

3/20/18 Spoke w/ S. Tarmann & Susan
Petro/2018

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Thursday, March 15, 2018 2:48 PM
To: 'Scott Tarmann'
Cc: 'William P. Scott'
Subject: FW: Reimbursement request: FW: Change Order approval remedial action Task 5 - Express Cleaners BRRTS#02-52-547631
Attachments: Express Cleaners RAP CO Task 5 approval.pdf

Hi Scott,
On January 23, 2018 I called you regarding the Dry Cleaner reimbursement application for the Express Cleaners site BRRTS 02-41-547631 dated November 16, 2017. The reimbursement application includes non-approved costs associated with the remediation of the site. I had requested that you send a revised reimbursement request separating non-approved costs from approved costs. Eligible activities not previously approved may be approved for reimbursement per ch. NR 169.23(3)(d) criteria including...if the total cost of additional services is less than \$3,000 or 5% of the proposal cost. In this case, as mentioned below, 5% of the proposal cost is \$20,220. I believe your request included non-approved costs of \$25,904.
Can you please let me know if/when you plan to resubmit the reimbursement application as I would like to update central office of the status of this request.
Thank you,

From: Ryan, Nancy D - DNR
Sent: Tuesday, January 23, 2018 2:47 PM
To: 'Scott Tarmann' <starmann@ramboll.com>
Subject: Reimbursement request: FW: Change Order approval remedial action Task 5 - Express Cleaners BRRTS#02-52-547631

Scott,
Regarding our conversation earlier today, I think the approved costs for the current RAP is \$404,399 as referenced in the attached. So, 5% of that = \$20,220. At least that's what I come up with. Let me know if you disagree. Thanks.

We are committed to service excellence.
Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



From: Ryan, Nancy D - DNR
Sent: Monday, October 31, 2016 3:32 PM
To: William P. Scott (wscott@mzmilw.com) <wscott@mzmilw.com>; Scott Tarmann (starmann@ramboll.com) <starmann@ramboll.com>
Cc: Feyerherm, Jennifer A - DNR <Jennifer.Feyerherm@wisconsin.gov>
Subject: Change Order approval remedial action Task 5 - Express Cleaners BRRS#02-52-547631

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3/26/18. Spoke w/ S. Tarmann & Susan P.
Overages for task 5 sub-contractor.....
total task 5 costs are < approved. July

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Monday, March 26, 2018 11:28 AM
To: Ryan, Nancy D - DNR
Cc: Susan Petrofske
Subject: RE: Reimbursement request: FW: Change Order approval remedial action Task 5 - Express Cleaners BRRS#02-52-547631

will keep all notes
w/in linking spreadsheet -
sheet. Total reimburs
< 5%

Nancy,

How does 1:00 p.m. this afternoon work for you?

Yours sincerely

Scott Tarmann, PE

Senior Managing Consultant

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll.com

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Monday, March 26, 2018 10:43 AM
To: Scott Tarmann
Cc: Susan Petrofske
Subject: RE: Reimbursement request: FW: Change Order approval remedial action Task 5 - Express Cleaners BRRS#02-52-547631

Hi, Scott, Susan,
I'm here all day today with nothing much scheduled. Pick a time to call and let me know
Thanks,

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Fax: (414) 263-8550
nancy.ryan@wisconsin.gov

From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Friday, March 23, 2018 3:30 PM
To: Ryan, Nancy D - DNR <Nancy.Ryan@wisconsin.gov>
Cc: Susan Petrofske <SPETROFSKE@ramboll.com>
Subject: RE: Reimbursement request: FW: Change Order approval remedial action Task 5 - Express Cleaners BRRTS#02-52-547631

Nancy,

Hope you had a nice vacation. We have a couple of questions regarding the claim submittal for the Former Express Cleaners site and was wondering if you would have a few minutes on Monday to talk with myself and Susan Petrofske, who is helping me with the claim revisions. Susan has been in contact with Jennifer Feyerherm in Madison regarding how best to document the changes that you are requesting. We'd like to run through our planned approach in advance of our submittal to make sure we are addressing everything to your satisfaction.

Please let us know what your availability is for a quick call. Both Susan and my schedules are pretty flexible on Monday.

Thanks,

Scott

From: Scott Tarmann
Sent: Thursday, March 15, 2018 3:17 PM
To: 'Ryan, Nancy D - DNR'
Cc: William P. Scott
Subject: RE: Reimbursement request: FW: Change Order approval remedial action Task 5 - Express Cleaners BRRTS#02-52-547631

Hi Nancy:

We plan to resubmit the reimbursement application by the middle of next week. My apologies for the delay in getting this submitted.

Yours sincerely
Scott Tarmann, PE

Senior Managing Consultant

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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Ryan, Nancy D - DNR

From: Evanson, Theresa A - DNR
Sent: Thursday, March 17, 2011 4:23 PM
To: Steffes, Jillian - DNR; Burrow, Catherine A - DNR
Cc: Ryan, Nancy D - DNR
Subject: RE: DERF Questions - Express Cleaners Site

If portions of the concrete floor is contaminated & needs to be land filled rather than clean fill, I assume we would reimburse for that. They'd have to screen the contaminated material & separate it from non-contaminated material.

From: Steffes, Jillian - DNR
Sent: Thursday, March 17, 2011 04:19 PM
To: Evanson, Theresa A - DNR; Burrow, Catherine A - DNR
Cc: Ryan, Nancy D - DNR
Subject: RE: DERF Questions - Express Cleaners Site

And disposal cost of any contaminated building materials would be above and beyond that \$15k cap, right?

Jillian

From: Evanson, Theresa A - DNR
Sent: Thursday, March 17, 2011 4:18 PM
To: Steffes, Jillian - DNR; Burrow, Catherine A - DNR
Cc: Ryan, Nancy D - DNR
Subject: RE: DERF Questions - Express Cleaners Site

I've been telling people that the maximum we'll reimburse is \$15,000 (this was agreed to by the Gov. DC Council and reflects proposed rule language). Because it is not in rule yet, a variance would need to be issued. We have not done cost comparisons to determine the least expensive approach & agreed to pay whatever the least amount is.

I hope this helps.

Terry

From: Steffes, Jillian - DNR
Sent: Thursday, March 17, 2011 11:55 AM
To: Burrow, Catherine A - DNR; Evanson, Theresa A - DNR
Subject: FW: DERF Questions - Express Cleaners Site

This was sent to Nancy but CC'd to me, you may get questions from Nancy or want to offer advice. I'm CC'ing Terry because, at a glance, there is discussion of eligibility of demo costs, and you two may want to touch base on that topic.

Jillian

From: Natalia Minkel [mailto:Natalia_Minkel@gshllp.com]
Sent: Wednesday, March 16, 2011 2:57 PM
To: Ryan, Nancy D - DNR
Cc: Steffes, Jillian - DNR; Bill Scott; Kathleen Keller
Subject: DERF Questions - Express Cleaners Site

Nancy,

We sent the attached letter to you today with questions about DERF reimbursement for demolition work at the Express Cleaners Site. I am copying Jillian Steffes on this email because I anticipate that you will want to discuss our questions with her. We look forward to receiving WDNR's response. Please let me know if you need any additional information.

In regard to upcoming sampling work at the Site, we obtained access to the property located across the street to the west of the Site and are working to finalize a Professional Services Agreement (PSA) with Bonestroo. Once the PSA is finalized and signed, Bonestroo will proceed with work at the Site.

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

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Ryan, Nancy D - DNR

From: Evanson, Theresa A - DNR
Sent: Tuesday, March 22, 2011 4:16 PM
To: Ryan, Nancy D - DNR; Steffes, Jillian - DNR; Burrow, Catherine A - DNR
Subject: RE: DERF Questions - Express Cleaners Site

Nancy -- I think we need to talk about this. DERF bidding is not like PECFA bids, where a low cost is established through bidding & the owner can choose whatever action he wants & is later reimbursed only the lowest cost.

DERF is supposed to be real bids -- that is the owner selects the bid & the DNR approves the bid & the selected consultant undertakes the work that was approved. The owner is not limited to selecting the low bid, but must justify selecting a non-low bidder & must use the consultant he/she selected.

I may be misunderstanding the situation here. I know you left me a voice message. I'll try to get back to you this week, but it may be next week.

Thanks,
Terry

P.S. The eligible applicant can, of course, undertake non-reimbursable work. So if the applicant decided to demolish his building (non-reimbursable) in order to dig up the contaminated soil (reimbursable), he/she could choose to do that. The remedial action would be subject to the NR 169 bid requirements.

From: Ryan, Nancy D - DNR
Sent: Monday, March 21, 2011 10:00 AM
To: Steffes, Jillian - DNR; Evanson, Theresa A - DNR; Burrow, Catherine A - DNR
Subject: RE: DERF Questions - Express Cleaners Site

So, the Department could approve remedial costs based on the least expensive acceptable remedy but the RP can elect to use a more expensive remedy but total reimbursement would be limited to the lowest bid. Reimbursement related to demolition would be limited to \$15,000 and the Dept would need to issue a variance to allow it?

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Sent: Thursday, March 17, 2011 4:19 PM
To: Evanson, Theresa A - DNR; Burrow, Catherine A - DNR
Cc: Ryan, Nancy D - DNR
Subject: RE: DERF Questions - Express Cleaners Site

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Cc: Steffes, Jillian - DNR; Bill Scott; Kathleen Keller
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6-3-11 Called Bill Scott
 gave him some comments.
 esp. that they should include¹ a bid for
 not tearing down bldg.

Ryan, Nancy D - DNR

From: Bill Scott [Bill_Scott@gshllp.com]
Sent: Wednesday, June 01, 2011 5:44 PM
To: Ryan, Nancy D - DNR
Cc: Natalia Minkel
Subject: Express Cleaners, BRRTS #02-52-547631
Attachments: Bid Proposal_Ehrlich_DRAFT 06 01 11 WPS.pdf

Nancy -

We are planning to issue the attached RFP in the very near future. Please see numbered paragraph 3 on the attached Draft and comment on whether you believe the Remedial Methods sought in are still too complex or otherwise ill-advised.

Also, we plan to perform a Phase I ESA and enter the VPLE program. If you believe that fact should be mentioned in this RFP please advise.

We understand you do not believe that entering the VPLE program will add significantly to the amount of work you would require to obtain case closure. We understand that the costs of the VPLE fees and any NA Closure insurance would not be DERP eligible. We hope that demolition of the building and performance of on-site treatment will be cost effective, allow for closure in a very reasonable time frame and eliminate the need for both continued monitoring and NA Closure.

Thank you for your attention to this matter. Should you wish to discuss the RFP or any other aspect of the project, please call me. The tenant will vacate before July, and we hope to moving fast on all necessary activities to properly prepare and remediate the site.

Bill.

William P. Scott

Gonzalez Saggio & Harlan LLP
 225 East Michigan Street, 4th Floor
 Milwaukee, WI 53202
 Tel 414-755-8144 Fax 414-277-8521
 Bill_Scott@gshllp.com

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06/02/2011

[Date]

[Name of Consultant] (add to page header)
[Consultant Address]

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

Dear [Name of Consultant]:

This firm represents the Ehrlich Family Limited Partnership ("EFLP") in connection with the above-referenced, Dry Cleaner Environmental Response Program ("DERP") Site (the "Site"). A brief description of the Site is included below and key reports are enclosed. We are requesting that your consulting firm prepare a remedial action bid proposal for the Site, in accordance with the requirements set forth under Wisconsin Administrative Code Chapter NR 169, and specifically NR 169.23(6)-(9). Enclosed is a copy of WDNR's *Remedial Action Bid Checklist*, which describes the DERP bid submission requirements under NR Chapter 169. **Your proposal must satisfy each of the requirements described in the *Remedial Action Bid Checklist*; otherwise, your proposal may be disqualified from further consideration. If you are not interested in submitting a proposal, please let us know as soon as possible.**

EFLP owns a three-unit, one-story, commercial building (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. Site investigations, which have been approved by WDNR, indicate that the Site has been impacted by releases of dry cleaning solvents and that solvents have migrated off-site to the adjacent property to the east. Concentrations of tetrachloroethane ("PCE"), trichloroethylene ("TCE"), cis-1,2-dichloroethane ("DCE") and vinyl chloride in monitoring wells have been detected at levels that exceed the NR 140, Wis. Admin. Code, enforcement standards. In addition, PCE- and/or TCE-impacted soils are present directly beneath the paved ground surfaces 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. Groundwater wells recently installed and sampled west of Main Street and outside the Property boundary did not contain concentrations of dry-cleaning related contaminants above laboratory analytical detection limits. *See Additional Investigations Activities*, April 22, 2011 (enclosed).

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 - The proposal must include a detailed description of the remedial alternatives as required by the *Remedial Action Bid Checklist* and NR 722 and describe how the proposed remedy will treat saturated and unsaturated source areas, groundwater and vapors, as necessary, to attain closure of the Site under NR 726 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 – To allow us to determine the cost-effectiveness of demolishing the building to expose all impacted soil, and the cost-effectiveness of performing ex-situ on-site treatment of as much contaminated soil as possible, the proposal must include itemized cost estimates for the following four remedial strategies for cleaning up the Property. The off-site locations will be addressed by a separate cost estimate provided as described in paragraph 4, below. 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 is not demolished will be available for your use in performing any on-site, ex-situ treatment that you propose:
 - a) *Assuming the Entire Building is Demolished Before You Commence Remedial Work*
 - i) In-situ treatment of groundwater and impacted soil (no off-site treatment and/or disposal); and
 - ii) A combination of in-situ and ex-situ treatment of soil and groundwater and off-site disposal of impacted soil (specify which soil would be treated ex-situ and estimated volume of same).
 - b) *Assuming the Northern Unit of the Building is Demolished Before You Commence Remedial Work* (and you construct a temporary wall to enclose the remaining structure for your use as a treatment facility)
 - i) In-situ treatment of groundwater and impacted soil (no off-site treatment and/or disposal); and
 - ii) A combination of in-situ and ex-situ treatment of soil and groundwater and off-site disposal of impacted soil (specify which soil would be treated ex-situ and estimated volume of same).

