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February 9, 2009

Michelle L. Williams
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Ms. Victoria Stovall
Wisconsin Department of Natural
Resources
R&R Department
2300 North Martin Luther King Drive
Milwaukee, WI 53212

Dear Vicky:

Re: Consultant Selection/Justification for
Additional Groundwater Remediation
Westbrook Shopping Center
2136 East Moreland Boulevard
Waukesha, WI (the "Property")
BRRTS #: 02-68-297669

Based on your letter of November 25, 2008, we requested proposals from four (4) consultants for the most cost-effective and technologically feasible strategy to continue the remedial efforts to obtain final closure for the contamination at the Property. Each consultant was provided with copies of the Site Investigation reports prepared by Sigma and the Remedial Action reports prepared by ARCADIS. Each of the three (3) proposals evaluated the following remedial options: monitored natural attenuation, engineering and institutional controls, air sparging, enhanced biodegradation, and chemical oxidation. Each proposal chose a unique approach, different from the others, to actively remediate the groundwater. We have summarized them below, and provided our justification for the consultant selected.

ARCADIS

ARCADIS proposes injection of sodium permanganate to stimulate chemical oxidation and reduce PCE concentrations in groundwater. Two (2) injection wells will be installed in the access road and one will be installed in Capella Court. Based on groundwater flow, the permanganate could take up to 13 years to reach Capella Court. The injection in Capella Court will also take as long to migrate to the leading edge of the downgradient plume. A second event may be required and a contingency budget is

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included. Injection permitting will be required. Post-remedial monitored natural attenuation will be conducted for up to 2-1/2 years.

Injection Permitting	\$2,463.00
Consultant/Commodity Costs (1st injection)	\$88,934.00
Consultant/Commodity Costs (2nd injection)	\$17,350.00
Total	\$91,397 (1 injection)
	\$108,747 (2 injections)

Terracon

Terracon proposes air sparging in combination with soil vapor extraction, a physical method to remove PCE from the groundwater. They propose no chemical injections. This system consists of three (3) low-flow sparge wells in the heart of the plume which will operate for six (6) months with eleven (11) off-gas air sampling events. Post-remedial monitored natural attenuation will be conducted for two (2) years. Terracon anticipates closure within approximately two (2) years from the start-up of the operation.

Consultant/Commodity	\$132,136.00
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KPRG

KPRG proposes enhanced biodegradation by injection of HRC to stimulate and enhance the reductive dechlorination of PCE that is naturally occurring. The system will consist of ten (10) temporary injection points to be injected in the same day and is projected to be in effect for nine to twelve months with very little maintenance. They anticipate that only one (1) injection of 45,540 lbs of HRC will be necessary. KPRG notes that the highest PCE impacts in groundwater are downgradient from a cracked sanitary sewer line. KPRG is the only consultant to propose source control by repairing the length of the cracked sewer. Post-remedial monitored natural attenuation will be conducted for two (2) years.

Sewer Repair	\$10,800.00
Consultant/Commodity	<u>\$86,839.00</u>
	\$97,639.00

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CONCLUSIONS/RECOMMENDATIONS

While each of the proposals possess technical merit, we recommend KPRG. Their proposal addresses source removal, chemical injection of a carbon source, projects a reasonable time frame for remediation and appears to be very cost-effective.

Enclosed is the "Dry Cleaner Environmental Response Program Interim and Remedial Action Bid Proposals Summary" signed by the DERF Applicant, Robert Schlytter. We look forward to your response. Please contact me at 262-951-4599 or Don Gallo at 262-951-4555 with any questions.

Yours very truly,



Michelle L. Williams

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Enc.

cc Mr. Greg Butts (w/o enc.)
Mr. Robert Schlytter (w/o enc.)
Mr. David Baskerville (w/o enc.)
Mr. Dave Volkert (w/enc.)
Donald P. Gallo, Esq. (w/o enc.)

State of Wisconsin
 Department of Natural Resources
 Box 7921 Madison, WI 53707-7921

**Dry Cleaner Environmental Response Program
 Interim and Remedial Action Bid Proposals Summary**
 Form 4400-212 (R 4/04) Page 1 of 2

Notice: This form is authorized under s. 292.65, Wis. Stats., and ch. NR 189, Wis. Adm. Code. The following information about the selection of consultants for interim actions, site investigations, and remedial action activities is required under ch. NR 189, Wis. Adm. Code. There are no penalties for failing to complete this form, but persons who do not complete and submit this form will not be eligible for reimbursement under this program. Personal information is not intended to be used for any other purpose other than that for which it is originally being collected. Information will be made available to requesters under Wisconsin's Open Records laws (s. 19.32-19.39, Wis. Stats.) and requirements.

Instructions: Complete this form and attach a copy of the accepted signed bid. See reverse side for detailed instructions. *Copy this form as necessary.*

Applicant Information

Applicant Name (former) Bask, Inc. Agent: Robert Schlytter	Business Name Former Bask, Inc.
Dry Cleaning Facility Name Westbrook Shopping Center	Location 2136 E. Moreland Waukesha

Consultant Information

Consultant Name	Bid Proposal Amount	Consultant Selected (select one)
ARCADIS	\$ 1,397.00	<input type="checkbox"/>
Terracon	\$ 132,136.00	<input type="checkbox"/>
KPLG	\$ 97639.00	<input checked="" type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

If this summary is being provided as part of a reimbursement application, did your actual costs exceed the proposal costs by more than \$3,000 or 5% of the original estimate (whichever is larger)?

Yes No

If yes, send a copy of the accepted amendment, signed by the DNR project manager.

Certification

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

Applicant Signature <i>Robert Schlytter</i>	Date Signed 2/4/09
Department Use Only	
Project Manager Signature _____	Date _____
Telephone Number _____	Reason For Rejection/Notes _____
Consultant Selection <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	