



February 3, 2011

Ms. Nancy Ryan
Wisconsin Department of Natural Resources
2300 North Dr. Martin Luther King Drive
Milwaukee, Wisconsin 53212

Re: Revised Proposed Workplan and Cost Estimate
Express Cleaners, 3941 North Main Street, Racine, Wisconsin
WDNR BRRTS #02-52-547631
Bonestroo File No.: 003592-09001-0

Dear Ms. Ryan:

Recently, the Wisconsin Department of Natural Resources (WDNR) requested additional site investigation activities at the Ehrlich Family Ltd Partnership (Ehrlich Family) property that is occupied by Express Cleaners and located at 3941 North Main Street, Racine, Wisconsin (the Site). The additional investigation was requested since proposed remedial action is being delayed until 2011 to allow for the possible demolition and removal of the Site building. Bonestroo, Inc (Bonestroo) is requesting approval and funding to complete additional investigative work at the Site.

PROPOSED WORKPLAN

The WDNR requested the installation of two additional groundwater monitoring wells to determine groundwater quality to the west and southwest of the contaminant source area. The proposed workplan to address the WDNR's request is provided below.

Obtain Off-Site Access and Coordinate Well Installation

Before installing additional groundwater monitoring wells, Gonzalez, Saggio, and Harlan (the responsible party's legal representative) will petition The Atrium of Racine, Incorporated for permission to install and sample the monitoring well on its property located across Main Street west of the Site. Access agreements will be prepared as necessary. Bonestroo will assist as needed to obtain access and obtain competitive bids from three qualified drilling subcontractors.

Install Groundwater Monitoring Wells

Three soil boreholes will be advanced and sampled using hollow-stem auger drilling and split-spoon sampling techniques to further evaluate the extent of dry cleaning solvents in soil. The proposed borehole/monitoring well locations are shown in Figure 1.

Soil samples will be collected, field screened using a photoionization detector, and described at 2.5-foot intervals from each borehole. One unsaturated soil sample from each borehole will be laboratory analyzed for volatile organic compounds (VOCs) using Environmental Protection Agency (EPA) Method 8260B. In addition, one soil sample from each borehole from 6 to 8 feet below grade or the interval with the highest field screening response and laboratory analyzed for VOCs.

After soil sample collection, two 2-inch diameter groundwater monitoring wells will be constructed at the locations shown in Figure 1. The monitoring wells will be constructed according to Chapter NR 141, Wisconsin Administrative Code using a 2-inch diameter polyvinyl chloride (PVC) casing with 10 feet of 0.010-inch slotted well screen. The wells will be flush with the ground surface and covered by steel flush-mounted covers. The wells will be developed on the day of construction.

Groundwater Sampling

At least 3 days after well installation and development, groundwater samples will be collected from the entire groundwater monitoring network associated with the Site (two new groundwater monitoring wells and fourteen previously installed monitoring wells). Before sampling, groundwater elevations will be measured in all groundwater monitoring wells to evaluate groundwater flow. The groundwater samples will be laboratory analyzed for VOCs using EPA Method 8260B.

Data Analysis and Reporting

The additional soil and groundwater data will be compiled and analyzed to assess soil and groundwater conditions on the Property. A Groundwater contour map will be prepared incorporating data from all wells. A letter report will be prepared summarizing the results. No additional work beyond the scope presented in this workplan will be conducted without the approval of the Ehrlich Family and the WDNR.

PROJECT SCHEDULE AND PROBABLE PROJECT COSTS

The field component of the investigation is expected to be within 2 weeks of WDNR approval of this workplan. Obtaining off-site access may delay well installation. Bonestroo anticipated that the scope of this workplan will be completed in approximately 6 weeks. The probable cost to perform the additional site investigation is **\$9,627** and itemized below.

