

Ryan, Nancy D - DNR

From: Natalia Minkel [Natalia_Minkel@gshllp.com]
Sent: Wednesday, March 11, 2009 5:18 PM
To: Hatfield, Chris C.; Gross, Stu J.; john.roberts@erm.com; josborne@gza.com; bnauta@rsv-jefferson.com
Cc: Bill Scott
Subject: Request for Bid Proposals- Express Cleaners Site (BRRTS #02-52-547631)
Importance: High

Dear Consultants,

This email is in regards to the request you received from our firm, dated March 4, 2009, for a remedial action bid proposal for the Express Cleaners Site (BRRTS #02-52-547631).

In response to instructions we received from WDNR today, we are temporarily postponing the deadline for submission of bid proposals. Once we have more information, we will notify you of the new bid proposal deadline and provide you with any supplemental information necessary to complete a bid.

We appreciate your time on this matter and apologize for the delay. If you have any questions, please feel free to contact me. I will be out of the office until next Monday but will be checking my email periodically.

Thank you,

Natalia Minkel-Dumit
Gonzalez Saggio & Harlan LLP
225 E. Michigan Street, Fourth Floor
Milwaukee, WI 53202
Phone: 414-755-8151
Fax: 414-277-8521



Attorneys at Law

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

****This is a transmission from the law firm of Gonzalez, Saggio & Harlan, L.L.P. and may contain information which is privileged, confidential and protected by the attorney-client or attorney work product privileges. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately at our telephone number (414) 277-8500.****

03/16/2009

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Wednesday, March 11, 2009 2:00 PM
To: Hatfield, Chris C.; Natalia Minkel
Subject: RE: Express Cleaners, Racine

Dear Chris and Natalia,

Chris has raised a good question (see below) regarding the extent of remediation required at this site. Based on his question and after reviewing site information again, I am asking that you postpone the remedial bids, but rather submit a change order to allow installation of three monitoring wells on the SC Johnson property. I believe these are needed to determine groundwater quality on that property and to provide additional information regarding the mechanism for contaminant migration, (i.e. surface runoff, groundwater or vapor migration) identified in shallow soil.

I am requesting that you submit a proposal and cost estimate to install and sample three additional monitoring wells on the SC Johnson property - two within the soil plume and one south of BA9. Two soil samples should be collected for analysis from each of the borings. Once the information is available, it can be provided to the other potential bidders and a new bid proposal deadline can be established. Additionally, we will not require a well to be installed within the building - the cost to install an additional 2 wells would be required in the RA proposals.

I regret having to ask you to postpone the remedial action bidding and the inconvenience of having to contact the potential bidders, but feel that this information will help to determine remedial options.

Please let me know if you have any questions or concerns regarding this decision.

Sincerely,
 Nancy Ryan
 (414) 263-8533

From: Hatfield, Chris C. [mailto:Chris.Hatfield@northernenvironmental.com]
Sent: Tuesday, March 10, 2009 4:31 PM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners, Racine

Nancy,

The RP for Express Cleaners in Racine (BRRTS #02-52-547631) has sent the site out of remedial action bids. I am in the process of a determining an appropriate remedial action for the site. Obviously some sort of active remediation is needed near the contaminant source area.

However, requirements for lower level contamination found on the property east of the site is a little more unclear. The shaded yellow area on the attached drawing is the unpaved area containing detectable PCE concentrations. Some of the PCE concentrations within the yellow area exceed the EPA soil to groundwater screening level (4.1ug/kg) but are below ingestion or inhalation screening levels (1230ug/kg and 2100ug/kg, respectively). VOC concentrations in groundwater do exceed the ES in any off-site well east of the site. Therefore, it appears that groundwater is not being significantly impacted by the release. Since concentrations are below ingestion and inhalation screening levels, it does seem like remediation of this yellow highlighted area would be necessary.

Obviously if active remedation is required in the yellow highlighted area, the cleanup costs would change significantly and thereby changing our bid prices. It would be nice to have some thoughts from the WDNR before finalizing our remedial action proposal.

 **Northern Environmental**
 Hydrologists • Engineers • Surveyors • Scientists

Christopher C. Hatfield, PG
Project Manager
chris.hatfield@northernenvironmental.com

Direct: 262-643-9171
Main: 262-241-3133
Fax: 262-241-8222
Toll Free: 800-776-7140

12075 Corporate Parkway, Suite 210
Mequon, Wisconsin 53092
www.northernenvironmental.com

Civil Engineering • Contaminant Management • Facility Management • Natural Resources • Property Assessment / Improvement

Notice: This e-mail message and any attachments are solely for the confidential use of the intended recipient. If you are not the intended recipient, please do not read this message or any attachments, and please do not distribute or act in reliance on this message. If you have received this message by mistake, please notify us immediately by return e-mail and promptly delete this message and any attachments from your computer system. Client and work product privileges are not waived by the transmission of this message. Northern Environmental Technologies, Inc.