Provide volume estimate of soil & haz waste

Cost to construct wall separate

- 4) Remedial Work on Adjacent Property – Each proposal must include an itemized cost estimate to perform remedial work on the property located adjacent to the Site, which is owned by S.C. Johnson and Son (“SCJ”). In addition to other proposed remedies you may recommend, your proposal must include cost estimates to:
 - a) Perform three to six edible oil substrate injections on the SCJ property;
 - b) Excavate approximately 100 tons of soil in the area around MW-13 to appropriately protect human health and welfare and address a soil tetrachloroethene (PCE) concentration of 1200 µg/kg detected in the soil at Soil Boring BA9 at a depth of 2 feet below ground surface (bgs).
 - c) Provide verified clean top soil 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 - The remedial methods proposed must be supported by 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 for impacted soil (including any potential 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 (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 remedial work. The work schedule does not need to include actual dates but should include the number of anticipated weeks/months/years to complete major phases of remedial and post-remedial, monitoring work. Please include the date on which you could commence work and any limitation you may set on an end-date for being notified of your award of the project.
- 9) Any other elements required under NR 169.23 or the *Remedial Action Bid Checklist*, including submittal of a Consultant Certification and Certificate of Insurance.

If your consulting firm decides to submit a remedial action bid proposal for the Site, please follow the instructions in this RFP and the *Remedial Action Bid Checklist* for submitting proposals. A copy of your firm's bid must be sent in a sealed envelope to both our firm and to the WDNR project manager for the Site, Nancy Ryan, at the address listed below.

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 June 22, 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 notify the consulting firm that has been selected.

If you have any questions or comments, please contact me at 414-277-8500. Please do not contact WDNR without discussing the matter with us first. Thank you for your time, and we look forward to reviewing your proposal.

Sincerely,

William P. Scott

WPS/mkr
Enclosures

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Wednesday, June 22, 2011 10:55 AM
To: 'Joshua Neudorfer'
Subject: RE: Express Cleaners Update inquiry

Hi, Joshua,

The RP has completed the site investigation and, under the DERP program, is in the process of soliciting remedial action bids which will include both onsite and off-site (SC Johnson property) remedial actions. Of course you can review the file to understand the status of the project better. I currently have the file in Milwaukee so if you wish to review it, please contact Kim Smith, 414 263-8680 to set up a review time.

Also, W. Kemp Shobe, SC Johnson received a copy of my 6/11/2010 letter to RP re: review of DERP RAP proposals that had been submitted. Basically, the RP was asked to solicit new or revised remedial action bids based on meeting more specific remedial goals. I had been under the impression that some communication had been ongoing between SC Johnson and the RP's representative/attorney. I suggest you contact Bill Scott, Gonzalez Saggio Harlan if you have other questions.
Sincerely,

 *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

(414) 263-8533

nancy.ryan@wisconsin.gov

From: Joshua Neudorfer [mailto:jneudorfer@thesigmagroup.com]
Sent: Wednesday, June 22, 2011 10:11 AM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners Update inquiry

Good morning Nancy, hope all is well. I represent S.C. Johnson who's property housing a community garden (now removed and no longer active) was contaminated by PCE due to the adjacent land owner identified as Express Cleaners, Inc., located at 3941 N. Main St, Racine, WI. The BRRTS # is 02-52-547631.

My client has asked that I inquire as to the status of the project and any on-going activities that should be or should have been accomplished by the Responsible Party at this point. We have not heard from them in a long time after their initial request for site access to allow for sampling and our review of their remediation plan, which to our knowledge was not implemented. On behalf of SCJ we would like to see this project reach its appropriate conclusion to closure and for the necessary remedial action to be implemented at our site, as well as theirs.

Your cooperation as always is appreciated.

06/22/2011

best regards,

--

Joshua J. Neudorfer
The Sigma Group
1300 W. Canal St
Milwaukee, WI 53233
+414.643.4132 direct
+414.588.7940 mobile
www.thesigmagroup.com

Ryan, Nancy D - DNR

From: Bill Scott [Bill_Scott@gshllp.com]
Sent: Wednesday, July 27, 2011 5:24 PM
To: Ryan, Nancy D - DNR
Cc: Kathleen Keller
Subject: Request For Proposals is Attached - DERF Site
Attachments: D-Northern SI Rept 20080514.pdf; Additional Investigation Activities 5 2 11.pdf; Bonestroo_001.pdf; Terracon_001.pdf; ERM_001.pdf; Geosyntec_001.pdf; GZA_001.pdf; NRT_001.pdf

Nancy –

RFPs are going today to six consultants plus the consultant for SCJ (Sigma, for its files). You are shown as a cc on each consultant letter, but I am only sending you one hard copy, and a list of the consultants that are receiving the letters. I am asking return of the proposals by August 19, and hope to rapidly select and award a bid. The tenant will be out on August 31, and I want the remedial work to proceed rapidly thereafter.

The text of the email to each consultant is as follows:

We have selected you to receive our Request for Proposal (RFP) regarding a dry cleaner site in Racine, Wisconsin. The RFP is being mailed to your address, but the enclosures to the letter are attached to this email, and will not be provided in hard copy by mail.

If you have questions, please send them to me by email.

Thank you,

Bill

William P. Scott

Gonzalez Saggio & Harlan LLP
225 East Michigan Street, 4th Floor
Milwaukee, WI 53202
Tel 414-755-8144 Fax 414-277-8521
Bill_Scott@gshllp.com

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08/26/2011

**SITE INVESTIGATION
DRY CLEANER SOLVENT RELEASE**

**EXPRESS CLEANERS, INC.
3941 NORTH MAIN STREET
RACINE, WISCONSIN**

BRRTS #02-52-547631

May 14, 2008



**SITE INVESTIGATION
DRY CLEANER SOLVENT RELEASE**

**EXPRESS CLEANERS, INC.
3941 NORTH MAIN STREET
RACINE, WISCONSIN**

BRRTS #02-52-547631

May 14, 2008

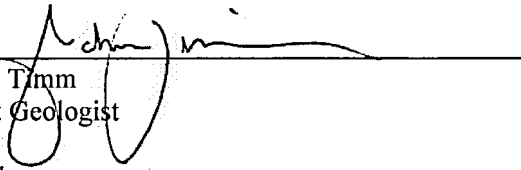
Prepared For:

Ehrlich Family Limited Partnership
c/o Mr. James Small
Post Office Box 81007
Racine, Wisconsin 53408

Prepared By:

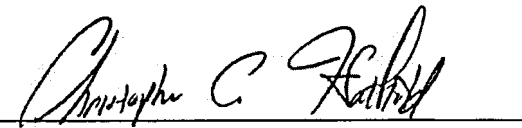
Northern Environmental Technologies, Incorporated
12075 North Corporate Parkway, Suite 210
Mequon, Wisconsin 53092

Project Number: ECI 01-2300-3057.5



John J. Timm
Project Geologist

JJT/lmh



Christopher C. Hatfield, PG
Registered Geologist

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1.0 EXECUTIVE SUMMARY

Express Cleaners operates a dry cleaning business at 3941 North Main Street, Racine, Wisconsin (the Site). The Ehrlich Family Limited Partnership (the Owner) owns the Site. During March 2006, Gabriel Environmental Services (Gabriel) completed a Phase I environmental site assessment (ESA) of the Site. Gabriel identified recognized environmental conditions associated with the dry cleaning business and recommended a Phase II ESA. During April 2006, Gabriel performed a Phase II ESA that consisted of collecting soil samples from three boreholes at the Site. Dry cleaning solvents were detected in the soil samples. Gabriel submitted the soil sampling results to the Wisconsin Department of Natural Resources (WDNR), who subsequently required additional investigation of the released dry cleaning solvents.

During March 2007, Northern Environmental Technologies, Incorporated (Northern Environmental) initiated a site investigation at the Site after approval by the WDNR. The investigation included the evaluation of the chlorinated volatile organic compounds (CVOCs) release previously identified on the Site. Northern Environmental oversaw the completion of nine boreholes and five groundwater monitoring wells. The initial site investigation results indicated additional investigation was warranted north and east of the Site.

On July 19 and 20, 2007, Northern Environmental collected soil samples from nine boreholes to depths of up to 2 feet below grade (fbg) and three vapor samples from near-surface soil east of the Site. In addition, since this area was used as a garden for food production, samples of plant tissues (i.e., leaves, roots, and fruit) were collected for laboratory analysis. Based upon the soil and soil vapor sampling results, tetrachloroethene (PCE) released at the Site had migrated to the S.C. Johnson property. However, CVOCs were not detected in any plant tissue samples collected from the garden.

On November 14 and 15, 2007, Northern Environmental collected soil samples from 21 boreholes. On January 8, 2008, Northern Environmental oversaw the installation of six boreholes/groundwater monitoring wells. The additional investigation was required to define the extent of soil and groundwater contamination.

In total, the site investigation consisted of sampling soil from 45 boreholes, constructing ten monitoring wells and one piezometer, and installing sub-slab vapor monitoring points. The results of the investigation indicate unsaturated PCE- and/or trichloroethene (TCE)-contaminated soil is present directly beneath the paved ground surfaces and extends to the water table (approximately 2 to 6 fbg). Approximately 2550 cubic yards of unsaturated soil contains concentrations of PCE and/or TCE exceeding the soil screening levels for protection of groundwater. PCE and TCE concentrations did not exceed the soil saturation limits. Concentrations of PCE and TCE did not exceed the direct-contact, ingestion, and/or inhalation limits in soil samples collected within 4 feet of the ground surface, with the exception of PCE in B1, B4, and B6.

Based on recorded groundwater elevations, shallow groundwater flows to the east on eastern portions of the Site and west on western portions of the Site. PCE and/or TCE concentrations detected in six of ten monitoring wells (MW1, MW2, MW3, and MW8 and temporary monitoring wells TW1 and TW2) exceeded their respective Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) enforcement standard (ES). In addition, cis-1,2-DCE and/or vinyl chloride (common breakdown products of PCE or TCE) concentrations exceeded the NR 140, Wis. Adm. Code ES in four of the ten monitoring wells (MW3 and MW8 and temporary monitoring wells TW1 and TW2). TCE and/or PCE concentrations exceeded the NR 140, Wis. Adm. Code preventive action limit in two of ten monitoring wells (MW6 and PZ1).

PCE was also detected in soil vapor beneath the foundation of the building at the Site. Concentrations of PCE, and/or TCE, exceeded the Environmental Protection Agency target shallow gas concentration in the air

samples collected from vapor probes VP4 through VP6 on January 15, 2008. Vapor intrusion into buildings is a growing regulatory issue that has not been codified but seems certain to be closely regulated in the future.

Based on the site investigation results, the extent of soil and groundwater contamination has been adequately defined. Therefore, Northern Environmental recommends that the WDNR review the site investigation results before an evaluation of remedial action options is completed and a remedial action plan developed to address the residual soil and groundwater contamination.

2.0 BACKGROUND INFORMATION

Express Cleaners operates a dry cleaning business at 3941 North Main Street, Racine, Wisconsin (the Site). The Site is located in the northeast quarter of the northeast quarter of Section 33, Township 4 North, Range 23 East in the city of Racine, Racine County, Wisconsin as shown in Figure 1 (USGS, 1971). The Site layout is shown in Figure 2. The Site is in a commercial and residential area in the city of Racine. The Property is bordered by a gasoline filling station/automobile repair business to the north, vegetable gardens to the east, commercial businesses to the south, and North Main Street followed by an apartment complex to the west.

A single-story masonry building on a concrete slab occupies the Property. The remainder of the Property is covered by asphalt. The Property building is divided into three units (Figure 2). Dry cleaning businesses have operated at the Site for at least 20 years. Express Cleaners has operated a dry cleaning business in the northern unit for approximately 3 years. The middle unit, (3931 North Main Street), formerly used as a liquor store, is currently vacant. A tanning salon has occupied the southern unit (3921 North Main Street) for at least 16 years.

During March 2006, Gabriel Environmental Services (Gabriel) completed a Phase I environmental site assessment (ESA) of the Site (Gabriel, 2006a). At the time of the Phase I ESA, Express Cleaners operated a dry cleaning business in the northern unit of the Property building. Based on information contained in the report, a Columbia Dry Cleaning Machine and other laundry equipment were observed in the southeast corner of the northern unit. The current layout of the dry cleaning equipment is illustrated in Figure 2. Tetrachloroethene (PCE) is the solvent currently used in the dry cleaning machine at the Site. Gabriel identified recognized environmental conditions (RECs) associated with the dry cleaning business operating at the Property.

Gabriel conducted a Phase II ESA during April 2006 (Gabriel, 2006b) to evaluate soil quality near the building. Gabriel collected soil samples from three boreholes (B1, B2, and B3). The soil samples were laboratory analyzed for volatile organic compounds. The borehole locations are included in Figure 2. PCE concentrations as high as 121,000 micrograms per kilogram ($\mu\text{g}/\text{kg}$) and lesser concentrations of trichloroethene (TCE) and cis 1,2-dichloroethene (cis 1,2-DCE) were detected in the collected soil samples. Gabriel concluded that used PCE and filters stored in 55-gallon drums and PCE stored within the building had been released to soil at the Site.

The results of the Phase II ESA were reported to the Wisconsin Department of Natural Resources (WDNR) who subsequently assigned Bureau of Remediation and Redevelopment Tracking System number 02-52-547631 to the Site and requested a site investigation and appropriate remedial action be performed (Stovall, 2006). During December 2006, Mr. James C. Small, on behalf of the owner (Erlich Family Limited Partnership), retained Northern Environmental to complete site scoping activities at the Site.

During March 2007, Northern Environmental Technologies, Incorporated (Northern Environmental) initiated a site investigation with approval of the WDNR, which included investigation of a chlorinated volatile organic compounds (CVOCs) release previously identified on the Site as part of a real estate transaction. Northern Environmental oversaw the completion of nine boreholes and five groundwater monitoring wells. The initial site investigation results indicated additional investigation was warranted north and east of the Site. Figure 2 shows the layout of the Site and adjacent properties. Northern Environmental provided a site investigation update and a workplan and cost estimate to complete additional investigation to the WDNR on June 26, 2007.