Obtain Off-Site Access and Coordinate Well Installation

Consulting Services

Associate Geologist	1 hr @ \$123/hr	\$123.00
Project Manager	2 hrs @ \$88/hr	\$176.00
Geologist	6 hrs @ \$76/hr	<u>\$456.00</u>
	Subtotal	\$755.00

Install and Sample Boreholes and Groundwater Monitoring Wells

Consulting Services

Associate Geologist	1 hr @ \$123/hr	\$123.00
Project Manager	3 hrs @ \$88/hr	\$264.00
Geologist	32 hrs @ 76/hr	\$2,432.00
Senior Technician	1 hr @ \$72/hr	\$ 72.00
Administrative	2 hrs @ \$51/hr	\$102.00

Commodity Services

Drilling/Well Installation	3 boreholes/2 wells	\$1,950.00
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Laboratory Analysis

Soil	6 VOCs @ \$67/sample	\$402.00
Groundwater	17 VOCs @ \$67/sample	<u>\$1,139.00</u>
	Subtotal	\$6,484.00

Data Analysis and Reporting

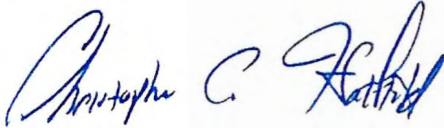
Consulting Services

Associate Geologist	2 hrs @ \$123/hr	\$226.00
Registered Geologist	4 hrs @ \$88/hr	\$352.00
Geologist	16 hrs @ \$76/hr	\$1,216.00
Senior Technician	4 hrs @ \$72/hr	\$288.00
Administrative	6 hrs @ \$51/hr	<u>\$306.00</u>
	Subtotal	\$2,388.00

PROBABLE COSTS \$9,627.00

We appreciate your consideration of this request. Please respond in writing to indicate your approval to proceed or call if you have any questions or comments.

Sincerely,
BONESTROO

A handwritten signature in blue ink that reads "Christopher C. Hatfield". The signature is written in a cursive style with a large initial 'C'.

Christopher C. Hatfield, PG
Project Manager

CCH/elr
Enclosures

c: Ms. Natalia Minkel-Dumit, Gonzalez Saggio & Harlan LLP
Mr. James C. Small, Ehrlich Family Limited Partnership



PROFESSIONAL SERVICE AGREEMENT AMENDMENT 4

**Express Cleaners DERF Investigation
3941 North Main Street
Racine, Wisconsin**

Project Number: 003592-09001-0

This is an *Amendment to our Professional Service Agreement (PSA)* dated December 5, 2006. This *Amendment* expands the scope of services (Article 1. Services) and consists of this page and the following letter:

"Revised Proposed Workplan and Cost Estimate, Express Cleaners, 3941 North Main Street, Racine, Wisconsin, WDNR BRRTS #02-52-547631" dated February 1, 2011 and consisting of three pages.

In witness whereof, the parties hereto have executed this *Amendment* to be effective as of February 1, 2011.

OWNER:

Erlich Family Limited Partnership

By: _____
James C. Small

Title: _____

Date: _____

Address for giving notices:

Post Office Box 81007
Racine, Wisconsin 53408

ENGINEER:

Bonestroo, Inc.

