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24 December 2013

Mr. William P. Scott Gonzalez, Saggio & Harlan LLP 111 East Wisconsin Avenue, Suite 1000 Milwaukee, WI 53202 Ms. Nancy Ryan Wisconsin Department of Natural Resources 2300 Dr. Martin Luther King Jr. Drive Milwaukee, WI 53212

RE: UPDATED PROPOSAL

Former Express Cleaners 3941 N. Main Street, Racine, Wisconsin WDNR BRRTS #02-52-547631 WDNR FID #252010000

Dear Mr. Scott and Ms. Ryan,

Geosyntec Consultants (Geosyntec) is pleased to provide this updated proposal for remediation services at the above reference site. This updated proposal was prepared pursuant to the 20 November 2013 Request for Updated DERP Proposal provided by Gonzalez Saggio & Harlan, LLP, on behalf of the Ehrlich Family Limited Partnership. This updated proposal supplements Geosyntec's 19 August 2011 proposal for the site.

This updated proposal includes (i) a summary of the advantages to building demolition, (ii) a summary of proposed cleanup objectives, (iii) an updated proposed remediation scope of work (SOW), and (iv) a cost estimate to complete the updated proposed SOW.

ADVANTAGES TO BUILDING DEMOLITION

Building demolition would allow direct access and increased remediation effectiveness of the most highly impacted (source area) soil and groundwater. Remediation of these source impacts would result in the following substantial advantages:

- Decreases long-term liability related to current and future site use.
- Reduces the potential for off-site migration and enhances potential remediation strategies if off-site impacts are encountered.
- Eliminates potentially costly mitigation to address current risk of soil vapor instruction (SVI) for existing building.
- Eliminates the need to manage soil as a hazardous waste during future site redevelopment.

- Allows cost effective implementation of SVI mitigation, if needed, during future site redevelopment.
- A reduced period of groundwater monitoring and a subsequently reduced period of time to achieve WDNR closure.

CLEANUP OBJECTIVES

The following table summarizes the proposed cleanup objectives for unsaturated soil and groundwater at the site, the time frame considerations to achieve the cleanup objectives, and closure conditions upon achieving the cleanup objectives:

Media	Cleanup Objective	Time Frame Considerations to Achieve	Closure	
		Cleanup Objectives	Conditions	
Unsaturated Soil	Insaturated PCE - 100 mg/kg (See Note 1) Immediately remediate print		GIS Registry, cap, and cap maintenance (see Note 3).	
Groundwater	Establish stable or decreasing groundwater plume Establish conditions that allow NR 140 Enforcement Standards to be achieved in a reasonable period of time	Three year period of post-remediation groundwater monitoring (1 year of quarterly performance monitoring and 2 years of semi-annual MNA monitoring) would be conducted to confirm effectiveness of remedial action in achieving cleanup objectives.	GIS Registry	

Notes:

- 1. It is estimated that source remediation to 100 mg/kg PCE will result in the removal of a considerable quantity of the mass that is a source to leaching to groundwater and the generation of soil vapor. The mass removal will be confirmed following Task 3.
- 2. Since the 19 August 2011 proposal, the WDNR has adjusted the "contained out" concentrations. PCE "contained out" concentrations increased from 33 mg/kg to 153 mg/kg.
- 3. It is assumed that cap construction would be included in the site redevelopment construction; therefore, the scope and costs for cap construction are not included in this proposal.

UPDATED PROPOSED REMEDIATION SCOPE OF WORK

The following updated proposed remediation SOW was developed based on the assumption that the building would be demolished and the above cleanup objectives.

Task 1 - Project Kick-Off Meeting and Management

- Participate in a project kickoff meeting
- Project management, including providing routine project email updates

Task 2 - Building Demolition

- Obtain demolition permits and make necessary notifications including: (i) City of Racine demolition permit, (ii) City of Racine erosion control permit, (iii) Notification of Demolition and/or Renovation and Application for Permit Application (WDNR Form 4500-113), and (iv) notification to all utilities having service connections within the building, such as water, sewer, gas, electric, and telephone/communication.
- Implement site and environmental controls, including temporary fencing and erosion controls (i.e. silt fencing).
- Conduct utility disconnects and abandonment prior to building razing.
- Remove Universal Waste and Freon and properly manage/dispose. It is understood that asbestos abatement has already been completed and subsequently is not included in this scope of work.
- Conduct building razing.
- Remove concrete floor and footings.
- Remove asphalt pavement within proposed soil remedial action area (Tasks 4 and 5).
- Remove, recycle, salvage, or dispose of demolition debris in accordance with applicable federal, state and local laws, rules, and regulations. Based on the provided concrete core sampling data, the concrete floor near former dry cleaning machine would be managed as a special waste.
- Implement dust control during building demolition to prevent the formation and migration of dust.
- Backfill foundation removal areas to surrounding grade.