While waiting for the WDNR to review and approve the workplan, the Site owner's representatives (the Representatives) sought permission from S.C. Johnson and Sons, Incorporated (S.C. Johnson) to access the

S.C. Johnson property located east of the Site. S.C. Johnson informed the Representatives about vegetable gardens in this area and requested that the Site owner determine if CVOCs were present in the near-surface soils (root zones) and/or the edible portions of garden crops present in the garden. Based on S.C. Johnson's concerns for people that may work in the gardens or eat the vegetables grown there, a separate workplan was prepared to immediately assess the potential for CVOC exposure. The workplan was submitted to the WDNR on July 17, 2007 and consisted of sampling soil, soil vapor, and vegetable matter within the garden (Northern Environmental, 2007a). The WDNR provided conditional approval of the workplan on July 19, 2007 (Mylotta, 2007).

On July 19 and 20, 2007, Northern Environmental collected soil samples from nine boreholes (BA1 through BA9) to depths of up to 2 feet below grade (fbg) and three vapor samples from near-surface soil in the garden. In addition, samples of plant tissues consisting of the edible portions of garden crops (i.e., leaves, roots, and fruit) typically consumed were collected for laboratory analysis. Based upon the soil and soil vapor sampling results, tetrachloroethene (PCE) released at the Site had migrated to the garden area of the S.C. Johnson property. However, PCE was not detected in any plant tissue sample collected from the garden. The Representatives requested the Wisconsin Department of Health and Family Services (DHFS) review the findings and provide their expert opinion relative to the health issues represented in our findings. Northern Environmental submitted a summary of the sampling conducted on the S.C. Johnson property on August 1, 2007. The report is presented in Appendix A.

Based on the initial site investigation and the off-site investigation completed at the S.C. Johnson property, Northern Environmental recommended additional soil and groundwater sampling to define the extent of released CVOCs. Northern Environmental prepared a workplan to complete the additional investigation and submitted it to the WDNR during August 2007 (Northern Environmental, 2007b). This report summarizes the methods and results of the site investigation. Relevant contacts for the project are listed in Appendix B.

3.0 DESCRIPTION OF INVESTIGATION

The methods used to define the extent of released CVOCs in soil and groundwater are described below.

3.1 Soil

On March 27 and 29, 2007, Northern Environmental collected soil samples from fourteen boreholes (PZ1, MW1 through MW4, and B4 through B12) at the Site. Boreholes PZ1 and MW1 through MW4 were drilled and sampled from the ground surface to depths of 30 fbg by Wisconsin Soil Testing using hollow-stem auger drilling techniques. Boreholes B4 through B12 were drilled and continuously sampled from the ground surface to depths of 16 fbg by Probe Technologies, Inc. (Probe Tech) using truck- and cart-mounted direct-push soil sampling methods.

On November 14 and 15, 2007, Northern Environmental collected soil samples from 21 additional boreholes (B13 through B33) to determine the extent of released dry cleaning solvents in soil. The boreholes were drilled and continuously sampled from the ground surface to depths of 8 fbg by Probe Tech using truck- and cart-mounted direct-push soil sampling methods. On January 4, 2008, six additional boreholes were drilled using hollow-stem auguring techniques. Soil samples were collected from MW6 and MW8. No soil samples were collected from MW5, MW7, MW9, and MW10 due to the close proximity of previously completed boreholes. Borehole locations are illustrated in Figure 2. WDNR borehole logs and abandonment forms are included in Appendix C.

Soil samples collected during drilling activities were containerized for field screening and possible laboratory analysis. Field screening was performed using an RAE parts-per-billion surveyor model PGM-7240 or a Thermal Environmental Instruments, Incorporated Model 580S or 580B photoionization detector (PID) outfitted with a 10.6 eV lamp and calibrated daily for direct response to 250 parts per million (ppm) isobutylene. Based on field screening results, selected samples were submitted under chain-of-custody to Synergy Environmental Laboratory (Synergy) for analysis. The samples were laboratory analyzed for VOCs using Environmental Protection Agency (EPA) Method 8260B. In addition, soil samples from B8 and B12 were laboratory analyzed for total organic carbon using EPA Method 9060 and bulk density using ASTM 2937.

3.2 Groundwater

Between March 2007 and January 2008, ten groundwater monitoring wells and one piezometer were installed to determine the extent of released dry cleaning solvents in groundwater and evaluate flow direction and horizontal hydraulic gradient at the Site. On March 27, 2007, Wisconsin Soil Testing installed groundwater monitoring wells MW1 through MW4 and piezometer PZ1 at the Site. On March 28, 2007, Probe Tech installed 1-inch diameter temporary wells TW1 and TW2 in boreholes B5 and, B7, respectively, inside the Site building. On January 4, 2008, Wisconsin Soil Testing installed monitoring wells MW5 through MW10. WDNR monitoring well development and construction forms are included in Appendix C. Well locations are shown in Figure 2.

On April 27, 2007, Northern Environmental conducted slug tests on MW3 and PZ1 to determine the hydraulic conductivity of soil surrounding the wells. The slug tests were performed using a metal slug to displace water within the well. A pressure transducer was used to record changes in the water level. Water level measurements were also collected after removal of the slug. After completion of the tests, Northern Environmental tabulated the data and calculated the hydraulic conductivity using the Hvorslev method.

Before purging and sampling, Northern Environmental personnel surveyed and measured the depth to water in all the wells to evaluate groundwater flow direction and horizontal hydraulic gradient. The wells were sampled on April 27, 2007, and January 15, 2008 and laboratory analyzed by Synergy for VOCs using the above-referenced methods.

3.3 Air

The WDNR requested evaluation of vapor migration pathways into the Site building. Air sampling was not requested within the building, perhaps due to the difficulty of determining whether any detection would be coming from on-going operations of Express Cleaners. On January 3, 2008, Northern Environmental installed three vapor probes (VP4 through VP6) in the concrete floor at the Site to evaluate sub-slab air quality. The sub-slab vapor points were constructed by drilling a 1¼-inch diameter hole through the concrete slab and into the underlying sand or gravel fill. One-quarter-inch diameter nylon tubing fitted with a silicone stopper filter at one end was placed into each borehole. Quick-drying expansive cement was placed around the tubing to provide an annular space seal.

On January 15, 2008, Northern Environmental evaluated air quality beneath the concrete slab of the Site building. Air samples were collected as grab samples using 1-liter evacuated stainless steel canisters (Summa™ canisters) with air flow control regulators. Air samples collected in the Summa™ canisters were laboratory analyzed by Air Toxics, LTD using the EPA Modified Method TO-15.

4.0 APPLICABLE CLEANUP CRITERIA

Section NR 720.09 (1) and (2), Wisconsin Administrative Code (s. NR 720.09, Wis. Adm. Code) specify that, for sites impacted by contaminants other than benzene, toluene, ethylbenzene, xylenes, or 1, 2-dichloroethane, the procedure in s. NR 720.19 (1)(b) must be used to determine soil cleanup standards specific to a site based on groundwater protection. The procedure states that:

- ▲ *Responsible parties shall establish a soil cleanup standard for a specific soil contaminant or physical location at a site or facility using one of the methods in sub. (2) or (3).*
- ▲ *Sub(2) Performance Standard*
- ▲ *Sub(3) Residual Contaminant Levels Specific to a Site or Facility*

The most-common form of performance standard used is an engineering control to allow soil to be left in place, so that the soil does not pose a threat to public health, safety and welfare or the environment. Engineering controls most commonly used are asphalt or concrete surfaces or buildings. These controls prevent direct contact with contaminated soil and the infiltration of rainwater into soil, and the resulting leaching of contaminants from soil into groundwater.

As an alternative to implementing a performance standard, remedial action may be implemented to achieve a site-specific residual contaminant level (RCL). Section NR 720.19 (3) specifies that site-specific RCLs shall be established based on the following criteria (s. NR 720.19 [4], [5], [6]).

- ▲ *Sub(4) Protection of groundwater*
- ▲ *Sub(5) Protection of human health from direct contact*
- ▲ *Sub(6) Other pathways of concern*

No other pathways of concern (Sub [6]) were observed during the investigation; therefore, the determination of soil cleanup levels was conducted based on protection of groundwater (Sub [4]) and protection of human health from direct contact (Sub [5]) criteria.

4.1 Soil Criteria

The EPA created the *Soil Screening Guidance* Web page for establishing generic soil screening levels that are protective of human exposure pathways for various volatile compounds. Soil screening levels were calculated for the Site using Wisconsin default values for non-industrial sites listed in the WDNR publication *Determining Residual Contaminant Levels Using the EPA Soil Screening Level* (Web Site Pub-RR-682, January, 2002), with the exception of the fraction organic carbon in soil default value. This value was determined using site-specific soil data. Soil screening levels protective of direct contact through ingestion, inhalation, groundwater pathway, and soil saturation limits were calculated using the EPA web page (<http://risk.lsd.ornl.gov/epa/ssl1.shtm1>). The results of the soil screening level evaluation are presented in Attachment D. The soil screening levels are present below.

4.1.1 Direct-Contact Criteria

The direct-contact criteria protective of human exposure for various pathways and for VOCs detected during the site investigation are as follows.

Ingestion

Cis-1,2-dichloroethene (Cis-1,2 DCE):	156,000 µg/kg
Trans-1,2-dichloroethene (Trans-1,2 DCE):	313,000 µg/kg
Tetrachloroethene (PCE):	110,000 µg/kg
Trichloroethene (TCE):	143,000 µg/kg

Inhalation of Fugitive Dust

Cis-1,2 DCE	7.74 x 10 ¹¹ µg/kg
Trans-1,2 DCE	7.74 x 10 ¹¹ µg/kg
PCE	3.25 x 10 ⁸ µg/kg
TCE	1.71 x 10 ⁶ µg/kg

Inhalation of Volatiles

Cis-1,2 DCE	750,000 µg/kg
Trans-1,2 DCE	1,700,000 µg/kg
PCE	130,000 µg/kg
TCE	790,000 µg/kg

4.1.2 Soil to Groundwater Protection Criteria

The soil criteria protective of groundwater quality for VOCs detected during the site investigation are as follows:

Cis-1,2-DCE	60 µg/kg
Trans-1,2-DCE	110 µg/kg
PCE	13 µg/kg
TCE	14 µg/kg

4.2 Groundwater Criteria

Public health-related groundwater quality standards are set forth by NR 140, Wis. Adm. Code. Standards are listed for substances of public health concern (defined as substances having carcinogenic, mutagenic, or teratogenic properties or interactive effects) and substances of public welfare concern (defined as having a negative aesthetic value, but with little threat to human health). Two levels of standards are listed, the preventive action limit (PAL) and the enforcement standard (ES). The ES represents a concentration above which action generally must be taken to improve the quality of ground water. The PAL represents a lower concentration (usually 10 to 20 percent of the ES) above which groundwater quality should be monitored.

4.3 Air Criteria

Northern Environmental used the EPA *Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils* (USEPA, 2002) to determine screening levels for VOCs in air. Two levels of standards are listed, the target indoor air concentration (TIAC) and the target shallow gas concentration (TSGC). The TIAC represents the contaminant concentration in ambient air of a building where action generally must be taken to improve air quality. The TSGC is the concentration of air beneath a building floor where action should be taken to prevent migration of air contaminants in the building.

5.0 RESULTS OF INVESTIGATION

5.1 Hydrogeology

The ground surface at the Site gently slopes radially away from the building. Surface-water runoff on the Site flows to the east on the eastern half of the Site and to the west on the western half. The majority of the Site is paved or covered by the building.

Up to 4 feet of gravelly sand to sand fill was encountered in boreholes completed during the site investigation. Underlying the fill, native sediments consisted of silty sand eolian deposits extending up to 9 fbg. Silty clay to clayey silt till of the Oak Creek Formation (Mickelson, et al., 1984) was observed beneath the eolian deposits. The Oak Creek Formation was deposited by ice of the Lake Michigan Lobe. This formation typically overlies older glacial sediments or Silurian-age dolomite bedrock (Mickelson, et al., 1984). In the area of the Site, depth to bedrock ranges from 50 to 150 fbg (Trotta and Cotter, 1973). A geologic cross section of soil encountered during the investigation is illustrated in Figure 3.

Groundwater elevation measurements are provided in Table 1. The water table is present approximately 2 to 6 fbg. Groundwater flows west-southwest across the western three-quarters of the Site with an approximate horizontal hydraulic gradient of 0.02 foot per foot and east on the eastern one-quarter of the Site and adjacent S.C. Johnson property with an approximate horizontal hydraulic gradient of 0.003 foot per foot. Water table conditions on January 15, 2008 are illustrated in Figure 4. January 2008 water table conditions remained consistent with the April 2007 water table conditions.

Slug tests performed on MW3 and PZ1 resulted in hydraulic conductivities of 2.1×10^{-4} centimeters per second (cm/sec) and 1.4×10^{-6} cm/sec, respectively. Slug test data is included in Appendix E.

5.2 Soil

Elevated PID responses (i.e., up to 451 ppm instrument units as isobutylene [iui] and up to 199,000 parts per billion [ppb]) were detected in samples collected from boreholes PZ1, MW1, MW2, MW3, MW6, MW8, B1 through B14, B20, B22, BA1 through BA7 and BA9. No solvent-like odors or elevated PID responses (i.e., greater than 12.5 ppm iui or 2462 ppb) were detected in samples collected from the remaining boreholes. Soil sample field screening results are summarized in Table 2.

VOCs were not detected in laboratory analyzed soil samples from boreholes B15 through B19, B21, B23 through B33, and BA8. Unsaturated PCE- and/or TCE-contaminated soil was encountered from the ground surface to the water table (approximately 2 to 6 fbg) at concentrations above the EPA soil screening levels for protection of groundwater (SSLPG) in soil samples collected from the remaining boreholes. Soil sample laboratory results are also summarized in Table 2. Soil sample laboratory analytical reports and chain-of-custody records are included in Appendix F.