Ryan, Nancy D - DNR

From: Hatfield, Chris C. [Chris.Hatfield@northernenvironmental.com]
Sent: Wednesday, March 11, 2009 11:31 AM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners Site (BRRTS #02-52-547631)
Attachments: image001.png

Nancy,

TW-1 and TW-2 are still present. They are 1" diameter wells placed in an open geoprobe borehole. The bottom of the borehole did not stay open during construction, but sand used to fill the borehole to approximately 1 foot. The top 1 foot was filled by bentonite with a concrete seal at the top.

It is possible. However, installation would require much planning to figure out a method that would actually work. It would likely involve augering using handtool and somehow driving a casing to keep the hole open. The time and cost to complete a well like that are hard to estimate and would likely be quite expensive. The benefit of having a well indoors seems limited.

Christopher C. Hatfield, PG

Project Manager



12075 Corporate Parkway, Suite 210
 Mequon, WI 53092

Direct: 262-643-9171

Fax: 262-241-8222

www.northernenvironmental.com

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@Wisconsin.gov]
Sent: Wednesday, March 11, 2009 10:42 AM
To: Hatfield, Chris C.
Subject: FW: Express Cleaners Site (BRRTS #02-52-547631)

Chris,

Natalia Hinkel has asked me about the requirement for a monitoring well to be installed inside the building. Based on your knowledge of the site, can you tell me if it would be possible to install a permanent, small diameter well inside the building using a prepacked well screen (we could grant a 141 variance)? How were TW-1 and TW-2 installed? were those wells abandoned?

Thanks for you help.

Nancy Ryan

From: Natalia Minkel [mailto:Natalia_Minkel@gshllp.com]
Sent: Tuesday, March 10, 2009 3:45 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners Site (BRRTS #02-52-547631)

Nancy,

As I assume you know, last Wednesday we sent out requests for remedial action bid proposals for the Express Cleaners Site. If you did not receive hard copies of our requests from Victoria Stovall, please let us know. The deadline for submission of bids is close of business day on Monday, March 23rd.

At least two of the consults would like clarification on the requirement for bid proposals to include an estimated cost to install an additional monitoring well in the *interior* of the building (one of items requested in your June 2008 letter). Apparently installation of a monitoring well in the interior of the building would be physically impossible because of the size of the building and the height of the ceilings.

03/16/2009

As you requested, we have asked the consultants to include an estimate for installation of up to 5 additional monitoring wells (including an additional well inside the building). I want to confirm with you that it is alright if the bid proposals include an estimate for up to 5 additional monitoring wells, but that the estimate does not need to include installation of a monitoring well in the *interior* of the building.

Thank you,

Natalia Minkel-Dumit
Gonzalez Saggio & Harlan LLP
225 E. Michigan Street, Fourth Floor
Milwaukee, WI 53202
Phone: 414-277-8500
Fax: 414-277-8521



Attorneys at Law

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@Wisconsin.gov]
Sent: Tuesday, March 03, 2009 4:24 PM
To: Natalia Minkel
Subject: RE: Express Cleaners Site (BRRTS #02-52-547631)

Natalia,
I have forwarded a copy of my aproval letter sent out last month. I'm sorry but please don't send me information via email. Please send hard copies to me via Victoria Stovall, our environmental associate at Milwaukee address. She needs to track reports as they come in. Thanks.

From: Natalia Minkel [mailto:Natalia_Minkel@gshllp.com]
Sent: Monday, March 02, 2009 4:29 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners Site (BRRTS #02-52-547631)

Hi Nancy,

Have you have a chance to review the supplemental information submitted by Chris Hatfield (Northern Environmental) for the Express Dry Cleaners site? If so and you have already sent us your response, I apologize, for some reason I can't find it. We are preparing to send out requests for remedial action bid proposals, and I realized today that I don't think we received your approval yet.

Along with relevant information about the Site, our requests for remedial action bid proposals will include WDNR's *Remedial Action Bid Checklist* and the deadline for submission of bids. Is it alright if we send you copies of our requests by email?