Task 3 - Pre-Remedial Action Activities

- Supplemental Soil Sampling. Advance five Geoprobe® soil borings to further define the extent of soil impacts exceeding "contained-out" concentrations and to collect samples for waste profiling and soil treatment bench-scale testing.
- Soil Treatment Bench-Scale Study. Conduct a limited bench-scale study to assess the total organic demand (TOD) of the soil at various concentrations of oxidant, and to evaluate different oxidants. It is anticipated that Fenton's Chemistry (hydrogen peroxide with iron catalyst), potassium permanganate, sodium permanganate and/or sodium persulfate would be evaluated.
- Groundwater Treatment Pilot Study. Conduct a limited pilot study to evaluate the application of emulsified oil solution (EOS) to stimulate enhanced bioremediation. The pilot study would include the excavation of a test pit adjacent to existing groundwater monitoring well MW-8, and the application of approximately 10 gallons of Newman Zone® Oil to the test pit, the injection of KB-1™ bacteria to MW-8 and the post-application monitoring of MW-8. MW-8 would be sampled for VOCs, methane, ethane, ethene, and

total organic carbon prior to the addition of the amendments, and at two month intervals for a period of six months (total of four sample collection events) after amendment addition. One Gene-Trac® analysis would be performed after six months to determine if the addition of EOS and KB-1TM has allowed for proliferation of bacteria critical to ethene destruction. In addition, field parameters including dissolved oxygen and oxidation-reduction potential would be measured during the sample collection.

■ Prepare a submittal to the WDNR requesting a NR 140 exemption and WPDES permit for the application of EOS and KB-1TM to the groundwater.

Task 4 - Pre-Soil Removal Treatment

- Conduct in-situ backhoe mixing of selected oxidant within the area of unsaturated soil impacts exceeding "contained out" concentrations. It is assumed that approximately 350 tons of soil would be treated. This volume would be confirmed in Task 3.
- Conduct treatment verification sampling and testing using a mobile laboratory. In addition, three samples would be submitted for fixed laboratory analysis of VOCs.

<u>Task 5 - Unsaturated Soil Excavation and Disposal</u>

- Assist with establishing approved special waste disposal profile for pre-treated, excavated soil.
- Excavate unsaturated soil concentrations exceeding 100 mg/kg (including pre-treated soil) and transport off-site for disposal. It is assumed that approximately 700 tons of soil would be excavated. This volume would be confirmed in Task 3.
- Collect confirmation soil samples from the completed excavation and submit for analysis of VOCs.

Task 6 - Enhanced Bioremediation of Groundwater

- Add Newman Zone[®] Oil to the base of the completed excavation and mechanically mix with the saturated zone.
- Install a limited piping system in the excavation prior to backfill (horizontal perforated/geotextile wrapped PVC piping in the base and several solid vertical risers with flush-mount covers) to allow injection of KB-1[®] bacteria solution (and allow for the contingency for future KB-1[®] and/or EOS injection if needed).
- Backfill the excavation with clay to limit infiltration of oxygen from ambient air.
- Install four additional groundwater monitoring wells to support enhanced bioremediation and natural attenuation groundwater monitoring.
- Conduct post-remediation groundwater monitoring (one year of quarterly performance monitoring and two years of semi-annual MNA monitoring). Collected groundwater

- samples would be submitted for analysis of VOCs, gases (methane, ethane, ethene), and TOC. Field parameters, including dissolved oxygen (DO), oxidation-reduction potential (ORP) and pH would also be measured during sample collection.
- After the first groundwater monitoring event, assuming the appropriate geochemical environment is established (negative ORP, and DO of less than 1 mg/l), KB-1[®] would be injected through the piping system. *Note:* The cost for additional KB-1[®] and/or EOS injection through the piping system is not included in the cost estimate and would be contingent upon performance groundwater monitoring results.

