



RECEIVED
JUN 09 2015

June 8, 2015

BY: _____

VIA EMAIL & U.S. MAIL

Nancy D. Ryan
Hydrogeologist, Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

Re: Notice of Selection of Remedial Proposal; former Express Cleaners
BRRTS #: 02-52-547631

Dear Ms. Ryan:

This letter seeks two approvals from you. First, because all four of the remedial proposals find that demolition would benefit the respective remediation, we request your immediate approval of reimbursement of \$15,000 of demolition expenses, provided the demolition is bid out to at least three bidders. Your immediate approval will allow the demolition to be completed while you are reviewing the remedial proposals, which in turn will allow the cleanup to commence very soon after you approve a remedial proposal.

Second, the Ehrlich Family Limited Partnership (the "EFLP") has selected the remedial action proposal of Huntoon Environmental Consulting, LLC ("Huntoon") and accordingly, the EFLP requests your approval of the Huntoon proposal so that it may proceed with site cleanup.

The Huntoon proposal was selected for the following reasons:

- 1) It uses a treatment compound (chemical oxidation known as "Cool-Ox") that is well proven to be fast and effective on PCE and its breakdown products. It uses delivery methods that are well proven to bring the treatment compound in contact with the contamination (soil mixing for above water table soils and injection for below water table source areas).
- 2) It applies treatment compound to only the most contaminated areas thus saving cost while adequately reducing contaminant mass.
- 3) It uses a treatment compound that provides fast acting degradation of contaminants of concern (a benefit since remove of the slab will expose the contaminated area to infiltration by stormwater and could result in offsite migration if rapid contaminate degradation did not occur quickly).

GONZALEZ SAGGIO & HARLAN LLP
Attorneys at Law

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Allanta, GA
Boston, MA
Chicago, IL
Cleveland, OH
Indianapolis, IN

Los Angeles, CA
Miami, FL
Nashville, TN
New York, NY
Pasadena, CA

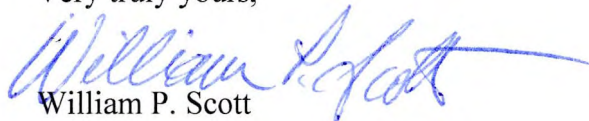
Phoenix, AZ
Washington, D.C.
Wayne, NJ
West Des Moines, IA

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Wisconsin Department of Natural Resources
June 8, 2015
Page 2

- 4) The treatment compound also leaves a residue that promotes enhanced and continued biological degradation of residual contaminants after the chemical oxidation reactions have exhausted the available oxidation compound, thus providing for continued improvement of groundwater quality and continued reduction of potential vapor intrusion.
- 5) The on-site soil mixing and injection of remedial compound can be completed quickly, essentially immediately upon removal of the slab to address the concern expressed above regarding potential for contaminate migration upon stormwater infiltration caused by slab removal.
- 6) Of the four remedial proposals we received, the Huntoon proposal provides the second lowest overall cost and the second lowest cost per unit volume of contaminated media treated. However, please note that this is the lowest cost of the three proposals that address both soil and groundwater (the Terracon proposal did not address groundwater contamination).
- 7) The project would not dispose any waste offsite except demolition waste, which would also occur in all of the various proposals. Some export of demolition waste from the site could be eliminated if clean concrete material were crushed and used as backfill cover over the site. Currently, all demolition debris is proposed to be removed from the site. Please note that some demolition debris will actually be hazardous waste unless and until it is contained out and removal of those waste materials and segregation of same is part of the proposed remediation. In contrast, removal of the overlying super structure is not part of the remediation and will be performed in advance to allow timely slab removal followed by immediate soil mixing and then soil injection.

The EFLP requests your approvals as presented above. We understand that the Department's policy is first-come first-served. Please let us know as soon as possible if there is any additional material or explanation that you need from us. We will gladly meet or talk by phone at your earliest convenience to discuss your findings. We enclose the form selecting the Huntoon proposal but will not sign the proposal until we have your approval.

