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BY: JS

BRRTS # 03-41-547831
02-41-545142

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December 9, 2013

FILE # 241398630

Donald P. Gallo, Esq.
Direct Dial: 262-951-4555
dgallo@reinhartlaw.com

COPY

Ms. Kristin Kurzka
The Sigma Group
1300 W. Canal Street
Milwaukee, WI 53233

Dear Kristin:

Re: Request for Remedial Proposal
Master Drycleaning
6326 W. Bluemound, Wauwatosa, WI
(the "Property")
BRRTS #: 02-41-545142-ERP; 03-41-
547831

On behalf of Master Drycleaning, Reinhart Boerner Van Deuren s.c. requests a proposal to complete all remedial activities necessary to achieve case closure in accordance with the requirements of Chapter NR 726, Wis. Adm. Code at the above-captioned Property. The costs of these remediation activities are anticipated to be eligible for reimbursement under the Dry Cleaning Environmental Response Fund program ("DERF"). The selected consultant will be expected to maximize the DERF eligibility of project costs and expenses by maintaining compliance with all applicable requirements and guidelines, including § 292.65, Wis. Stat., Chapters NR 169, NR 140 and NR 700 et seq. of the Wisconsin Administrative Code.

The property was formerly a gas station and a LUST was opened in addition to the ERP. The LUST was closed in June, 2013.

We have enclosed the following documents to assist you in preparation of your remedial proposal:

1. Wisconsin Department of Natural Resources ("WDNR") Approval to Solicit Remedial Action Proposals (dated June 28, 2013);

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2. Site Investigation Report - DERF (The Sigma Group, dated March 2013);
3. Portions of the Closure Request for LUST closure (dated April 2013);
4. WDNR closure letter for LUST 03-41-547831 (entire GIS packet can be found on BRRTS database on-line) (dated June 7, 2013).

Requested Scope of Services

The services performed by the selected consultant for the remedial action must be completed in accordance with § 292.65, Wis. Stat., Chapters NR 169, NR 140 and NR 700 series of the Wisconsin Administrative Code. Responsive proposals should specifically include the following:

- ❖ Obtain and evaluate bids for all required commodity services.
- ❖ Coordinate and supervise commodity services and such other subcontractors as required for completion of necessary investigation activities.
- ❖ Statements regarding the consultant's ability to:
 - Be fully informed about the project's scope and required services, and have the experience and ability to analyze alternatives and design the most suitable response action consistent with technical and economic feasibility, environmental statutes and rules, restoration time frames and the latest technical advances.
 - Provide necessary staff and facilities for all phases of planning, investigation, design, construction and operation.
 - Retain and confer with specialists on unusual matters; provide qualified technical reviewers, who will keep the owner/operator advised on technical and regulatory matters and work toward planned remediation goal.
- ❖ Perform all services in an ethical, professional and timely manner.

The proposal should also contain the following information:

- ❖ A clear description and itemization of the consultant and contract services; specific services that will be performed and a detailed estimate of unit and task costs for both consulting and commodity services:
 - Excavating, as necessary
 - Trucking, as necessary
 - Soil and groundwater treatment pilot testing, as necessary
 - Drilling services, as necessary
 - Waste treatment or disposal services, as necessary
 - Laboratory services, as necessary
 - Volatile Organic Compound analysis by Method 8260 only
 - Services normally billed on an hourly or per unit basis; and
 - Professional or personal services, including engineering, hydrogeologic, field technician and general contracting services. Note that consulting costs must also include a maximum total price for each service, and a statement of professional qualifications for every person whose professional services are included.

- ❖ Cost estimates for the following services must be priced on an hourly or per unit basis, presenting the following information:
 - The price per hour or per unit of service;
 - A reasonable, good faith estimate of the number of hours or units of service to be provided; and
 - The total estimated price for the service.

- ❖ A total cost estimate for all of the consultant and contract services included in the proposal or estimate, and a subtotal price for each of the component services itemized in the proposal or estimate.

- ❖ The proposed schedule for completion of the project.

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- ❖ A certification of insurance from an agent licensed in Wisconsin of the following:
 - The consultant has coverage for errors and omissions.
 - The consultant maintains coverage for comprehensive general liability, which includes pollution impairment liability coverage, for a minimum of \$1,000,000 per claim and a minimum of \$1,000,000 in annual aggregate claims.
 - The general liability policy is an occurrence based policy or is a claims made policy with a 3 year extended reporting period.
 - The insurance coverage shall be provided by a firm that has an A.M. Best rating of at least "A-".
 - The maximum deductible amount of the general liability policy (if the maximum deductible exceeds \$25,000, the consultant must furnish proof of financial responsibility acceptable to the WDNR for the amount of the deductible).

- ❖ Each remedial action bid must contain a ch. NR 722, Wis. Adm. Code, technical and economic analysis of the proposed remedial action as well as possible alternative remedies, including natural attenuation and enhanced natural attenuation and how the remedy will result in NR 726 closure.

- ❖ A description and cost estimate for implementation, analysis and interpretation of a pilot test is required for all active remedies, unless the DNR determines that a pilot test is not necessary.

- ❖ A certification statement in the proposal ensuring that: (a) the consultant and contract services will comply with ch NR 169, NR 140 and the NR 700 rule series; (b) the consultant will, upon request, make available to the WDNR all consultant documents and records related to the contract services; and (c) the consultant did not collude with another consultant in preparing the bid.

- ❖ The proposed terms and conditions of your service agreement for review.

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❖ **Sealed Bids Required**

Participating consultants must submit two sets of sealed consultant bids (sealed in an inner envelope and then sealed in an outer envelope). One set is submitted to Harold Shipshock c/o Reinhart Boerner Van Deuren at the address in the letterhead, and a second set is submitted to James Kasdorf, Project Manager, Wisconsin Department of Natural Resources, 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212. Please label the outer envelope "Sealed Bid Enclosed" and include on the inner envelope: Consultant, site name, BRRTS #, date the bid can be opened, and REMEDIAL BID. The bid may NOT be opened by ANYONE prior to the bid opening time.

All information contained herein shall remain confidential with the exception of that information already available in the public domain.

Please forward your sealed proposal to the attention of Harold Shipshock, in care of our office, by 5:00 p.m., Monday, January 20, 2014. Proposals submitted by email or fax will not be accepted. If you are not interested in submitting a proposal, please advise us.

We look forward to the receipt of your proposal. It is our intention to select a consultant and submit the proposal for approval to WDNR as soon as possible. Please contact Don Gallo at 262-951-4555 or Michelle Williams at 262-951-4599 if you have any questions.

Yours very truly,



Donald P. Gallo

REINHART\10760509MLW:TMS
Enc.

cc Mr. Harold Shipshock (w/o encs.)
Mr. James Kasdorf - WDNR (w/o encs.)
Michelle Williams (w/o encs.)