The horizontal extent of released dry cleaning solvents in unsaturated soil is shown in Figure 5. Approximately 2550 cubic yards of unsaturated soil contains concentrations of PCE and/or TCE exceeding the SSLPG. PCE and TCE concentrations did not exceed soil saturation limits. Concentrations of PCE and TCE did not exceed the direct-contact ingestion and/or inhalation limits in soil samples collected within 4 feet of the ground surface, with the exception of PCE in B1, B4, and B6. However, these boreholes are located beneath the building or asphalt drive.

5.3 Groundwater

Groundwater samples were collected from monitoring wells MW1 through MW10, piezometer PZ1, and temporary monitoring wells TW1 and TW2. Groundwater quality results are summarized in Table 3. Laboratory reports and chain-of-custody records are included in Appendix G.

PCE and/or TCE concentrations detected in monitoring wells MW1, MW2, MW3, and MW8 and temporary monitoring wells TW1 and TW2 exceeded their respective NR 140, Wis. Adm. Code ES. In addition, cis-1,2-DCE and/or vinyl chloride (common breakdown products of PCE or TCE) concentrations exceeded the NR 140, Wis. Adm. Code ES in monitoring wells MW3 and MW8 and temporary monitoring wells TW1 and TW2. TCE and/or PCE concentrations exceeded the NR 140, Wis. Adm. Code PAL in MW6 and PZ1. The vertical and horizontal extent of dry cleaning solvents in groundwater are shown in Figures 3 and 4, respectively.

5.4 Air

Concentrations of PCE, and/or TCE, exceeded the EPA TSGC in the air samples collected from vapor probes VP4 through VP6. Air sampling results are summarized in Table 4. Laboratory reports and chain-of-custody records are included in Appendix H.

6.0 CONTAMINANT SOURCES AND EXPOSURE PATHWAYS

A site investigation was completed to identify potential migration routes for chlorinated compounds identified at the Site. Contaminant sources and various routes of potential migration and exposure pathways are discussed below.

6.1 Contaminant Sources

Based upon the results of the site investigation, past dry cleaning activities appear to be the source of released dry cleaning solvents in soil and groundwater. The spilled dry cleaning solvents (primarily PCE) infiltrated the concrete floor, thereby contaminating soil and water beneath the concrete slab of the building. In addition, leakage and/or spillage of used dry cleaning solvents and filters from 55-gallon barrels historically stored outside the east wall of the Site building migrated eastward across the asphalt pavement to a low-lying grassy area along the eastern Site boundary. Released dry cleaning solvents migrated vertically through the fill and soil into groundwater. The dry cleaning solvents then migrated laterally through sandy fill and silty sand via groundwater flow. The low hydraulic conductivity of the silty clay till (PZ1) underlying the sand deposits prevented additional vertical migration of contaminants.

6.2 Direct-Contact Pathway

As described in Subsection 5.2, boreholes B1, B4, and B6 contained PCE concentrations exceeding the direct-contact limits in soil within 4 feet of the ground surface. However, the soil samples are located beneath the building, concrete, or asphalt-paved surfaces, limiting contact with the soil. No chlorinated compounds exceeding direct-contact limits were present in soil samples collected from any other borehole.

6.3 Vapor Migration and Utility Line Evaluation

PCE vapors were present beneath the concrete floor at the Site and in the soil at the adjacent property to the east (former Community Gardens [S.C. Johnson and Sons, Inc.]). The source of the vapors is likely off-

gassing of dry cleaning solvents in soil and groundwater. PCE vapor migration into the site building is possible from PCE-contaminated soil beneath the building.

Utility corridors are potential migration pathways for contamination. Sewer and water utilities for the Site extend from the west side of the building and into North Main Street. VOC-contaminated soil, groundwater, and/or air intersect these buried utilities. However, native soil surrounding the utilities is sand through which vapors could easily escape. Therefore, a preferential migration pathway for dry cleaning solvent vapors or contaminated groundwater through utility corridors is not likely present at the Site.

6.4 Surface-Water Impacts

Based on site topography, surface water or spills drain across the Site to the east and west. No surface waters were identified near the Site. Lake Michigan is located approximately 2100 feet east of the Site. Based on results of the groundwater sampling performed to date, the chlorinated solvent groundwater plume does not extend to Lake Michigan. No wetlands were identified near the Site.

6.5 Groundwater Receptors

Residents and businesses in the city of Racine obtain potable water from the city of Racine municipal water supply system. Racine receives potable water directly from Lake Michigan. No active water supply wells are located within 1000 feet of the Site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

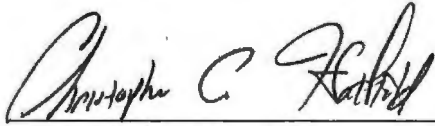
Northern Environmental conducted a site investigation to determine the magnitude and extent of dry cleaning solvents in soil and groundwater at the Site. Soil samples collected from forty soil boreholes and nine hand-augured boreholes were laboratory analyzed for VOCs. Ten monitoring wells, one piezometer, and two temporary groundwater monitoring wells were installed at the Site and adjacent properties. Groundwater samples collected from the wells were laboratory analyzed for VOCs.

Based on the site investigation results, the extent of soil and groundwater contamination has been adequately defined to allow for completion of a comprehensive remedial action plan. Northern Environmental recommends that an evaluation of remedial action options be completed and a remedial action plan be developed to address the residual soil and groundwater contamination. In accordance with the proposed revisions to NR169, Wis. Adm. Code, the Site owner should solicit a minimum of three proposals for completing remedial action to address the soil and groundwater contamination. The proposed remedial alternatives must be consistent with NR 722 Wis. Adm. Code and be technically and economically feasible.

The results of this study are based on interpretation of the information available to Northern Environmental. Northern Environmental does not warrant that this report represents an exhaustive study of all possible environmental concerns potentially associated with the property. The items investigated as part of this study represent the most likely sources of environmental concerns associated with the identified release and are, consequently, believed to adequately address the responsible party's needs at this time.

8.0 PROFESSIONAL CERTIFICATION

“I, Christopher C. Hatfield, hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code.”



Christopher C. Hatfield
Registered Geologist

May 14, 2008

Date

9.0 REFERENCES

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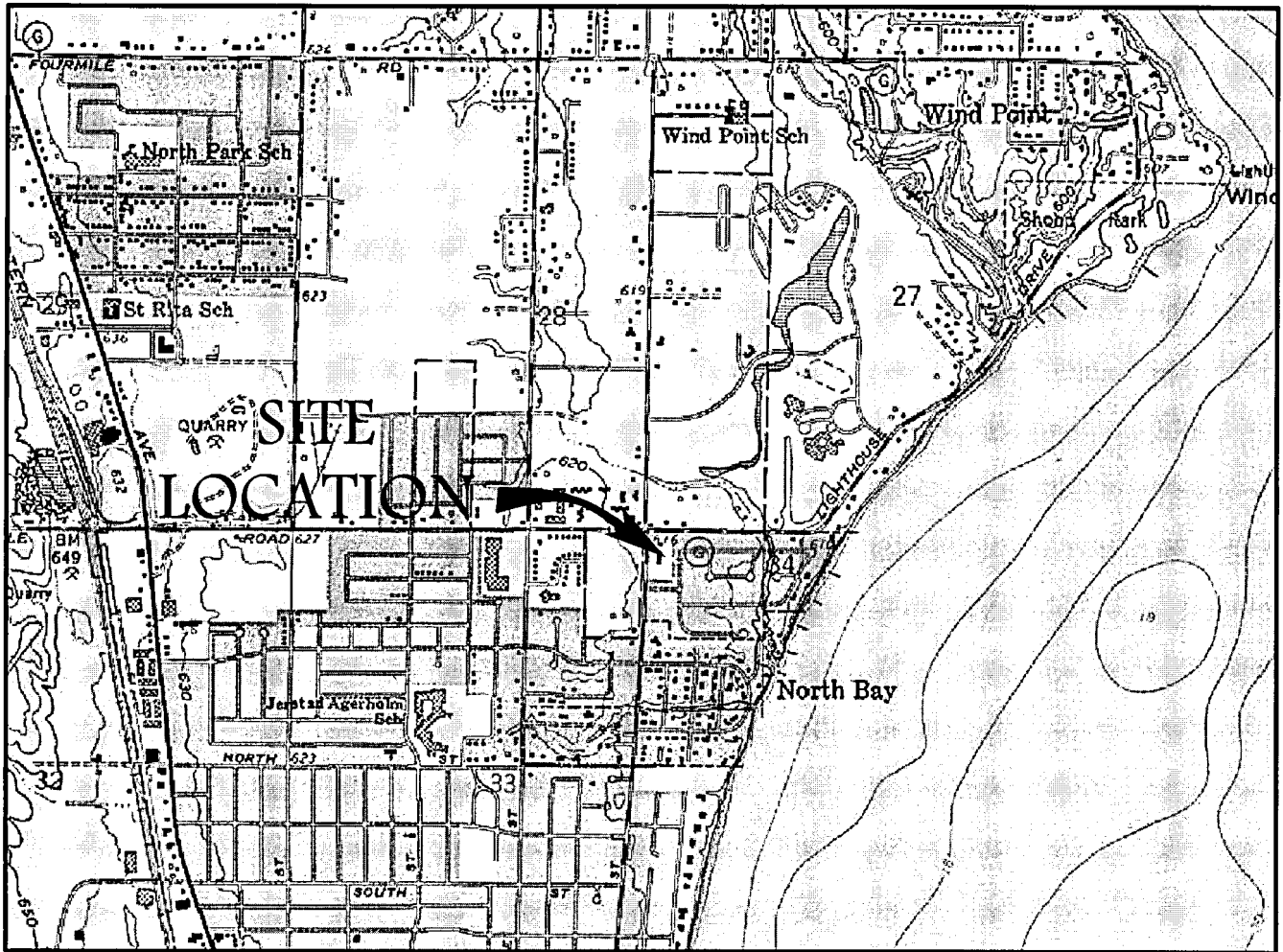
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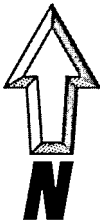
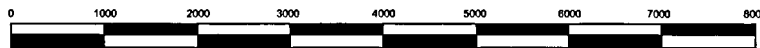
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SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

BASE MAP SOURCE: USGS 7.5 MINUTE QUADRANGLE, RACINE NORTH, WISCONSIN, 1971 (NATIONAL GEOGRAPHIC HOLDINGS, INC.)

Northern EnvironmentalSM

Hydrologists • Engineers • Surveyors • Scientists

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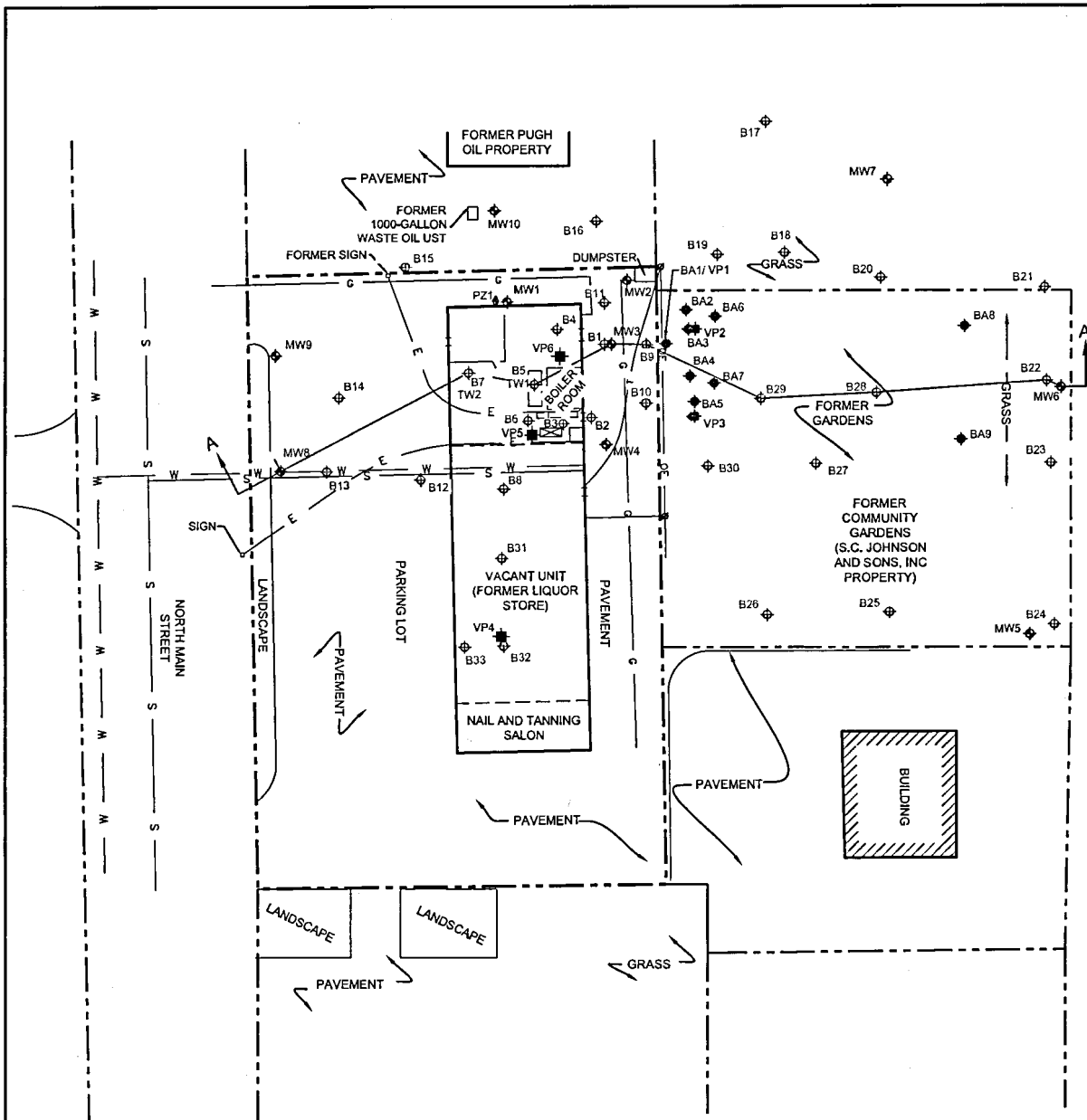
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**SITE LOCATION
& LOCAL TOPOGRAPHY**