Task 7 - WDNR Reporting and Closure

- Prepare a NR 724 Construction Documentation Report for submittal to the WDNR.
- Prepare NR 724 quarterly progress reports for submittal to the WDNR.
- Prepare semi-annual groundwater monitoring reports (WDNR Operations, Maintenance and Optimization Report forms) for submittal to WDNR.
- Complete WDNR *Case Closure-GIS Registry* form for submittal to WDNR.
- Abandon the groundwater monitoring wells upon receipt of WDNR conditional case closure.

COST ESTIMATE

The estimated cost to complete the scope of work is summarized in Table 1. The estimated costs are based on available existing data and are subject to change as additional data is collected. The estimated contractor costs are based on past similar projects. Primary cost estimate assumptions are included in Table 1.

CERTIFICATION

This proposal was prepared as a supplement to Geosyntec's 19 August 2011 proposal for this site. The 19 August 2011 proposal was prepared in accordance with the requirements of NR 169.23. In accordance with NR 169.23(9), Geosyntec certifies the following:

- If selected to complete the scope of work described herein, Geosyntec will comply with the applicable requirements of NR 169 and NR 700 to NR 728.
- Geosyntec will make available to the WDNR upon request, for inspection and copying, all of the documents and records related to the contract services.
- Geosyntec did not prepare this bid in collusion with any other consultant submitting a bid on this site.

Mr. William P. Scott and Ms. Nancy Ryan 24 December 2013 Page 6

Please contact us if you have any questions.

James & Bannontens

Sincerely,

James E. Bannantine, P.G.

Senior Hydrogeologist

Gregory L. Johnson, CHMM, P.H., P.G., P.E. Senior Engineer

Attachments: Table 1 - Remedial Action Cost Estimate

TABLE 1 COST ESTIMATE - UPDATED REMEDIATION SERVICES PROPOSAL Express Cleaners Site