Thank you,

Natalia Minkel-Dumit
Gonzalez Saggio & Harlan LLP
225 E. Michigan Street, Fourth Floor
Milwaukee, WI 53202
Phone: 414-277-8500
Fax: 414-277-8521

03/16/2009



Attorneys at Law

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@Wisconsin.gov]
Sent: Friday, January 30, 2009 7:42 AM
To: Natalia Minkel
Subject: RE: Express Cleaners Site (BRRTS #02-52-547631)

Natalie,

Yes, I received a submittal from Northern, however I have not had a chance to look at it. I hope to review it some time next week and will confirm my approval in writing. Once proposals are received, my goal would be to complete review of the documents within 60 days - sometimes I can do it in less time. Let me know if you have any other questions, I'll get to this as soon as I can.

Nancy Ryan

From: Natalia Minkel [mailto:Natalia_Minkel@gshllp.com]
Sent: Thursday, January 29, 2009 5:55 PM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners Site (BRRTS #02-52-547631)

Nancy,

Thank you for your letter, dated November 26, 2008, granting conditional approval of site investigations at the Express Cleaners Site in Racine. I want to confirm that you received the additional information from Chris Hatfield (Northern Environmental) that you requested and that this information satisfies your request. If so, could you please provide us with written confirmation that our client may proceed to solicit remedial action proposals under the conditions set forth in the November 26 letter.

Also, based on your current workload, could you give us a general projection of how long it might take for DNR to review and approve proposals once they are submitted? I will try to get in touch with you tomorrow to discuss this, but if I do not reach you, I look forward to your reply.

Thank you,

Natalia Minkel-Dumit
Gonzalez Saggio & Harlan LLP
225 E. Michigan Street, Fourth Floor
Milwaukee, WI 53202
Phone: 414-755-8151
Fax: 414-277-8521



Attorneys at Law

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

This is a transmission from the law firm of Gonzalez, Saggio & Harlan, L.L.P. and may contain information which is privileged, confidential and protected by the attorney-client or attorney work product privileges. If you are not the addressee, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately at our telephone number (414) 277-8500.

Ryan, Nancy D - DNR

From: Hatfield, Chris C. [Chris.Hatfield@northernenvironmental.com]
Sent: Tuesday, March 10, 2009 4:31 PM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners, Racine

Nancy,

The RP for Express Cleaners in Racine (BRRTS #02-52-547631) has sent the site out of remedial action bids. I am in the process of a determining an appropriate remedial action for the site. Obviously some sort of active remediation is needed near the contaminant source area.

However, requirements for lower level contamination found on the property east of the site is a little more unclear. The shaded yellow area on the attached drawing is the unpaved area containing detectable PCE concentrations. Some of the PCE concentrations within the yellow area exceed the EPA soil to groundwater screening level (4.1ug/kg) but are below ingestion or inhalation screening levels (1230ug/kg and 2100ug/kg, respectively). VOC concentrations in groundwater do exceed the ES in any off-site well east of the site. Therefore, it appears that groundwater is not being significantly impacted by the release. Since concentrations are below ingestion and inhalation screening levels, it does seem like remediation of this yellow highlighted area would be necessary.

Obviously if active remedation is required in the yellow highlighted area, the cleanup costs would change significantly and thereby changing our bid prices. It would be nice to have some thoughts from the WDNR before finalizing our remedial action proposal.



Christopher C. Hatfield, PG
 Project Manager
chris.hatfield@northernenvironmental.com

Direct: 262-643-9171
Main: 262-241-3133
Fax: 262-241-8222
Toll Free: 800-776-7140

12075 Corporate Parkway, Suite 210
 Mequon, Wisconsin 53092
www.northernenvironmental.com

Civil Engineering • Contaminant Management • Facility Management • Natural Resources • Property Assessment / Improvement

Notice: This e-mail message and any attachments are solely for the confidential use of the intended recipient. If you are not the intended recipient, please do not read this message or any attachments, and please do not distribute or act in reliance on this message. If you have received this message by mistake, please notify us immediately by return e-mail and promptly delete this message and any attachments from your computer system. Client and work product privileges are not waived by the transmission of this message. Northern Environmental Technologies, Inc.

Ryan, Nancy D - DNR

From: Hatfield, Chris C. [Chris.Hatfield@northernenvironmental.com]
Sent: Tuesday, March 10, 2009 4:31 PM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners, Racine

Nancy,

The RP for Express Cleaners in Racine (BRRS #02-52-547631) has sent the site out of remedial action bids. I am in the process of a determining an appropriate remedial action for the site. Obviously some sort of active remediation is needed near the contaminant source area.