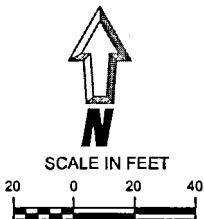
EXPRESS CLEANERS, INCORPORATED
3941 N. MAIN STREET
RACINE, WISCONSIN

DATE: 04/15/08	DRAWN BY: BMP	TASK NUMBER: 5	PROJECT NUMBER: ECI 01-2300-3057	FIGURE 1
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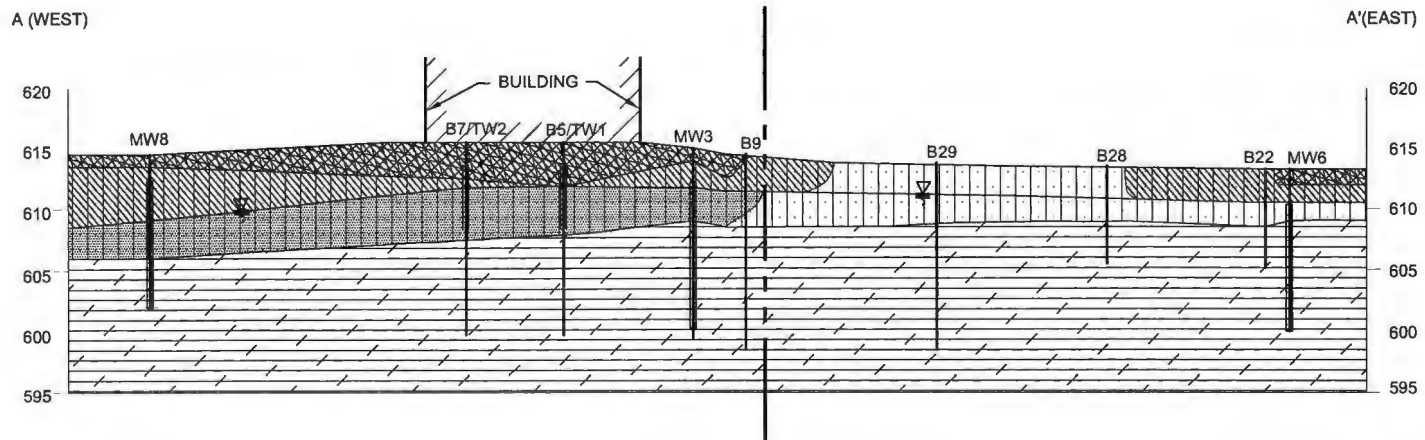


LEGEND

- | | | | |
|--|--------------------------------------|--|--|
| | SUBJECT PROPERTY BOUNDARY | | VP1 SOIL VAPOR SAMPLING POINT LOCATION AND IDENTIFICATION |
| | ADJACENT PROPERTY BOUNDARIES | | BA1 HAND AUGER NEAR SURFACE SAMPLE LOCATION AND IDENTIFICATION |
| | OVERHEAD ELECTRIC LINE | | B5 BOREHOLE LOCATION AND IDENTIFICATION |
| | FENCE | | B3 GABRIEL ENVIRONMENTAL BOREHOLE LOCATION AND IDENTIFICATION |
| | UNDERGROUND GAS LINE | | MW1 2" MONITORING WELL LOCATION AND IDENTIFICATION |
| | WATERMAIN | | PZ1 PIEZOMETER LOCATION AND IDENTIFICATION |
| | BURIED ELECTRIC LINE | | TW2 1" TEMPORARY MONITORING WELL LOCATION |
| | BURIED SANITARY SEWER | | |
| | BURIED TELEPHONE LINE | | |
| | UTILITY POLE | | |
| | FORMER DRY CLEANING MACHINE LOCATION | | |
| | EXISTING CLEANING MACHINE | | |
- A A'
↑ ↑
GEOLGIC CROSS SECTION



<p>Northern Environmental Hydrologists • Engineers • Surveyors • Scientists 330 South 4th Avenue, Park Falls, Wisconsin 54552 Phone: 800-498-3913 Fax: 715-762-1844</p>		<p>SITE LAYOUT</p>	
<p>WISCONSIN MICHIGAN ILLINOIS IOWA</p> <p><small>This drawing and all information contained thereon 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.</small></p>		<p>EXPRESS CLEANERS, INCORPORATED 3941 N. MAIN STREET RACINE, WISCONSIN</p>	
DATE: 04/15/08	DRAWN BY: BMP	TASK NUMBER: 5	PROJECT NUMBER: ECI 01-2300-3057
			FIGURE 2



LEGEND



SILTY SAND



SILTY CLAY



FILL



EXTENT OF SOIL CONTAMINATION EXCEEDING EPA SITE SPECIFIC SOIL SCREENING LEVELS FOR SOIL TO GROUNDWATER



EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR140 ES



MONITORING WELL LOCATION AND IDENTIFICATION



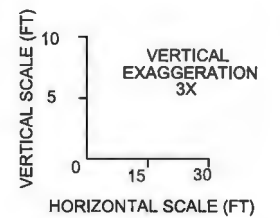
BOREHOLE LOCATION AND IDENTIFICATION



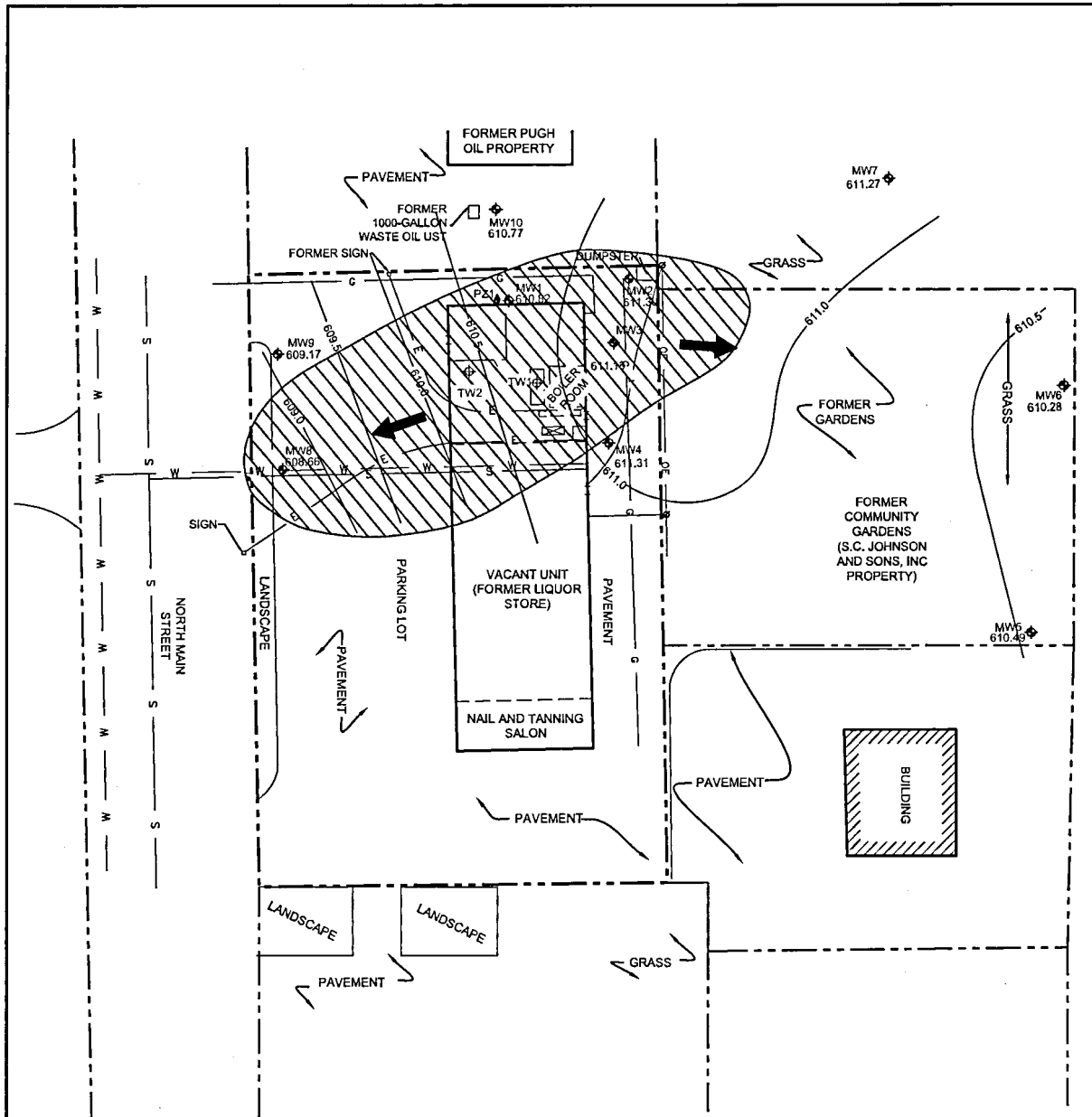
WATER TABLE (JANUARY 15, 2008)



SUBJECT PROPERTY BOUNDARY

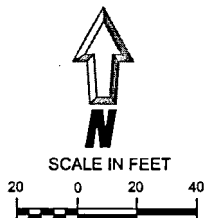


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	<p>EXPRESS CLEANERS, INCORPORATED</p> <p>3921 N. MAIN STREET</p> <p>RACINE, WISCONSIN</p>			
DATE: 04/15/08	DRAWN BY: BMP	TASK NUMBER: 1	PROJECT NUMBER: ECI 01-2300-3057	FIGURE 3



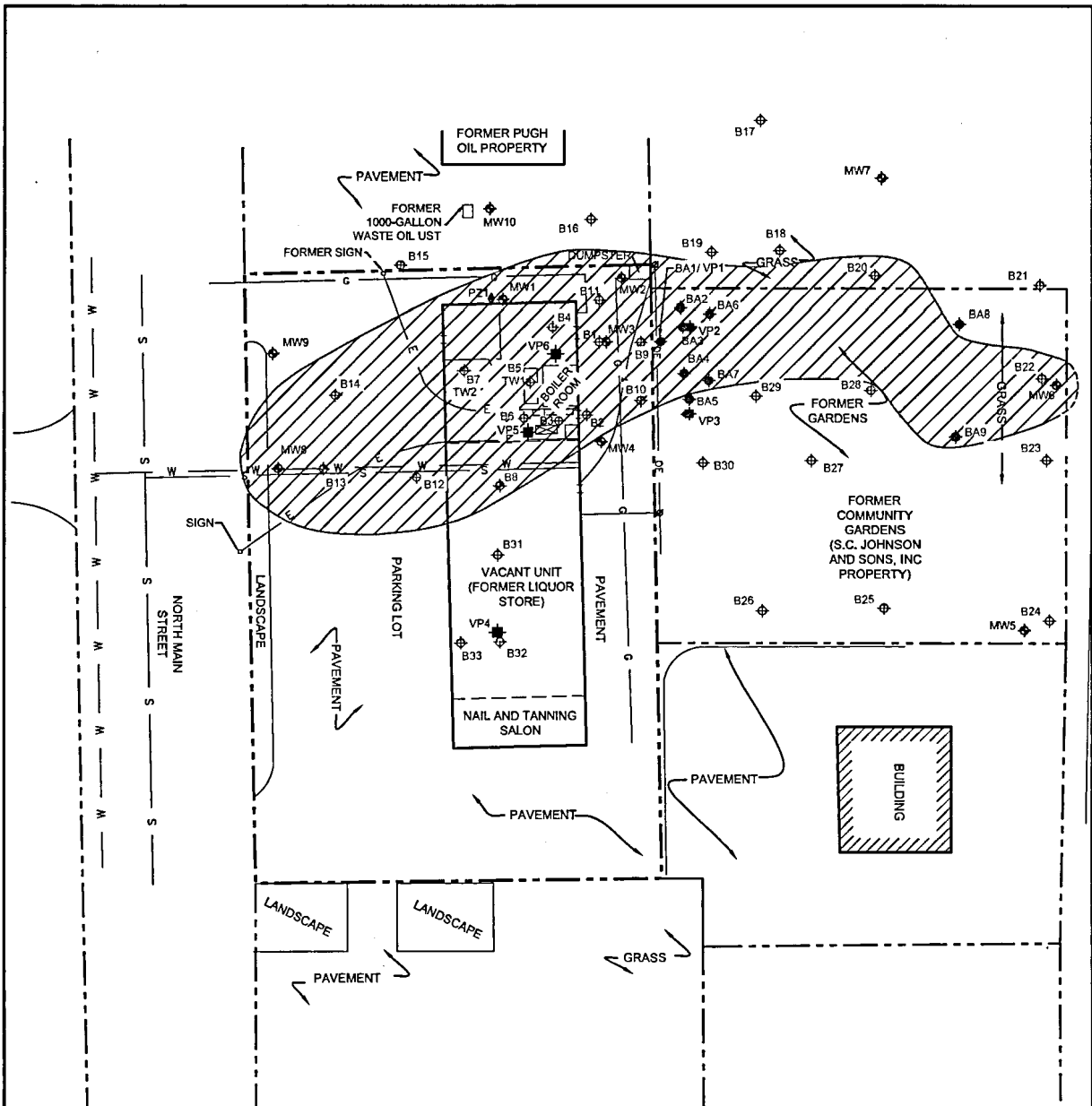
LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- OE — OVERHEAD ELECTRIC LINE
- X — FENCE
- G — UNDERGROUND GAS LINE
- W — WATERMAIN
- E — BURIED ELECTRIC LINE
- S — BURIED SANITARY SEWER
- T — BURIED TELEPHONE LINE
- ⊙ UTILITY POLE
- FORMER DRY CLEANING MACHINE LOCATION
- ⊠ EXISTING DRY CLEANING MACHINE
- MW1 2" MONITORING WELL LOCATION AND IDENTIFICATION WITH GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL
- PZ1 PIEZOMETER LOCATION AND IDENTIFICATION
- TW2 1" TEMPORARY MONITORING WELL LOCATION
- 611.0 — GROUNDWATER CONTOUR IN FEET ABOVE MEAN SEA LEVEL
- ← GROUNDWATER FLOW DIRECTION
- ▨ EXTENT OF GROUNDWATER CONTAMINATION EXCEEDING THE NR140 ES