Very truly yours,


William P. Scott

WPS/sv
Enclosures
cc: James C. Small

Notice: This form is authorized under s. 292.65, Wis. Stats., and ch. NR 169, 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 169, 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 Ehrlich Family Limited Partnership	Business Name
Dry Cleaning Facility Name Former Express Cleaners	Location 3921-3942 N. Main St., Racine, WI

Consultant Information

Consultant Name	Bid Proposal Amount	Consultant Selected (select one)
Avanti Environmental Group	\$470,398	<input type="checkbox"/>
Ramboll Environ	\$358,300	<input type="checkbox"/>
Terracon Consultants, Inc	\$176,009	<input type="checkbox"/>
Huntoon Environmental Consulting, LLC	\$273,195	<input checked="" 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

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

Applicant Signature <i>James Rhodes Small</i>	Date Signed 6-8-15	
Department Use Only		
Project Manager Signature	Date	Telephone Number
Consultant Selection <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	Reason For Rejection/Notes	

Site Name: Racine Former Express Cleaners

BRRTS #: 02-52-547631

Type of Action: Remedial Action

TASKS	BUDGET			Previous Claims (If applicable)	INVOICES					
	Bid / Budgeted Amount	INSERT	Total Approved Budget		Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	INSERT	Total Invoiced Costs
Consultant Costs										
Project Management/Field Oversight	\$ 28,000.00	\$ -	\$ 28,000.00							\$ -
Groundwater Monitoring	\$ 14,300.00		\$ 14,300.00							\$ -
Remedial Action	\$ 8,000.00		\$ 8,000.00							\$ -
Vapor Intrusion Assessment	\$ 500.00		\$ 500.00							\$ -
Reporting	\$ 6,480.00		\$ 6,480.00							\$ -
Site Closure	\$ 5,460.00		\$ 5,460.00							\$ -
Permitting	\$ 400.00		\$ 400.00							\$ -
Expenses	\$ 12,100.00		\$ 12,100.00							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
<i>Consultant Cost Total</i>	\$ 75,240.00	\$ -	\$ 75,240.00	\$ -						\$ -
Sub-Contractor Costs										
Remedial Contractor	\$ 170,910.00	\$ -	\$ 170,910.00							\$ -
Laboratory	\$ 13,140.00		\$ 13,140.00							\$ -
Drilling Contractor	\$ 6,180.00		\$ 6,180.00							\$ -
Contractor for Site Work	\$ 7,725.00		\$ 7,725.00							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
<i>Sub-Contractor Cost Total</i>	\$ 197,955.00	\$ -	\$ 197,955.00	\$ -						\$ -
DERF ELIGIBLE SUB-TOTALS	\$ 273,195.00	\$ -	\$ 273,195.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-DERF Eligible Expenses										
										\$ -
										\$ -
<i>Non-DERF Cost Total</i>				\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
INVOICE GRAND TOTAL				\$ -	\$ -	\$ -	\$ -	\$ -	##	\$ -

Check Numbers [Redacted]

**Dry Cleaner Environmental Response Program
Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D (R 08/12)**

DERF COST BREAKOUT (this claim)								Budget Remaining	% Task Complete, Remarks
A Soil Investigation	B Soil Remediation	C Groundwater Investigation	D Groundwater Remediation	E Air/Vapor Investigation	F Air/Vapor Remediation	G Lab & Other Analysis	H Miscellaneous Costs	Use (-) to indicate cost over-run	
								\$ 28,000.00	Task % Complete
								\$ 14,300.00	
								\$ 8,000.00	
								\$ 500.00	
								\$ 6,480.00	
								\$ 5,460.00	
								\$ 400.00	
								\$ 12,100.00	
								\$ -	
								\$ -	
								\$ -	
								\$ 75,240.00	
								\$ 170,910.00	
								\$ 13,140.00	
								\$ 6,180.00	
								\$ 7,725.00	
								\$ -	
								\$ -	
								\$ -	
								\$ 197,955.00	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273,195.00	

Total DERF Eligible Costs This Claim \$ -

Comparison of Remediation Proposals Received May 29, 2015 – Former Express Cleaners, 3941 N. Main Street, Racine, Wis. Rev. 1 June 8, 2015

Consultant	Cost	Techniques	Cleanup Goals
Avantti	\$470,398 1468 cubic yds \$320/ cubic yd	Demolition of slab Soil - flooding and/or soil mixing with oxidant. Groundwater - Enhanced Reductive Dechlorination No pilot test – lots of experience	Soil 30.7 mg/kg GW < ES @ property boundary Enhanced Natural Attenuation Closure 2 to 3 Years to Closure
Environ (Ramboll)	\$358,300 1900 cubic yds \$189/cubic yd Estimated 287 lbs. VOC eliminated \$1,248/lb. VOC	Demolition of slab Soil mix with/ZVI and carbon source (ABC +) Treat >90% of contamination mass No pilot test 16 soil confirmation samples	NR 720 Performance standards for soil and groundwater Soil 30.7 mg/kg 0-9 ft. bgs Soil PCE <u>goal</u> of 1.5 mg/kg to ensure stable groundwater plume Groundwater – stable or receding Enhanced Monitored Natural Attenuation Closure GIS Registry for soil and groundwater 3 Years to Closure