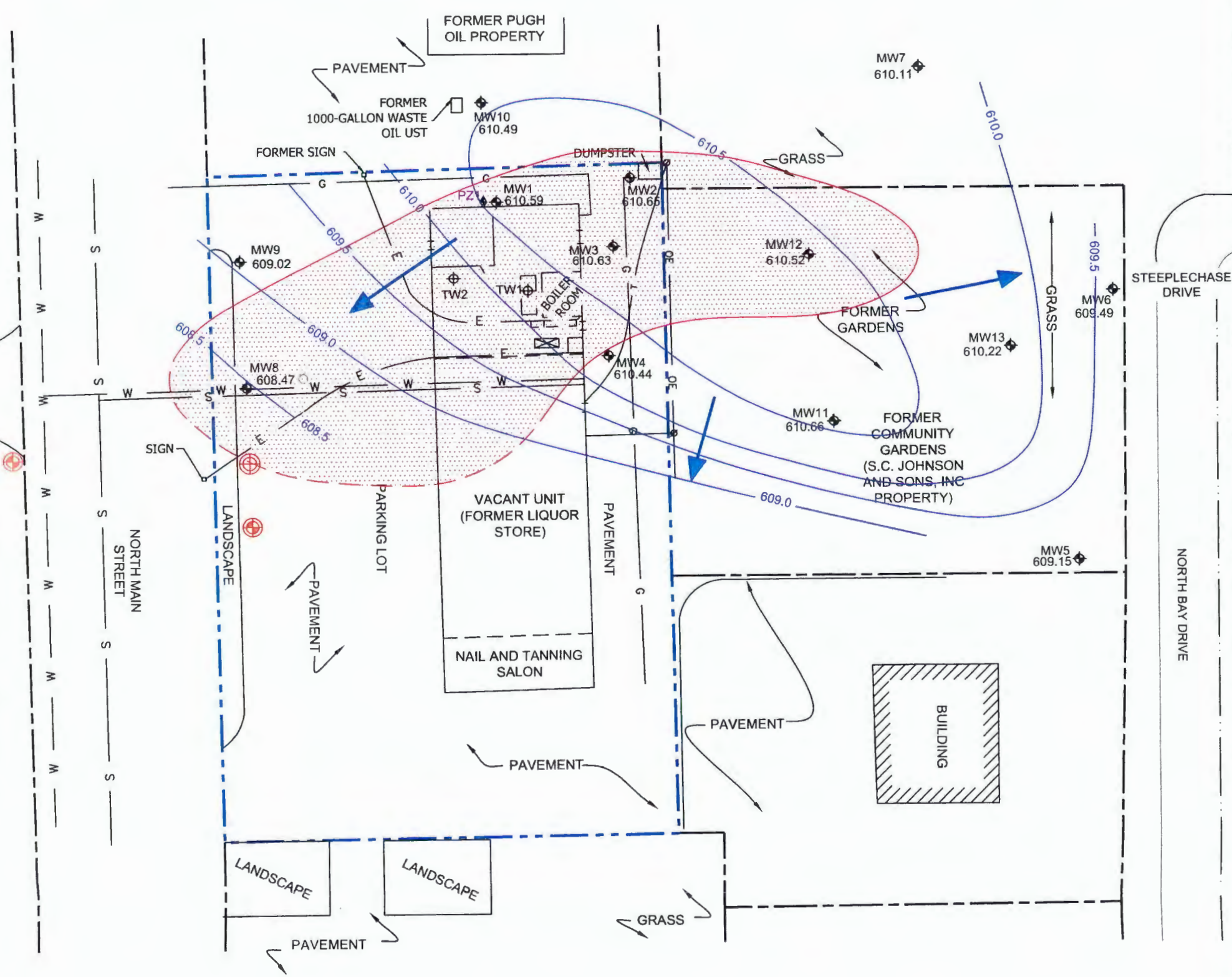
By:  _____

Title: Client Service Manager

Date: February 1, 2011

Address for giving notices:

12075 North Corporate Parkway, Suite 200
Mequon, Wisconsin 53092



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- 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 MACHINE
- MW1 610.59 2" MONITORING WELL LOCATION AND IDENTIFICATION WITH GROUNDWATER ELEVATION
- PZ1 PIEZOMETER LOCATION AND IDENTIFICATION
- TW2 6000 1" TEMPORARY MONITORING WELL LOCATION AND IDENTIFICATION
- PROPOSED GROUNDWATER BOREHOLE/MONITORING WELL LOCATION
- PROPOSED BOREHOLE LOCATION
- GROUNDWATER FLOW DIRECTION
- 608.5 GROUNDWATER ELEVATION CONTOUR
- ESTIMATED EXTENT OF GROUNDWATER WITH PCE CONCENTRATIONS EXCEEDING NR140 ES AND EOS INJECTION AREA



Bonestroo
 12075 N CORPORATE PKWY, STE 200
 MEQUON, WISCONSIN 53092
 P: 262-241-4466 F: 262-241-4901

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF BONESTROO AND SHALL NOT BE REPRODUCED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IS IT EXPRESSLY FURNISHED.

PROPOSED BOREHOLE & MONITORING WELL LOCATIONS

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