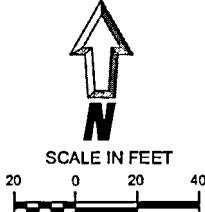


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GROUNDWATER ELEVATION
JANUARY 15, 2008
EXPRESS CLEANERS, INCORPORATED
 3941 N. MAIN STREET
 RACINE, WISCONSIN
 DATE: 04/15/08 DRAWN BY: BMP TASK NUMBER: 5 PROJECT NUMBER: ECI 01-2300-3057 FIGURE 4



- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - - - ADJACENT PROPERTY BOUNDARIES
 - oe OVERHEAD ELECTRIC LINE
 - x FENCE
 - g UNDERGROUND GAS LINE
 - w WATERMAIN
 - e BURIED ELECTRIC LINE
 - s BURIED SANITARY SEWER
 - t BURIED TELEPHONE LINE
 - o UTILITY POLE
 - FORMER DRY CLEANING MACHINE LOCATION
 - ⊠ EXISTING DRY CLEANING MACHINE
 - ▨ EXTENT OF SOIL CONTAMINATION EXCEEDING EPA SITE SPECIFIC SOIL SCREENING LEVELS FOR SOIL TO GROUNDWATER PROTECTION CRITERIA (DASHED WHERE INFERRED)
- 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



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EXTENT OF SOIL CONTAMINATION

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

DATE: 04/15/08 DRAWN BY: BMP TASK NUMBER: 5 PROJECT NUMBER: ECI 01-2300-3057 FIGURE 5

Table 1 Groundwater Elevation Data, Express Cleaners, Racine, Wisconsin

Well ID	Ground Surface Elevation (feet)	Reference Point Elevation * (feet)	Date	Depth to Water (Feet Below Reference Point)	Water Table Elevation (feet)
MW1	615.00	614.51	04/05/07	3.02	611.49
			04/27/07	2.72	611.79
			01/15/08	3.69	610.82
MW2	614.44	613.79	04/05/07	1.90	611.89
			04/27/07	1.88	611.91
			01/15/08	2.49	611.30
MW3	614.90	614.33	04/05/07	2.49	611.84
			04/27/07	2.07	612.26
			01/15/08	3.15	611.18
MW4	614.69	614.28	04/05/07	2.31	611.97
			04/27/07	1.90	612.38
			01/15/08	2.97	611.31
MW5	612.35	615.62	01/04/08	12.01	603.61
			01/15/08	5.13	610.49
MW6	613.25	616.14	01/04/08	7.04	609.10
			01/15/08	5.86	610.28
MW7	612.13	615.03	01/04/08	5.27	609.76
			01/15/08	3.76	611.27
MW8	614.51	614.12	01/04/08	5.26	608.86
			01/15/08	5.46	608.66
MW9	614.09	613.73	01/04/08	8.78	604.95
			01/15/08	4.56	609.17
MW10	614.01	613.53	01/04/08	5.67	607.86
			01/15/08	2.76	610.77

Table 1 Groundwater Elevation Data, Express Cleaners, Racine, Wisconsin

Well ID	Ground Surface Elevation (feet)	Reference Point Elevation * (feet)	Date	Depth to Water (Feet Below Reference Point)	Water Table Elevation (feet)
TW1	615.60	615.48	04/05/07	4.00	611.48
			04/27/07	3.81	611.67
TW2	615.60	615.49	04/05/07	4.22	611.27
			04/27/07	4.19	611.30
PZ1	615.01	614.23	04/05/07	27.66	586.57
			04/27/07	14.70	599.53
			01/15/08	7.58	606.65

Note:

Benchmark is south coupling of fire hydrant located on northeast corner of North Main Street and 3-Mile Road

Table 2 Soil Sample Field Screening and Laboratory Analytical Results, Express Cleaners, Racine, Wisconsin

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	PID Response (Iu)		Description	Detected Volatile Organic Compounds (µg/kg)				Total Organic Carbon (milligrams per kilogram)	Bulk Density (pounds per cubic feet)
				Rae Systems Meter (Parts Per Billion)	Thermo Instruments Meter (Parts Per Million)		cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene (TCE)		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Soil to Groundwater							60	110	13	14		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Ingestion							156,000	313,000	110,000	143,000		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Fugitive Dust							7.74x10 ¹¹	7.74x10 ¹¹	3.25x10 ⁸	1.71x10 ⁶		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Inhalation of Volatiles							750,000	1,700,000	130,000	790,000		
PZ1	PZ1-1	03/27/07	1-3	6703	1	Silty sand, Eolian deposits	<25	<25	370	<25	-	-
	PZ1-2	03/27/07	3.5-5.5	4831	1	Silty sand, Eolian deposits	-	-	-	-	-	-
	PZ1-3	03/27/07	6-8	5648	1	Silty clay, till	-	-	-	-	-	-
	PZ1-4	03/27/07	8.5-10.5	5123	1	Silty clay, till	-	-	-	-	-	-
	PZ1-5	03/27/07	11-13	3958	0	Silty clay, till	-	-	-	-	-	-
	PZ1-6	03/27/07	13.5-15.5	3869	1	Silty clay, till	-	-	-	-	-	-
	PZ1-7	03/27/07	16-18	4326	0	Silty clay, till	-	-	-	-	-	-
	PZ1-8	03/27/07	18.5-20.5	5260	0	Silty clay, till	-	-	-	-	-	-
	PZ1-9	03/27/07	21-23	1846	0	Silty clay, till	<25	<25	<25	<25	-	-
	PZ1-10	03/27/07	23.5-25.5	1891	0	Silty clay, till	-	-	-	-	-	-
	PZ1-11	03/27/07	26-28	1935	0	Silty clay, till	-	-	-	-	-	-
	PZ1-12	03/27/07	28-30	1897	0	Silty clay, till	-	-	-	-	-	-
MW1	MW1-1	03/27/07	1-3	2925	1.5	Silty sand, Eolian deposits	-	-	-	-	-	-
	MW1-2	03/27/07	3.5-5.5	1748	3	Silty sand, Eolian deposits	<25	<25	430	<25	-	-
	MW1-3	03/27/07	6-8	1369	0	Silty clay, till	-	-	-	-	-	-
	MW1-4	03/27/07	8.5-10.5	2193	0	Silty clay, till	-	-	-	-	-	-
	MW1-5	03/27/07	11-13	1989	0	Silty clay, till	-	-	-	-	-	-
	MW1-6	03/27/07	13.5-15.5	1884	0	Silty clay, till	<25	<25	<25	<25	-	-
MW2	MW2-1	03/27/07	1-3	9989	4	Silty sand, Eolian deposits	38 *J*	<25	1740	58 *J*	-	-
	MW2-2	03/27/07	3.5-5.5	1709	1	Silty sand, Eolian deposits	-	-	-	-	-	-
	MW2-3	03/27/07	6-8	2401	2	Silty clay, till	-	-	-	-	-	-
	MW2-4	03/27/07	8.5-10.5	1492	1	Silty clay, till	-	-	-	-	-	-
	MW2-5	03/27/07	11-13	2317	2	Silty clay, till	-	-	-	-	-	-
	MW2-6	03/27/07	13.5-15.5	2147	1	Silty clay, till	<25	<25	<25	<25	-	-
MW3	MW3-1	03/27/07	1-3	32,000	10	Silty sand, Eolian deposits	124	<25	8400	113	-	-
	MW3-2	03/27/07	3.5-5.5	27,000	5	Silty sand, Eolian deposits	-	-	-	-	-	-
	MW3-3	03/27/07	6-8	2713	2	Silty clay, till	-	-	-	-	-	-
	MW3-4	03/27/07	8.5-10.5	2221	1	Silty clay, till	-	-	-	-	-	-
	MW3-5	03/27/07	11-13	1436	0	Silty clay, till	-	-	-	-	-	-
	MW3-6	03/27/07	13.5-15.5	1605	1	Silty clay, till	<25	<25	41 *J*	<25	-	-
MW4	MW4-1	03/27/07	1-3	1955	3	Silty sand, Eolian deposits	<25	<25	<25	<25	-	-
	MW4-2	03/27/07	3.5-5.5	1424	2	Silty sand, Eolian deposits	-	-	-	-	-	-
	MW4-3	03/27/07	6-8	1087	3	Silty clay, till	-	-	-	-	-	-
	MW4-4	03/27/07	8.5-10.5	1102	2	Silty clay, till	<25	<25	<25	<25	-	-
	MW4-5	03/27/07	11-13	1677	3	Silty clay, till	-	-	-	-	-	-
	MW4-6	03/27/07	13.5-15.5	1097	2	Silty clay, till	-	-	-	-	-	-
B1*	B1-2	04/12/06	4	-	0	Clay	461	<5	121,000	610	-	-
	B1-6	04/12/06	12	-	0	Clay	<5	<5	<25	<5	-	-
B2*	B2-2	04/12/06	2	-	0	Sand	<5	<5	9900	<250	-	-
	B2-6	04/12/06	12	-	0	Clay	26	<5	465	<5	-	-
B3*	B3-2	04/12/06	4	-	0	Clay	6	<5	21,100	346	-	-
B4	B4-1	03/28/07	0-2	144,000	146	Silty sand, Eolian deposits	-	-	-	-	-	-
	B4-2	03/28/07	2-4	199,000	451	Silty sand, Eolian deposits	<2500	<2500	270,000	<2500	-	-
	B4-3	03/28/07	4-6	164,000	110	Silty sand, Eolian deposits	<2500	<2500	138,000	<2500	-	-
	B4-4	03/28/07	6-8	147,000	126	Silty sand, Eolian deposits	-	-	-	-	-	-
	B4-5	03/28/07	8-10	3159	1	Silty clay, till	-	-	-	-	-	-
	B4-6	03/28/07	10-12	9086	13	Silty clay, till	-	-	-	-	-	-
	B4-7	03/28/07	12-14	4266	1	Silty clay, till	-	-	-	-	-	-
	B4-8	03/28/07	14-16	9877	5	Silty clay, till	<25	<25	270	<25	-	-
B5/TW1	B5-1	03/28/07	0-2	103,000	71	Silty sand, Fill	-	-	-	-	-	-
	B5-2	03/28/07	2-4	185,000	88	Silty sand, Fill	<2500	<2500	66,000	<2500	-	-
	B5-3	03/28/07	4-6	22,000	14	Silty sand, Eolian deposits	-	-	-	-	-	-
	B5-4	03/28/07	6-8	79,000	47	Silty sand, Eolian deposits	-	-	-	-	-	-
	B5-5	03/28/07	8-10	2919	1	Silty clay, till	-	-	-	-	-	-
	B5-6	03/28/07	10-12	7106	4	Silty clay, till	1390	27.2 *J*	305	33 *J*	-	-
	B5-7	03/28/07	12-14	4607	3	Silty clay, till	-	-	-	-	-	-
	B5-8	03/28/07	14-16	4560	2	Silty clay, till	-	-	-	-	-	-
B6	B6-1	03/28/07	0-2	109,000	71	Silty sand, Fill	-	-	-	-	-	-
	B6-2	03/28/07	2-4	199,000	338	Silty sand, Fill	<2500	<2500	136,000	<2500	-	-
	B6-3	03/28/07	4-6	40,000	32	Silty sand, Eolian deposits	-	-	-	-	-	-
	B6-4	03/28/07	6-8	43,000	103	Silty sand, Eolian deposits	-	-	-	-	-	-
	B6-5	03/28/07	8-10	4316	5	Silty clay, till	-	-	-	-	-	-
	B6-6	03/28/07	10-12	5339	5	Silty clay, till	-	-	-	-	-	-
	B6-7	03/28/07	12-14	6324	6	Silty clay, till	<25	<25	174	<25	-	-
	B6-8	03/28/07	14-16	4915	5	Silty clay, till	-	-	-	-	-	-
B7/TW2	B7-1	03/28/07	0-2	4925	16	Silty sand, Eolian deposits	-	-	-	-	-	-
	B7-2	03/28/07	2-4	37,800	55	Silty sand, Eolian deposits	108	<25	10,200	87	-	-
	B7-3	03/28/07	4-6	6168	13	Silty sand, Eolian deposits	-	-	-	-	-	-
	B7-4	03/28/07	6-8	28,000	45	Silty sand, Eolian deposits	870	<25	77,000	650	-	-
	B7-5	03/28/07	8-10	4704	9	Silty clay, till	-	-	-	-	-	-
	B7-6	03/28/07	10-12	4311	4	Silty clay, till	-	-	-	-	-	-
	B7-7	03/28/07	12-14	2647	5	Silty clay, till	-	-	-	-	-	-
	B7-8	03/28/07	14-16	4350	4	Silty clay, till	<25	<25	<25	<25	-	-

Table 2 Soil Sample Field Screening and Laboratory Analytical Results, Express Cleaners, Racine, Wisconsin