However, requirements for lower level contamination found on the property east of the site is a little more unclear. The shaded yellow area on the attached drawing is the unpaved area containing detectable PCE concentrations. Some of the PCE concentrations within the yellow area exceed the EPA soil to groundwater screening level (4.1ug/kg) but are below ingestion or inhalation screening levels (1230ug/kg and 2100ug/kg, respectively). VOC concentrations in groundwater do exceed the ES in any off-site well east of the site. Therefore, it appears that groundwater is not being significantly impacted by the release. Since concentrations are below ingestion and inhalation screening levels, it does seem like remediation of this yellow highlighted area would be necessary.

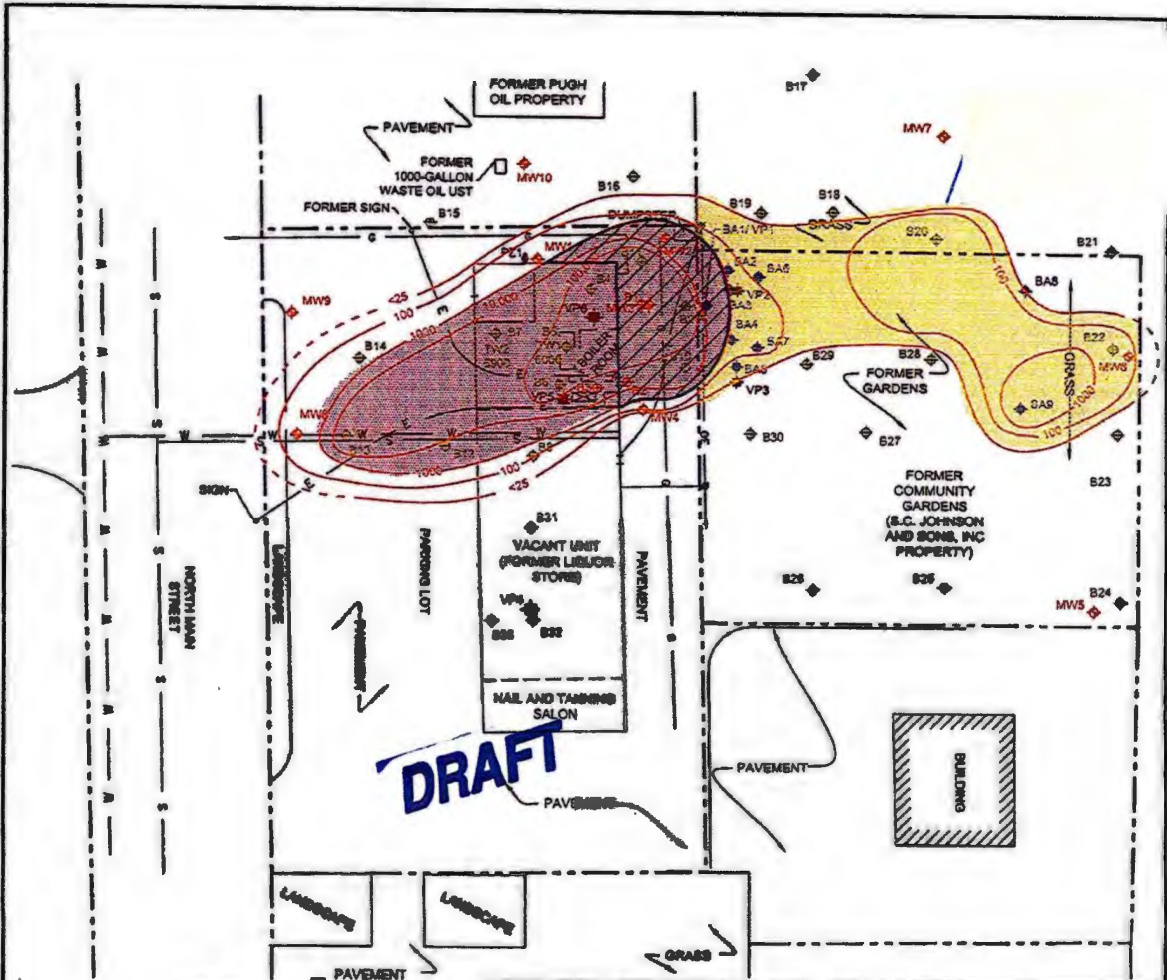
Obviously if active remedation is required in the yellow highlighted area, the cleanup costs would change significantly and thereby changing our bid prices. It would be nice to have some thoughts from the WDNR before finalizing our remedial action proposal.