<p>Huntoon</p>	<p>\$292,990 \$273,195 Rev.1</p> <p>1501 cubic yds</p> <p>\$195/cubic yd \$182/cubic yd Rev.1</p> <p>(see page 9 for volumes)</p>	<p>Demolition of slab</p> <p>In-Situ Chem. Oxidation and subsequent bio-degradation</p> <p>"Cool-Ox" treatment compound -soil mixing in vadose zone -inject into groundwater</p> <p>No pilot test</p> <p>Includes 20 soil shallow confirmation samples</p>	<p>Soil <10 mg/kg based on % reduction (target is 1 mg/kg)</p> <p>Groundwater goal not specified but proposal includes deep injection in heavily impacted area</p> <p>1501 cubic yd soil treated</p> <p>750 cubic yd area of groundwater treatment</p> <p>Enhanced Monitored Natural Attenuation Closure</p> <p>Probable GIS Registry for soil and groundwater</p> <p>3 Years to Closure</p>
<p>Terracon</p>	<p>\$176,009</p> <p>605-770 cu yds</p> <p>\$229-290/cu yd</p> <p>Only 2' wide for utility corridor (not enough – Diggers Hotline on +/- 18")</p>	<p>Demolition of slab</p> <p>Excavation top 4 feet w/ treat + off-site disposal <i>4-8'</i> Monitored Natural Attenuation</p> <p>Contingent groundwater injection - may need paved barrier to limit infiltration</p> <p>No pilot test</p> <p>15 Roll off boxes on -site until landfill standards are met.</p>	<p>Soil – 0-4 feet bgs - non-industrial direct contact standard (30.7 mg/kg)</p> <p>Groundwater - establish stable or decreasing trends due to source removal</p> <p>Probable GIS Registry for soil and groundwater</p> <p>3 Years to Closure if groundwater does not need treatment</p>

Bill Scott

From: Bill Scott
Sent: Tuesday, June 02, 2015 11:54 AM
To: Lori Huntoon
Cc: 'Ryan, Nancy D - DNR'
Subject: Former Express Cleaners, Racine Wis.

Lori –

I reviewed your proposal. I note that the cost is unclear to me, because two of your tables seem to have different totals. I believe I know the intended cost but for the sake of clarity, I ask that you please review your cost tables and then send me an email to either explain why the tables in your proposal are correct or email me a revision with a short explanation of what was changed and why. If you attach any corrected table(s), please put a revision date on them. Please do this at your earliest convenience. Please copy Nancy Ryan on your email to me.

Thank you,
Bill.



Attorneys at Law

Bill Scott
Partner

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T: (414) 277-8500 | F: (414) 277-8521

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Bill Scott

From: Lori Huntoon [lorihuntoonpg@gmail.com]
Sent: Monday, June 08, 2015 2:59 PM
To: Bill Scott
Cc: Nancy D - DNR Ryan
Subject: Fwd: budget form
Attachments: Form 4400-214d.xls; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Bill:

Attached is the corrected form 4400-214d.

There is no change in the budget other than the following: I have removed the handling charges from the subcontractor fees, and have itemized the costs for project expenses/WDNR fees.

There has been no change to the scope.

I trust this provides the clarification you need. Please let me know if you need any additional information.

Best regards,
Lori

Lori Huntoon, PG
Huntoon Environmental Consulting
608-886-7245

Site Name: Racine Former Express Cleaners

BRRTS #: 02-52-547631

Type of Action: Remedial Action

TASKS	BUDGET			Previous Claims (If applicable)	INVOICES				
	Bid / Budgeted Amount	INSERT	Total Approved Budget		Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	INSERT
Bid / Budgeted Description									
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Non-DERF Eligible Expenses									
<i>Non-DERF Cost Total</i>				\$ -	\$ -	\$ -	\$ -	\$ -	
INVOICE GRAND TOTAL				\$ -	\$ -	\$ -	\$ -	\$ -	##

Check Numbers

**Dry Cleaner Environmental Response Program
Reimbursement Cost Detail Linking Spreadsheet Form 4400-214D (R 08/1**

DERF COST BREAKOUT (this claim)									
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\$ -									\$ 28,000.00
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Total DERF Eligible Costs This Claim \$ -

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2)

% Task Complete, Remarks
Task % Complete