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	PID Response (tu)		Description	Detected Volatile Organic Compounds (µg/kg)				Total Organic Carbon (milligrams per kilogram)	Bulk Density (pounds per cubic feet)
				Rae Systems Meter (Parts Per Billion)	Thermo Instruments Meter (Parts Per Million)		cis-1,2-Dichloroethane	trans-1,2-Dichloroethane	Tetrachloroethene	Trichloroethene (TCE)		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Soil to Groundwater							60	110	13	14		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Ingestion							156,000	313,000	110,000	143,000		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Fugitive Dust							7.74x10 ¹¹	7.74x10 ¹¹	3.25x10 ⁸	1.71x10 ⁶		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Inhalation of Volatiles							750,000	1,700,000	130,000	790,000		
B8	B8-1	03/28/07	0-2	2045	1	Silty sand, fill	-	-	-	-	-	-
	B8-2	03/28/07	2-4	3083	1	Silty sand, fill	<25	<25	67	<25	4000	147
	B8-3	03/28/07	4-6	3248	0	Silty sand, Eolian deposits	<25	<25	<25	<25	-	-
	B8-4	03/28/07	6-8	3239	1	Silty sand, Eolian deposits	-	-	-	-	-	-
	B8-5	03/28/07	8-10	2941	0	Silty sand, silty clay, till	-	-	-	-	-	-
	B8-6	03/28/07	10-12	3152	1	Silty sand, silty clay, till	-	-	-	-	-	-
	B8-7	03/28/07	12-14	2633	2	Silty clay, till	-	-	-	-	-	-
	B8-8	03/28/07	14-16	4112	2	Silty clay, till	<25	<25	<25	<25	-	-
B9	B9-1	03/29/07	0-2	199,000	170	Silty sand, fill	17,400	<2500	92,000	11,500	-	-
	B9-2	03/29/07	2-4	199,000	202	Silty sand, Eolian deposits	-	-	-	-	-	-
	B9-3	03/29/07	4-6	20,000	25	Silty sand, Eolian deposits	-	-	-	-	-	-
	B9-4	03/29/07	6-8	159,000	167	Silty clay, till	-	-	-	-	-	-
	B9-5	03/29/07	8-10	199,000	323	Silty clay, till	<5000	<5000	770,000	<5000	-	-
	B9-6	03/29/07	10-12	5014	3	Silty clay, till	-	-	-	-	-	-
	B9-7	03/29/07	12-14	3516	1	Silty clay, till	-	-	-	-	-	-
	B9-8	03/29/07	14-16	3311	1	Silty clay, till	<25	<25	<25	<25	-	-
B10	B10-1	03/29/07	0-2	8315	7	Silty sand, fill	-	-	-	-	-	-
	B10-2	03/29/07	2-4	9214	8	Silty sand, fill	<2500	<2500	14,000	<2500	-	-
	B10-3	03/29/07	4-6	4275	1	Silty sand, Eolian deposits	-	-	-	-	-	-
	B10-4	03/29/07	6-8	3250	1	Silty clay, till	-	-	-	-	-	-
	B10-5	03/29/07	8-10	3074	1	Silty clay, till	<25	<25	27.5 *J*	<25	-	-
	B10-6	03/29/07	10-12	2343	1	Silty clay, till	-	-	-	-	-	-
	B10-7	03/29/07	12-14	1256	2	Silty clay, till	-	-	-	-	-	-
	B10-8	03/29/07	14-16	2543	1	Silty clay, till	-	-	-	-	-	-
B11	B11-1	03/29/07	0-2	82,000	68	Silty sand, fill	-	-	-	-	-	-
	B11-2	03/29/07	2-4	115,000	156	Silty sand, Eolian deposits	<1250	<1250	63,000	<1250	-	-
	B11-3	03/29/07	4-6	9217	8	Silty sand, Eolian deposits	-	-	-	-	-	-
	B11-4	03/29/07	6-8	199,000	350	Silty clay, till	<1250	<1250	590,000	2760 *J*	-	-
	B11-5	03/29/07	8-10	27,000	17	Silty clay, till	-	-	-	-	-	-
	B11-6	03/29/07	10-12	7464	4	Silty clay, till	-	-	-	-	-	-
	B11-7	03/29/07	12-14	4075	3	Silty clay, till	-	-	-	-	-	-
	B11-8	03/29/07	14-16	3000	3	Silty clay, till	-	-	-	-	-	-
B12	B12-1	03/29/07	0-2	2577	1	Silty sand, fill	-	-	-	-	-	-
	B12-2	03/29/07	2-4	5615	3	Silty sand, Eolian deposits	<25	<25	1370	<25	3700	161.7
	B12-3	03/29/07	4-6	1751	1	Silty sand, Eolian deposits	-	-	-	-	-	-
	B12-4	03/29/07	6-8	1479	1	Silty clay, till	-	-	-	-	-	-
	B12-5	03/29/07	8-10	1692	1	Silty clay, till	-	-	-	-	-	-
	B12-6	03/29/07	10-12	1096	0	Silty clay, till	<25	<25	<25	<25	-	-
	B12-7	03/29/07	12-14	1089	0	Silty clay, till	-	-	-	-	-	-
	B12-8	03/29/07	14-16	459	0	Silty clay, till	-	-	-	-	-	-
B13	B13-1	11/14/07	0-2	1673	0	Asphalt, silty sand, fill	-	-	-	-	-	-
	B13-2	11/14/07	2-4	2667	12.5	Silty sand, eolian deposits	<25	<25	112	<25	-	-
	B13-3	11/14/07	4-6	978	21.9	Silty sand, eolian deposits	-	-	-	-	-	-
	B13-4	11/14/07	6-8	35,900	316.0	Silty clay, eolian deposits	330	<25	68,000	390	-	-
B14	B14-1	11/14/07	0-2	3263	6	Asphalt, silty sand, fill	-	-	-	-	-	-
	B14-2	11/14/07	2-4	3478	12	Silty sand, eolian deposits	<25	<25	131	<25	-	-
	B14-3	11/14/07	4-6	916	3	Silty sand, eolian deposits	-	-	-	-	-	-
	B14-4	11/14/07	6-8	395	0	Silty sand, eolian deposits	-	-	-	-	-	-
B15	B15-1	11/14/07	0-2	186	0	Silty sand, eolian deposits	-	-	-	-	-	-
	B15-2	11/14/07	2-4	249	0	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B15-3	11/14/07	4-6	2462	12	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B15-4	11/14/07	6-8	1190	6	Silty sand, eolian deposits	-	-	-	-	-	-
B16	B16-1	11/14/07	0-2	226	0	Asphalt, silty sand, fill	-	-	-	-	-	-
	B16-2	11/14/07	2-4	446	0	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B16-3	11/14/07	4-6	71	0	Silty sand, eolian deposits	-	-	-	-	-	-
	B16-4	11/14/07	6-8	119	0	Silty sand, eolian deposits	-	-	-	-	-	-
B17	B17-1	11/14/07	0-2	182	3	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B17-2	11/14/07	2-4	532	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B17-3	11/14/07	4-6	229	0	Silty sand, eolian deposits	-	-	-	-	-	-
	B17-4	11/14/07	6-8	769	0	Silty clay, till	-	-	-	-	-	-
B18	B18-1	11/14/07	0-2	0	0	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B18-2	11/14/07	2-4	870	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B18-3	11/14/07	4-6	1135	9	Silty clay, till	-	-	-	-	-	-
	B18-4	11/14/07	6-8	1185	9	Silty clay, till	<25	<25	<25	<25	-	-
B19	B19-1	11/14/07	0-2	1572	12.0	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B19-2	11/14/07	2-4	1730	12.5	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B19-3	11/14/07	4-6	1520	9	Silty clay, till	-	-	-	-	-	-
	B19-4	11/14/07	6-8	1399	9	Silty clay, till	-	-	-	-	-	-
B20	B20-1	11/14/07	0-2	1175	6	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B20-2	11/14/07	2-4	1279	9	Silty sand, eolian deposits	<25	<25	104	<25	-	-
	B20-3	11/14/07	4-6	1242	9	Silty clay, till	-	-	-	-	-	-
	B20-4	11/14/07	6-8	1389	9	Silty clay, till	-	-	-	-	-	-

Table 2 Soil Sample Field Screening and Laboratory Analytical Results, Express Cleaners, Racine, Wisconsin

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	PID Response (uI)		Description	Detected Volatile Organic Compounds (ug/kg)				Total Organic Carbon (milligrams per kilogram)	Bulk Density (pounds per cubic feet)
				Rae Systems Meter (Parts Per Billion)	Thermo Instruments Meter (Parts Per Million)		cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene (TCE)		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Soil to Groundwater							60	110	13	14		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Ingestion							156,000	313,000	110,000	143,000		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Fugitive Dust							7.74x10 ¹¹	7.74x10 ¹¹	3.25x10 ⁸	1.71x10 ⁶		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Inhalation of Volatiles							750,000	1,700,000	130,000	790,000		
B21	B21-1	11/14/07	0-2	1304	9.0	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B21-2	11/14/07	2-4	1600	9.4	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B21-3	11/14/07	4-6	1126	9.4	Silty clay, till	-	-	-	-	-	-
	B21-4	11/14/07	6-8	1525	9.4	Silty clay, till	-	-	-	-	-	-
B22	B22-1	11/14/07	0-2	1271	9	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B22-2	11/14/07	2-4	1731	12	Silty sand, eolian deposits	<25	<25	670	<25	-	-
	B22-3	11/14/07	4-6	1523	9	Silty sand, eolian deposits	-	-	-	-	-	-
	B22-4	11/14/07	6-8	1390	9	Silty clay, till	-	-	-	-	-	-
B23	B23-1	11/14/07	0-2	937	6	Topsoil, silty sand, eolian deposits	-	-	-	-	-	-
	B23-2	11/14/07	2-4	1059	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B23-3	11/14/07	4-6	788	6	Silty sand, eolian deposits	-	-	-	-	-	-
	B23-4	11/14/07	6-8	1194	6	Silty sand, eolian deposits	-	-	-	-	-	-
B24	B24-1	11/14/07	0-2	706	3	Topsoil, silty sand, fill	-	-	-	-	-	-
	B24-2	11/14/07	2-4	1087	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B24-3	11/14/07	4-6	645	3	Silty clay, till	<25	<25	<25	<25	-	-
	B24-4	11/14/07	6-8	631	3	Silty clay, till	-	-	-	-	-	-
B25	B25-1	11/14/07	0-2	1160	3	Topsoil, silty sand, fill	-	-	-	-	-	-
	B25-2	11/14/07	2-4	1248	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B25-3	11/14/07	4-6	1121	6	Silty clay, till	-	-	-	-	-	-
	B25-4	11/14/07	6-8	1200	6	Silty clay, till	-	-	-	-	-	-
B26	B26-1	11/14/07	0-2	1082	3	Topsoil, silty sand, fill	-	-	-	-	-	-
	B26-2	11/14/07	2-4	1189	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B26-3	11/14/07	4-6	783	3	Silty sand, eolian deposits	-	-	-	-	-	-
	B26-4	11/14/07	6-8	714	6	Silty sand, eolian deposits	-	-	-	-	-	-
B27	B27-1	11/14/07	0-2	1387	6	Topsoil, silty sand, fill	-	-	-	-	-	-
	B27-2	11/14/07	2-4	1427	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B27-3	11/14/07	4-6	1443	3	Silty sand, eolian deposits	-	-	-	-	-	-
	B27-4	11/14/07	6-8	1399	6	Silty sand, eolian deposits	-	-	-	-	-	-
B28	B28-1	11/14/07	0-2	1361	6	Topsoil, silty sand, fill	-	-	-	-	-	-
	B28-2	11/14/07	2-4	1373	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B28-3	11/14/07	4-6	1671	6	Silty sand, eolian deposits	-	-	-	-	-	-
	B28-4	11/14/07	6-8	1253	3	Silty clay, till	-	-	-	-	-	-
B29	B29-1	11/14/07	0-2	1267	6	Topsoil, silty sand, fill	-	-	-	-	-	-
	B29-2	11/14/07	2-4	1265	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B29-3	11/14/07	4-6	10,500	56	Silty sand, eolian deposits	-	-	-	-	-	-
	B29-4	11/14/07	6-8	2005	9	Silty clay, till	-	-	-	-	-	-
B30	B30-1	11/14/07	0-2	1002	3	Topsoil, silty sand, fill	-	-	-	-	-	-
	B30-2	11/14/07	2-4	1366	6	Silty sand, eolian deposits	<25	<25	<25	<25	-	-
	B30-3	11/14/07	4-6	1107	3	Silty sand, eolian deposits	-	-	-	-	-	-
	B30-4	11/14/07	6-8	912	3	Silty clay, till	-	-	-	-	-	-
B31	B31-1	11/15/07	0-2	2025	6	Silty sand, fill	-	-	-	-	-	-
	B31-2	11/15/07	2-4	2384	6	Silty sand, fill	<25	<25	<25	<25	-	-
	B31-3	11/15/07	4-6	1825	6	Silty sand, eolian deposits	-	-	-	-	-	-
	B31-4	11/15/07	6-8	1769	6	Silty clay, till	-	-	-	-	-	-
B32	B32-1	11/15/07	0-2	1515	3	Silty sand, fill	-	-	-	-	-	-
	B32-2	11/15/07	2-4	1579	6	Silty sand, fill	<25	<25	<25	<25	-	-
	B32-3	11/15/07	4-6	1529	3	Silty sand, eolian deposits	-	-	-	-	-	-
	B32-4	11/15/07	6-8	1186	3	Silty sand, eolian deposits	-	-	-	-	-	-
B33	B33-1	11/15/07	0-2	609	3	Silty sand, fill	-	-	-	-	-	-
	B33-2	11/15/07	2-4	685	3	Silty sand, fill	<25	<25	<25	<25	-	-
	B33-3	11/15/07	4-6	49	3	Silty sand, eolian deposits	-	-	-	-	-	-
	B33-4	11/15/07	6-8	148	3	Silty sand, eolian deposits	-	-	-	-	-	-
MW5		01/04/08	Blind drilled to 13 feet below grade									
MW6	MW6-1	01/04/08	0-2	-	3	Silty sand, some clay, topsoil, fill	-	-	-	-	-	-
	MW6-2	01/04/08	2-4	-	6	Silty sand, Eolian	<25	<25	48 *J*	<25	-	-
	MW6-3	01/04/08	4-6	-	6	Silty clay, till	-	-	-	-	-	-
MW7		01/04/08	Blind drilled to 13 feet below grade									
MW8	MW8-1	01/04/08	1-3	-	18	Silty sand, Eolian	<25	<25	330	<25	-	-
	MW8-2	01/04/08	3-5	-	21	Silty sand, Eolian	-	-	-	-	-	-
	MW8-3	01/04/08	5-7	-	34	Silty sand, Eolian	-	-	-	-	-	-
	MW8-4	01/04/08	7-9	-	43	Silty sand, Eolian	-	-	-	-	-	-
	MW8-5	01/04/08	9-11	-	21	Silty clay, till	-	-	-	-	-	-
MW9		01/04/08	Blind drilled to 12.5 feet below grade									

