



July 27, 2011

John Roberts, PG
Sr. Project Manager
Environmental Resources Management
700 W. Virginia Street, Suite 601
Milwaukee, Wisconsin 53204

Re: Request for Remedial Action Bid Proposal
Express Cleaners Site, 3941 N. Main Street, Racine, WI
WDNR FID#252010000; BRRTS #02-52-547631

Dear Mr. Roberts:

We request that your consulting firm prepare a remedial action bid proposal for the above-referenced, Dry Cleaner Environmental Response Program ("DERP") Site (the "Site"). We represent the Site owner, the Ehrlich Family Limited Partnership ("EFLP"). We request you prepare your bid in accordance with the requirements of Wisconsin Administrative Code Chapter NR 169, and specifically NR 169.23(6) to (9). If you decide not to submit a proposal, please let us know as soon as possible.

The site consists of a small, one-story, strip mall (without a basement) located at 3921 - 3941 North Main Street, Racine, Wisconsin 53402-3611 (the "Property"). The northern unit (3941 N. Main Street) has been occupied by dry cleaning businesses since 1971. The Site has been impacted by releases of dry cleaning solvents that have migrated off-site to the adjacent property to the east. Concentrations of PCE, TCE, cis-1,2 DCE and vinyl chloride all exceed the enforcement standards. In addition, impacted soils are present directly beneath the paved surfaces and building slab, and extend to the water table (approximately 2 to 6 fbg). PCE has also been detected in soil vapor beneath the foundation of the building, and concentrations of PCE and/or TCE exceed the Environmental Protection Agency Target Shallow Gas Concentration standards. An off-site monitoring well west of Main Street did not contain dry-cleaning related contaminants above laboratory analytical detection limits. Additional information is contained in the Site Investigation Report excerpts and Additional Site Activities Report, (being sent to you via email). If you would like to receive the full Site Investigation Report as a .pdf file via email, please let us know.

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Required Content of Proposals

Each bid proposal must include the content required by NR 169.23(6) and NR 722.07(4). In addition, we request that your bid address the remedial goals and remedial elements set forth below. If you believe that critical work is excluded from the scope below, you are encouraged to add further tasks together with your justification for suggesting such a change to the scope of work.

- 1) Detailed Description of Remedial Alternatives - Please include a detailed description of the remedial alternatives you propose as required by the *Remedial Action Bid Checklist* and NR 722 and describe how the proposed remedy will treat both saturated and unsaturated source areas, groundwater and vapors to attain NR 726 case closure within a reasonable period of time and in a cost-effective manner.
- 2) Site Map - The proposal must illustrate the areas of treatment on a site map.
- 3) Remedial Alternatives – Please include itemized cost estimates for the following remedial strategies for cleaning up the Property. If you do not propose and price the on-site, ex-situ treatment of contaminated media, then please comment on the cost-effectiveness of demolishing the building to expose impacted soil, and the cost-effectiveness of performing ex-situ treatment of contaminated soil. Assume all business activities at the Property have ceased and the entire site is available for your use. Assume that all asbestos-containing materials have been properly abated from the building. Assume that any portion of the building that you do not demolish will be available for your use in performing any on-site, ex-situ treatment that you propose.
 - a) *Demolish All or Part of the Building Before Commencing Remediation.*
 - i) Demolition of pavement and at least a portion of the building as necessary to provide access to the impacted soil at the Property
 - ii) Remediation of soil
 - iii) Remediation of groundwater
 - iv) Prevention of vapors in excess of vapor screening risk levels from migrating across contaminated site or Property boundaries
 - b) *Perform the Remedial Work Without Demolition.*
 - i) Remediation of soil
 - ii) Remediation of groundwater

- iii) Prevention of vapors in excess of vapor screening risk levels from migrating across contaminated site or Property boundaries
- 4) Required Remedial Work on Adjacent Property – Each proposal must include an itemized cost estimate to perform the following remedial work on the S.C. Johnson and Son (“SCJ”) property located adjacent to the Site. In addition to other proposed remedies you may recommend, your proposal must include cost estimates to:
- a) Perform edible oil substrate injections on the SCJ property (specify number of injections);
 - b) Excavate approximately 100 tons of soil from the MW-13 area to address a the 1200 µg/kg PCE detected in the soil at Soil Boring BA9 at a depth of 2 feet below ground surface (bgs).
 - c) Provide verified-clean, topsoil fill and seed all disturbed areas with a high quality, native seed mix.
- 5) Pilot Testing – Each proposal must include a description and cost estimate for implementation, analysis and interpretation of a pilot test or provide a justification why a pilot test is unnecessary.
- 6) Selection Based on Specific Examples – Please provide specific examples of successful treatment for similar contaminants in similar geologic settings in the upper Midwest.
- 7) Cost Estimates - All proposals must included itemized costs for:
- a) Off-site transportation and disposal costs (if any) for impacted soil (including any anticipated hazardous waste disposal costs)
 - b) Remedial cost for Property as per paragraphs 3.a. and 3.b., above
 - c) Remedial cost for SCJ property as per paragraph 4, above
 - d) Costs of pilot tests as provided in paragraph 5, above

- e) Labor (provide breakdown of position, title, and rate) including subcontracted labor
 - f) Travel costs
 - g) Equipment, materials, analytical and rental costs
 - h) Obtaining all required permits/exemptions (i.e. injection permits, NR 140, NR 812; WPDES, hazardous waste treatment variances)
 - i) Post-remedial monitoring and reporting and well abandonment (state the number of rounds, number of sampling points and test methods to be performed)
 - j) Report preparation and regulatory interaction necessary to attain closure of the Site under NR 726, including costs to prepare closure reports, GIS Registry documents, maintenance plans, etc.
- 8) Proposed Work Schedule – Each proposal should include a proposed work schedule for conducting each phase of the remedial work. The work schedule does not need to include actual dates but should include the number of anticipated weeks/months/years to complete each major phase of remedial, post-remedial, and monitoring work. Please include the date on which you could commence work and any limitation you may set as an end-date for being awarded the project.
- 9) Other – Any other elements required under NR 169.23 or the *Remedial Action Bid Checklist*, including submittal of a Consultant Certification and Certificate of Insurance.
- 10) VPLE Program – Comment on how enrollment of the site in the Wisconsin Voluntary Party Liability Exemption (“VPLE”) Program would impact obtaining case closure under your proposal. If enrolling in the VPLE program would require extra work or cost, please include a summary explanation and estimate of such costs.

If your consulting firm decides to submit a remedial action bid proposal for the Site, provide it in a sealed envelope to the undersigned and a copy in a sealed envelope to the WDNR project manager for the Site, Nancy Ryan, at the address listed below.

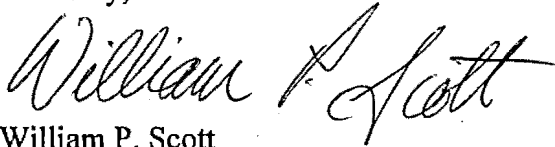
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Ms. Nancy Ryan
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212

All bid proposals must be received by this firm and WDNR by close of business on August 19, 2011. We will then review all bids, select the bid that best meets the cleanup objectives while minimizing costs, and provide the name of the selected bidder to WDNR for approval. Once WDNR approves the selected bidder, we will promptly notify the firm that has been selected.

If you have any questions or comments, please contact me at 414-755-8144. Please do not contact WDNR without first discussing the matter with us first. Thank you for your time, and we look forward to reviewing your proposal.

Sincerely,



William P. Scott

WPS/ms
Attachments

cc: Nancy Ryan, Department of Natural Resources (via U.S. Mail)