3941 North Main Street, Racine, Wisconsin

A B B C C D E F F G H I I K L L M N N	Project Kick-Off Meeting and Project Management Senior Professional Project Professional Administrative Assistant Subtotal Building Demolition Permitting/Notifications, Mobilization/Demobilization Site Control - Temporary Fencing	HR HR HR	\$150 \$125 \$50	8 24	\$1,200 \$3,000	tysik ye y
B B C C D E F F G H I J K L L M N	Project Professional Administrative Assistant Subtotal Building Demolition Permitting/Notifications, Mobilization/Demobilization	HR	\$125	24		
C A B C D E F F G H I J K L L M N N	Administrative Assistant Subtotal Building Demolition Permitting/Notifications, Mobilization/Demobilization				\$3,000	
A B C D E F G H I I K L	Subtotal Building Demolition Permitting/Notifications, Mobilization/Demobilization	HR	\$50			
A B C D E F G H I K L	Building Demolition Permitting/Notifications, Mobilization/Demobilization		7.7	4	\$200	
A B C D E F G H I I K L	Permitting/Notifications, Mobilization/Demobilization				\$4,400	\$0
B C D E F G H I I K L		LS	\$5,000	1	159.55 v 175 v	\$5,000
C D E F G H 1 1 K L		LS	\$4,000	1		\$4,000
E F G H I K L	Environmental Controls - Silt fencing	LS	\$2,000	1		\$2,000
E F G H I I K L	Environmental Controls - Dust Control	LS	\$2,000	1		\$2,000
F G H I K L M	Universal Waste, Freon Removal and Disposal	LS	\$1,500	1	 	\$1,500
G H L K M	Utility Disconnects and Abandonment	LS	\$7,500	1		\$7,500
H I K M	Building Demolition	LS	\$33,000	1		\$33,000
J K L M	Slab/Foundation Removal	LS	\$13,000	1		\$13,000
J K L M	Impacted Concrete Transport and Disposal	TON	\$50	20		\$1,000
K L M	Asphalt Pavement Removal and Disposal	LS	\$3,000	1		\$3,000
M N	Backfill footing voids	LS	\$3,600	1		\$3,600
M N	Salvage/Scrap	LS	-\$7,000	1		-\$7,000
	Senior Professional	HR	\$150	10	\$1,500	
0	Project Professional	HR	\$125	16	\$2,000	
	Field Expenses (Supplies and Equipment)	LS	\$250	1	\$250	
	Subtotal				\$3,750	\$68,600
	Pre-Remedial Action	32/37	1.0	177	and the second	53420 ·
	Supplemental Soil Sampling					
	Geoprobe Soil Borings	DAY	\$1,800	1		\$1,800
	Laboratory Analysis - VOCs	EA	\$70	5		\$350
	Laboratory Analysis - TCLP VOCs	EA	\$120	1		\$120
	Senior Professional	HR	\$150	4	\$600	
	Staff Professional	HR	\$100	12	\$1,200	
	CADD Operator	HR	\$75	4	\$300	
	Field Expenses (Supplies and Equipment)	LS	\$250	1	\$250	
	NR 140 Exemption Application, WPDES Permit		A			
$\overline{}$	Senior Professional	HR	\$150	6	\$900	
	Project Professional	HR	\$125	16	\$2,000	
	Staff Professional CAD	HR	\$100	8	\$800	
	Administrative Assistant	HR HR	\$75	8	\$600	
	Soil Treatment Bench-Scale Study	n.c	\$50		\$200	
_	Bench-Scale Testing	LS	\$1,500	1	-	\$1,500
	Senior Professional	HR	\$150	4	\$600	71,500
$\overline{}$	Project Professional	HR	\$125	4	\$500	
	Groundwater Treatment Pilot Study		7223		1,500	
	Test Pit and Backhoe Mixing	DAY	\$2,000	1		\$2,000
	Laboratory Analysis - VOCs	EA	\$70	4		\$280
	Laboratory Analysis - Methane, Ethane, Ethene	EA	\$75	4		\$300
	Laboratory Analysis - TOC	EA	\$35	4		\$140
	Laboratory Analysis - Gene-Trac® Testing	EA	\$750	1		\$750
_V	Senior Professional	HR	\$150	12	\$1,800	
W	Project Professional	HR	\$125	12	\$1,500	
	Staff Professional	HR	\$100	24	\$2,400	
	Amendment Purchase and Delivery Expense	LS	\$700	1	\$700	
	Groundwater Sampling Expenses	DAY	\$250	4	\$1,000	
	Subtotal			<u></u>	\$15,350	\$7,240
	Pre-Removal Soil Treatment	30 × X(2) /-		ATRICE	intelligit some	Davids.
	Construction Staking	DAY	\$1,000	0.5		\$500
	Mobilization/Demobilization, Decontamination	LS	\$1,500	1 2	 	\$1,500
	Excavator Mixing	DAY	\$2,500	3	 	\$7,500
	Oxidant Delivery	LS	\$2,500	250	 	\$2,500
	Soil Treatment Mobile Laboratory	TON	\$115 \$2,200	350		\$40,250 \$6,600
	Modile Laboratory Laboratory Analysis - VOCs	DAY	\$2,200	3	 	
	Senior Professional	EA HR	\$150	8	\$1,200	\$210
	Project Professional	HR	\$130	4	\$500	
	Staff Professional	HR	\$100	28	\$2,800	
_	Field Expenses (Supplies and Equipment)	DAY	\$100	3	\$300	
7	Subtotal		7	_ <u>-</u> _	\$4,800	\$59,060
5	Unsaturated Soil Excavation and Disposal	5.5 85.	ts spliggerster	410,296	250 Same	400000
	Mobilization/Demobilization, Decontamination	LS	\$1,500	1		\$1,500
	Excavation and Loading	TON	\$10	700		\$7,000
	Transport to Disposal Facility	TON	\$15	700		\$10,500
	Disposal (direct landfill)	TON	\$35	700		\$24,500
	Backfill	TON	\$15	700		\$10,500
	Compaction Testing	DAY	\$600	2		\$1,200
	Laboratory Analysis - VOCs	EA	\$70	5		\$350
	Senior Professional	HR	\$150	4	\$600	
	Project Professional	HR	\$125	8	\$1,000	
	Staff Professional	HR	\$100	40	\$4,000	L
	Field Expenses (Supplies and Equipment)	DAY	\$100	5	\$500 \$6,100	\$55,550