		262-643-9171	
Christopher C. Hatfield, PG	Direct:	262-241-3133	12075 Corporate Parkway, Suite 210
Project Manager	Main:	262-241-8222	Mequon, Wisconsin 53092
chris.hatfield@northernenvironmental.com	Fax:	800-776-7140	www.northernenvironmental.com
	Toll Free:		

Civil Engineering • Contaminant Management • Facility Management • Natural Resources • Property Assessment / Improvement

Notice: This e-mail message and any attachments are solely for the confidential use of the intended recipient. If you are not the intended recipient, please do not read this message or any attachments, and please do not distribute or act in reliance on this message. If you have received this message by mistake, please notify us immediately by return e-mail and promptly delete this message and any attachments from your computer system. Client and work product privileges are not waived by the transmission of this message. Northern Environmental Technologies, Inc.



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- DE OVERHEAD ELECTRIC LINE
- FENCE
- UNDERGROUND GAS LINE
- WATERMAIN
- BURIED ELECTRIC LINE
- BURIED SANITARY SEWER
- BURIED TELEPHONE LINE
- UTILITY POLE
- FORMER DRY CLEANING MACHINE LOCATION
- EXISTING DRY CLEANING MACHINES
- VP1 SOIL VAPOR SAMPLING POINT LOCATION AND IDENTIFICATION
- BA1 HAND AUGER NEAR SURFACE SAMPLE LOCATION AND IDENTIFICATION
- B5 BOREHOLE LOCATION AND IDENTIFICATION
- B3 GABRIEL ENVIRONMENTAL BOREHOLE LOCATION AND IDENTIFICATION
- MW1 2" MONITORING WELL LOCATION AND IDENTIFICATION
- PZ1 PIEZOMETER LOCATION AND IDENTIFICATION
- TW2 1" TEMPORARY MONITORING WELL LOCATION
- 1000 SOIL PCE CONCENTRATION LINE IN MICROGRAMS PER KILOGRAM

Sample Location	Sample Depth (feet)	Soil PCE Concentration (ug/kg)
PZ1	1-3	370
MW1	1.5-8.5	498
MW2	1-8	1740
MW3	1-3	8480
MW4	1-3	<25
MW5	2-4	48
MW6	1-3	330
B1	4	121,000
B2	3	9900
B3	13	465
B3	4	21,100
B4	2-4	270,000
B4	4-6	1,380
B4	14-16	270
B5	2-4	66,000
B5	10-12	305
B6	2-4	134,000
B6	13-14	174
B7	2-4	18,200
B7	6-8	77,800
B8	2-6	67
B9	0-2	92,000
B9	2-10	770,000
B10	2-4	14,000
B10	8-10	28
B11	2-4	69,000
B11	6-8	990,000
B12	2-4	1370
B13	2-4	112
B13	6-8	60,000
B14	2-4	131
B15	2-4	<25
B15	4-6	<25
B16	2-4	<25

Sample Location	Sample Depth (feet)	Soil PCE Concentration (ug/kg)
B17	2-4	<25
B18	2-4	<25
B19	2-4	<25
B20	2-4	104
B21	2-4	<25
B22	2-4	670
B23	2-4	<25
B24	2-4	<25
B25	2-4	<25
B26	2-4	<25
B27	2-4	<25
B28	2-4	<25
B29	2-4	<25
B30	2-4	<25
B31	2-4	<25
B32	2-4	<25
B33	2-4	<25
MW6	2-4	48
MW8	1-3	330
BA1	2	130
BA2	0.5	650
BA2	2	700
BA3	0.5	1200
BA3	3	1200
BA4	0.5	600
BA4	2	100
BA5	20	48
BA6	0.5	56
BA6	3	74
BA7	0.5	84
BA7	2	300
BA8	1.5	<25
BA9	0.5	33
BA9	2	1200



Northern Environmental
 Hydrogeologists • Engineers • Surveyors • Scientists
 350 South 4th Avenue, Park Falls, Wisconsin 54352
 Phone: 800-458-3913 Fax: 715-763-1844

WISCONSIN • MICHIGAN • ILLINOIS • IOWA

This drawing and all information contained therein is the property of Northern Environmental. Northern Environmental will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of all information contained in electronic files.

DATE: 04/15/08 DRAWN BY: BNP REVISED: 02/08/08 MSB PROJECT NUMBER: 100-1167 FIGURE 1

ISOCONCENTRATION MAP OF PCE CONCENTRATIONS IN UNSATURATED SOIL

EXPRESS CLEANERS, INCORPORATED
 3941 N. MAIN STREET
 RACINE, WISCONSIN