \$21,304.89.

United "shifted" costs to complete the delineation of the contaminant plume which extended onto two (2) adjacent properties. Four (4) additional boreholes were advanced and two (2) additional temporary monitoring wells were installed. Ten (10) additional soil samples were collected for laboratory analysis. In addition, United personnel spent

considerable time obtaining off-site access to three (3) adjacent private property owners and the adjacent City of Milwaukee property right-of-way. The proposed and actual incurred costs are outlined in the attached tables. Therefore, United requests approval of an additional \$9,080.00 to complete the SI report.

United's costs will be incurred at the rates listed on the attached Estimate Worksheet. It should be noted, the unit costs will not exceed the original unit costs for equivalent services outlined in Sigma Environmental Services, Inc. (Sigma) initial proposal.

The terms of this proposal are in effect for sixty (60) days as of the date of this proposal. If acceptance is not received prior to the sixty (60) days from the date of this proposal, this proposal will be null and void. If services are required after the sixty (60) days, a new proposal will be issued.

Invoices will be rendered monthly and shall be paid within fifteen (15) days of the invoice date for services performed during that month. Final payment will be due and payable upon completion of the work or termination of services.

TERMS AND CONDITIONS:

Enclosed with this proposal is United's General Conditions which are expressly incorporated into, and are an integral part of, our contract for professional services. They will be enforced throughout the term of this proposal.

United employees will be covered on the above referenced site by Workmen's Compensation and General Liability Insurance. Proof of insurance is attached. United represents it maintains general liability and property damage insurance coverage in the amount of One Million Dollars (1,000,000). In addition, United represents it maintains coverage for errors and omissions and professional liability coverage, including pollution impairment liability, of no less than \$1,000,000 per claim and a minimum of \$1,000,000 in annual aggregate claims. A deductible of \$5,000.00 for each occurrence, claim, pollution condition or wrongful act will apply.

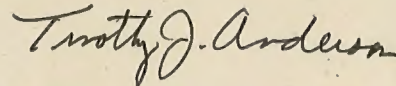
United agrees to indemnify the Client from and save Client harmless against any loss, damage, or liability stemming from acts of negligence by United. Loss shall be deemed to include any claims, suits, or liability including, but not limited to Attorney's fees, cost of settlement and/or other incidental costs for personal injury, death, illness, property damage, or any other loss allegedly arising from or relating to the negligent performance of work by United or its subcontractors.

United shall hold confidential the business and technical information obtained or generated in performance of services under this Agreement and shall identify all such materials as "confidential." United shall not disclose such information except if such disclosure is required by government statute, ordinance, or regulation. United affirmatively states that it is a professional environmental testing organization and shall use that standard of care normally provided by a professional environmental testing organization in all of its procedures, processes, selection of sub-contractors, and testing and care of samples.

Please indicate your acceptance of this proposal by signing both copies, and returning one (1) to our office for our files. The signed proposal will serve as our authorization to perform the work. If you have any questions, please feel free to contact us.

We appreciate the opportunity to be of service to you and are looking forward towards the successful completion of the study.

Sincerely,
United Engineering Consultants, Inc.



Timothy J. Anderson. P.E.
Principal

Accepted:

Signature: _____

Title: _____

Date: _____

Attachments: Cost Summary – Initial Request January 13, 2006
Cost Summary – Second Request April 24, 2009

cc: Ms. Pamela A. MyLotta
WDNR

ESTIMATE WORKSHEET

1.	Environmental Consulting Services		
	A.	Field engineer for project coordination.	
		8 hours @ \$65.00/hour	\$520.00
	B.	Professional engineer (Sr. Project Scientist) for SI report and closure request submittal preparation.	
		80 hours @ \$100.00/hour	\$8,000.00
	C.	Computer Aided Drafting (CAD) for map preparation	
		4 hours @ \$60.00/hour	\$240.00
	D.	Secretarial	
		8 hours @ \$40.00/hour	\$320.00
		Total Estimated Cost	\$9,080.00

Former Colony Dry Cleaner
 10003 W. Carmen Avenue
 Milwaukee, Wisconsin 53225
 Cost Summary
 Initial Request - January 13, 2006

	<u>Description</u>		Proposed Quantity	Actual Quantity	Proposed Cost	Actual Cost
1.	Evacuation and "in-place" abandonment of UST in former equipment room		1	1	\$2,000.00	\$2,000.00
2.	Advancement of boreholes and installation of temporary groundwater monitoring wells.		7 Boreholes 7 Temporary Wells 1-2 Trips	12 Boreholes 9 Temporary Wells 4 Trips	\$1,700.00	\$3,510.00
3.	Soil Analysis - VOC		15 Samples	24 Samples	\$825.00	\$1,320.00
4.	Groundwater Analysis - VOC		8 Samples	8 Samples	\$440.00	\$435.00
5.	Field Engineer for project coordination		24 Hours	52.25 Hours	\$1,560.00	\$3,396.25
6.	Professional Engineer (Sr. Project Scientist)		80 Hours	40.5 Hours	\$8,000.00	\$4,050.00
7.	Computer Aided Drafting (CAD) for map preparation		8 Hours	0 hours	\$480.00	\$0.00
8.	Secretarial Services		8 Hours	1.5 Hours	\$320.00	\$60.00
9.	Drum Disposal		13 Drums	13 Drums	\$2,210.00	\$2,210.00
				Total	\$17,535.00	\$16,981.25

Former Colony Dry Cleaners
 1003 W. Carmen Avenue
 Milwaukee, Wisconsin 53225
 Cost Summary
 Second Request - April 24, 2009

	<u>Description</u>	Proposed Quantity	Actual Quantity	Proposed Cost	Actual Cost
1.	Advancement of a borehole and installation of a temporary monitoring well and sub-slab vapor probes	1 Borehole 1 Temporary Well 3 Probes 1 Trip	1 Borehole 1 Temporary Well 3 Probes 2 Trips	\$800.00	\$1,200.00
2.	Soil Analysis - VOC	2 Samples	3 Samples	\$210.00	\$285.00
3.	Groundwater Analysis - VOC	1 Sample	1 Sample	\$105.00	\$95.00
4.	Air Analysis - VOC	4 Samples	4 Samples	\$720.00	\$720.00
5.	Air Analysis - Vapor Probes	3 Probes	3 Probes	\$750.00	\$720.00
6.	Air Analysis - Canisters	4 Canisters	4 Canisters	\$180.00	\$308.00
7.	Shipping	-	-	\$100.00	\$20.64
8.	Field Engineer for project coordination	20 Hours	14 Hours	\$1,300.00	\$910.00
9.	<i>Professional Engineer (Sr. Project Scientist)</i>	<i>80 Hours</i>	<i>0 Hours</i>	<i>\$8,000.00</i>	<i>\$0.00</i>
10.	<i>Computer Aided Drafting (CAD) for map preparation</i>	<i>8 Hours</i>	<i>0 Hours</i>	<i>\$480.00</i>	<i>\$0.00</i>
11.	<i>Secretarial Services</i>	<i>8 Hours</i>	<i>0 Hours</i>	<i>\$320.00</i>	<i>\$0.00</i>
12.	<i>Miscellaneous Supplies</i>	-	-	\$100.00	\$0.00
			Total	\$13,065.00	\$4,258.64
	<i>*Italicized items not approved</i>				