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sbestos abatement has been completed

ost includes demolition debris management/recycling
pecial waste disposal; 15 X 15 area beneath former dry cleaner machine
emediation area only

oordination, periodic oversight
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efine soil impacts > "contained out" concentrations, profiling, bench-scale testing samples
Geoprobe soil borings
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or pre-removal soil treatment and enhanced bioremediation
Prin Remediation Technologies
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St pit application of existing with a
Pehalococcoides [dhc] and VC-reductase [vcr-A]
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TABLE 1 COST ESTIMATE - UPDATED REMEDIATION SERVICES PROPOSAL

Express Cleaners Site 3941 North Main Street, Racine, Wisconsin

ltem	Cost Component	Unit	Unit Cost	Qty	Consulting	Contracto
6	Enhanced Bioremediation of Groundwater	(Joyna)	रेलु घर १. कुकुर	s 25 f s	will or W	
	Implementation					
Α	Mobilization/Demobilization, Decontamination	LS	\$1,500	1		\$1,500
	EOS Purchase	LB	\$2	8,400		\$16,800
	EOS Delivery	LS	\$2,000	1		\$2,000
D	Backhoe Mixing of EOS	DAY	\$3,000	3		\$9,000
	KB-1 Purchase	LITER	\$250	20		\$5,000
F	KB-1 Delivery	LS	\$1,800	1		\$1,800
G	Perforated/Solid PVC Piping, Geotextile, Fittings, Covers	LS	\$4,000	1		\$4,000
	Senior Professional	HR	\$150	8	\$1,200	
	Project Professional	HR	\$125	12	\$1,500	
	Staff Professional	HR	\$100	50	\$5,000	
_	Administrative Assistant	HR	\$50	4	\$200	
	Field Expenses	DAY	\$100	5	\$500	
_	Performance and MNA Groundwater Monitoring	Ditt.	7200		7220	
м	Drilling, Well Installation and Development	EA	\$1,250	4		\$5,000
	Surveying	DAY	\$1,500	1		\$750
	Laboratory Analysis - VOCs	EA	\$70	96		\$6,720
	Laboratory Analysis - Methane, Ethane, Ethene	EA	\$75	96		\$7,200
	Laboratory Analysis - TOC	EA	\$35	96		\$3,360
	Senior Professional	HR	\$125	16	\$2,000	33,300
	Project Professional	HR	\$125	24	\$3,000	
	Staff Professional	HR	\$100	94	\$9,400	
	Groundwater Sampling Expenses	DAY	\$250	- 34	\$2,000	
-	Subtotal	DAT	\$250	-	\$24,800	\$63,130
3.0	WDNR Reporting and Closure	A			\$24,000	\$63,130
	Project Status Update Letters	Ca.3:	a aradi		3556 3 - 556	200 A 43 A
	Senior Professional	HR	\$125		\$1,000	
				8		
	Project Professional	HR	\$100	24	\$2,400	
	Administrative Assistant	HR	\$50	4	\$200	
	NR 724 Remedial Action Documentation Report		4450		Ć4 800	
	Senior Professional	HR	\$150	12	\$1,800	
	Project Professional	HR	\$125	40	\$5,000	
_	Staff Professional	HR	\$100	8	\$800	
_	CAD	HR	\$75	16	\$1,200	
	Administrative Assistant	HR	\$50	4	\$200	
	WDNR Closure-GIS Registry Form and Attachments				4	
	Senior Professional	HR	\$150	16	\$2,400	
_	Project Professional	HR	\$125	40	\$5,000	
	CAD	HR	\$75	12	\$900	
	Administrative Assistant	HR	\$50	4	\$200	
M	WDNR Review and GIS Registry Fees	LS	\$1,700	1	\$1,700	
	Monitoring Well Abandonment					
_	Staff Professional	HR	\$100	20	\$2,000	
O	Field Expenses	LS	\$500	1	\$500	
	Subtotal				\$25,300	\$0
			-		4	4050 500
			<u> </u>	UBTOTAL TOTAL		1 \$253,580 8,080

2,200 gai (8,400	lb) EOS for 2% solution within target saturated zone
ontingency for j	future EOS/KB-1 placement; placement of EOS/KB-1 not included
oordination, ov	ersight, KB-1 injection
l yr of quarterly	performance monitoring and 2 yrs of semi-annual MNA monitoring
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10 wells, one du	plicate and one blank per sampling event
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following condit	
	ring Well Abandonment and Form Preparation/Submittal
wен арапаопто	ent supplies and equipment
EFLP will contra	ct directly with demolition, remediation, and waste disposal contractors/facilities