Table 2 Soil Sample Field Screening and Laboratory Analytical Results, Express Cleaners, Racine, Wisconsin

Borehole Number	Sample Number	Date Sampled	Sample Depth (feet)	PID Response (iui)		Description	Detected Volatile Organic Compounds (µg/kg)				Total Organic Carbon (milligrams per kilogram)	Bulk Density (pounds per cubic feet)
				Rae Systems Meter (Parts Per Billion)	Thermo Instruments Meter (Parts Per Million)		cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene (TCE)		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Soil to Groundwater							60	110	13	14		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Ingestion							156,000	313,000	110,000	143,000		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Fugitive Dust							7.74x10 ¹¹	7.74x10 ¹¹	3.25x10 ⁸	1.71x10 ⁶		
U.S. Environmental Protection Agency Site-Specific Soil Screening Levels for Inhalation of Volatiles							750,000	1,700,000	130,000	790,000		
MW10		01/04/08	Blind drilled to 12.5 feet below grade									
BA1	BA1-1	07/19/07	24	-	500	Native silty sand, eolian	-	-	-	130,000	-	-
BA2	BA2-1	07/19/07	6	-	3	Silty sand, clay, topsoil	-	-	-	650	-	-
	BA2-2	07/19/07	24	-	4	Native silty sand	-	-	-	700	-	-
BA3	BA3-1	07/19/07	6	-	5	Silty sand, some clay, topsoil	-	-	-	1200	-	-
	BA3-2	07/19/07	24	-	8	Native silty sand	-	-	-	1300	-	-
BA4	BA4-1	07/19/07	6	-	5	Silty sand, clay, topsoil	-	-	-	690	-	-
	BA4-2	07/19/07	24	-	6	Native silty sand	-	-	-	1000	-	-
BA5	BA5-1	07/19/07	6	-	4	Silty sand, clay, fill	-	-	-	<25	-	-
	BA5-2	07/19/07	30	-	5	Native silty sand	-	-	-	43	-	-
BA6	BA6-1	07/19/07	6	-	4	Silty sand, fill	-	-	-	56	-	-
	BA6-2	07/19/07	24	-	3	Native silty sand	-	-	-	74	-	-
BA7	BA7-1	07/19/07	6	-	3	Silty sand, fill	-	-	-	84	-	-
	BA7-2	07/19/07	24	-	4	Native silty sand	-	-	-	380	-	-
BA8	BA8-1	07/19/07	6	-	4	Silty sand, clay	-	-	-	<25	-	-
	BA8-2	07/19/07	18	-	4	Native silty sand	-	-	-	<25	-	-
BA9	BA9-1	07/19/07	6	-	4	Silty sand, clay, fill	-	-	-	33	-	-
	BA9-2	07/19/07	24	-	5	Native silty sand	-	-	-	1200*J*	-	-

Note:
 PID = photoionization detector
 iui = instrument units as isobutylene
 µg/kg = micrograms per kilogram
 <x = compound not detected to a detection limit of x
 - = not analyzed
 J = analyte detected between the limit of detection and the limit of quantitation
 * = borehole completed by Gabriel Environmental Services

XXX = compound concentration exceeds Environmental Protection Agency site-specific soil screening levels for soil to groundwater

Table 3 Groundwater Quality Analytical Results, Express Cleaners, Racine, Wisconsin

Well ID	Date Sampled	Water Table Elevation (feet above mean sea level)	Detected Volatile Organic Compounds (micrograms per liter)					
			Chloroform	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetra-chloroethene	Trichloroethene (TCE)	Vinyl Chloride
NR 140, Wis. Adm. Code Preventive Action Limit			1	7	20	1	0.5	0.02
NR 140, Wis. Adm. Code Enforcement Standard			6	70	100	10	5	0.2
MW1	04/27/07	611.79	<4.8	13.6 "J"	<9.5	330	<4.4	<2
	01/15/08	610.82	<4.8	13.9 "J"	<9.5	179	<4.4	<2
MW2	04/27/07	611.91	<4.8	<6.8	<9.5	370	16.2	<2
	01/15/08	611.30	<4.8	21.1 "J"	<9.5	223	14.7	<2
MW3 *	04/27/07	612.26	<24	1100	<47.5	2520	279	<10
	04/27/07		<24	1090	<47.5	2410	284	<10
	01/15/08	611.18	<9.6	3800	54 "J"	2380	410	5.6 "J"
	01/15/08		<9.6	3600	42 "J"	1990	340	<4
MW4	04/27/07	612.38	<0.48	<0.68	<0.95	<0.52	<0.44	<0.2
	01/15/08	611.31	<4.8	<0.68	<0.95	<0.52	<0.44	<0.2
MW5	01/15/08	610.49	<0.48	<0.68	<0.95	<0.52	<0.44	<0.2
MW6	01/15/08	610.28	<0.48	<0.68	<0.95	2.42	1.67	<0.2
MW7	01/15/08	611.27	<0.48	<0.68	<0.95	<0.52	<0.44	<0.2
MW8	01/15/08	608.66	0.55 "J"	220	8.6	826	36	<0.2
MW9	01/15/08	609.17	<0.48	<0.68	<0.95	<0.52	<0.44	<0.2
MW10	01/15/08	610.77	<0.48	<0.68	<0.95	<0.52	<0.44	<0.2
PZ1	04/27/07	596.53	<4.8	<0.68	<9.5	<0.52	<0.44	<2
	01/15/08	606.65	<0.48	<0.68	<0.95	1.16 "J"	<0.44	<0.2
TW1	04/27/07	611.67	<24	310	<47.5	6000	92	<10
TW2	04/27/07	611.30	<24	1250	<47.5	5900	162	<10

Note:

<x = not detected above laboratory Limit of Detection of X

* = duplicate sample

XXX = exceeds Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit

XXX = exceeds NR 140, Wis. Adm. Code enforcement standard

Table 4 Air Quality Laboratory Results, Express Cleaners, 3921 North Main Street, Racine, Wisconsin

Sample Point	Date Sampled	Date Analyzed	Sample Location	Sample Duration	Detected VOCs (parts per billion by volume)		
					Ethanol	Acetone	Tetrachloroethene
Target Indoor Air Concentration (parts per billion by volume) *					NR	150	0.12
Target Shallow Gas Concentration (parts per billion by volume) *					NR	1500	1.2
VP1	07/20/07	07/23/07	Soil, 2 feet below grade	Grab	-	-	<i>6300</i>
VP2	07/20/07	07/23/07	Soil, 2 feet below grade	Grab	-	-	<i>14</i>
VP3	07/20/07	07/23/07	Soil, 2 feet below grade	Grab	-	-	<i>8.2</i>
VP4	01/15/08	01/23/08	Sub-floor	Grab	<4.3	<4.3	<i>4.3</i>
VP5 **	01/15/08	01/23/08	Sub-floor	Grab	14	16	<i>640</i>
	01/15/08	01/23/08	Sub-floor	Grab	11	16	<i>630</i>
VP6	01/15/08	01/23/08	Sub-floor	Grab	17	13	<i>830</i>

Note:

VOCs = volatile organic compounds

NR = not regulated

* = screening levels from Table 2c of "Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils"

** = duplicate sample

- = not analyzed

XXX = exceeds applicable U.S. Environmental Protection Agency (USEPA) target shallow gas concentrations

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Monday, August 08, 2011 7:25 AM
To: 'Bill Scott'
Subject: RE: Express Cleaners, 3941 N. Main Street, Racine - schedule for reviewing remedial proposals - BRRTS 02-5-547631

Bill,

I am going to out of the office beginning Aug. 10 returning on Aug 22. I am sure that I will be busy when I return so cannot say when I would be able to review proposals - probably not that week but possibly the next.

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Thursday, August 04, 2011 3:59 PM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners, 3941 N. Main Street, Racine - schedule for reviewing remedial proposals - BRRTS 02-5-547631

Nancy:

We are looking at our calendars regarding review and selection of proposals. I am emailing to inquire whether you would have time to receive and review our selection the week of August 25th. I am just trying to pull together a schedule of activities, and do not want to presume your availability. If you will have no time that week to review proposals, please let me know what is realistic.

Thank you,

Bill.

William P. Scott

Gonzalez Saggio & Harlan LLP
225 East Michigan Street, 4th Floor
Milwaukee, WI 53202
Tel 414-755-8144 Fax 414-277-8521
Bill_Scott@gshllp.com

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Ryan, Nancy D - DNR

From: John Roberts [John.Roberts@erm.com]
Sent: Thursday, August 18, 2011 2:48 PM
To: Bill Scott; Ryan, Nancy D - DNR
Cc: Natalia Minkel
Subject: RE: Time for Bid Opening - Express Cleaners Site - 3941 N. Main Street, Racine, Wis.

Bill:

We are wrapping up the final elements of the bid and will have it there tomorrow afternoon.

Thanks,

John

John Roberts, PG
Sr. Project Manager
ERM - Milwaukee, Wisconsin USA
414-977-4710 Direct Phone
414-687-8596 Mobile
414-977-4700 Main Office
414-289-9552 Fax

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Thursday, August 18, 2011 2:45 PM
To: Ryan, Nancy D - DNR
Cc: Natalia Minkel
Subject: Time for Bid Opening - Express Cleaners Site - 3941 N. Main Street, Racine, Wis.

To All Bidders:

As a reminder, all bids for the Express Cleaners site are due by close of business day *tomorrow*, August 19, 2011. The WDNR office where Nancy Ryan works closes its doors at **4:00 p.m. CST**. The office of Gonzalez Saggio & Harlan LLP will officially close tomorrow, August 19, 2011, at **6:00 pm CST**.

The official bid opening time will be **6:00 pm (CST)** tomorrow, August 19, 2011. If your company has not submitted a bid to both me and WDNR by that time, your company will automatically be disqualified from further consideration. If you have any questions, please let me know.

Thank you again for your time and effort. We look forward to reviewing your bid.

Bill Scott.

William P. Scott

Gonzalez Saggio & Harlan LLP
225 East Michigan Street, 4th Floor
Milwaukee, WI 53202
Tel 414-755-8144 Fax 414-277-8521
Bill_Scott@gshllp.com

08/22/2011

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Please visit ERM's web site: <http://www.erm.com>

Ryan, Nancy D - DNR

From: Schroyer, Blaine R. [brschroyer@terracon.com]
Sent: Friday, August 19, 2011 3:47 PM
To: Bill Scott; Ryan, Nancy D - DNR
Cc: Natalia Minkel; Welch, Tim
Subject: RE: Time for Bid Opening - Express Cleaners Site - 3941 N. Main Street, Racine, Wis.
Attachments: P58110351.Express Cleaners.Racine.Remedial.pdf

**BRRTS
Duplicate**

Bill/Nancy – Attached is the proposal you requested. We noticed a moment ago that the cost summary included with the hardcopies being delivered to you was incorrect (higher costs than actually proposed). The cost summary in this file is correct. Please let us know if you need us to mail hardcopies of the cost estimate.

Thank-you for the opportunity to present our remedial approach.

Blaine R. Schroyer, P.E.
Principal | Office Manager
Terracon

9856 S. 57th St. | Franklin, Wisconsin 53132
P [414] 423 0255 | F [414] 423 0566 | M [920] 205 0011
brschroyer@terracon.com | terracon.com

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Thursday, August 18, 2011 2:45 PM
To: Ryan, Nancy D - DNR
Cc: Natalia Minkel
Subject: Time for Bid Opening - Express Cleaners Site - 3941 N. Main Street, Racine, Wis.

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Thank you again for your time and effort. We look forward to reviewing your bid.

Bill Scott.

William P. Scott

Gonzalez Saggio & Harlan LLP
225 East Michigan Street, 4th Floor
Milwaukee, WI 53202
Tel 414-755-8144 Fax 414-277-8521

08/22/2011

Bill_Scott@gshllp.com

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08/22/2011

Ryan, Nancy D - DNR

From: Schroyer, Blaine R. [brschroyer@terracon.com]
Sent: Friday, August 19, 2011 3:47 PM
To: Bill Scott; Ryan, Nancy D - DNR
Cc: Natalia Minkel; Welch, Tim
Subject: RE: Time for Bid Opening - Express Cleaners Site - 3941 N. Main Street, Racine, Wis.
Follow Up Flag: Follow up
Flag Status: Red
Attachments: P58110351.Express Cleaners.Racine.Remedial.pdf

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Thank you again for your time and effort. We look forward to reviewing your bid.

Bill Scott.

William P. Scott

Gonzalez Saggio & Harlan LLP

08/22/2011

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08/22/2011

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Cc: Natalia Minkel; Welch, Tim
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Bill Scott.

William P. Scott

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08/22/2011

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08/22/2011

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Wednesday, September 28, 2011 10:22 AM
To: 'Bill Scott'
Subject: RE: Express Dry Cleaners, Inc., 3941 N. Main Street, Racine, WI BRRTS #02-52-547631

Bill,
I would prefer that you make your selection first, then we can talk.
Thanks,

 *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
(414) 263-8533
nancy.ryan@wisconsin.gov

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Monday, September 26, 2011 2:29 PM
To: Ryan, Nancy D - DNR
Subject: Express Dry Cleaners, Inc., 3941 N. Main Street, Racine, WI BRRTS #02-52-547631

Nancy –

This is chicken and egg type of issue, and I would like you to state your preference.

My client has tentatively selected the bid of ERM as its preferred bid, subject to our need for information from you on ERM's insurance deductible, building demolition costs, and the required duration of phytoremediation. I also wanted to ask you generally about the Department's relative experiences with chemical oxidation as opposed to enhanced bioremediation plus Zero Valent Iron.

Can we talk about the ERM bid or other bids before I send in the Form 4400-212 identifying the selected bidder, or do you prefer that I send in the form first?

Bill.

William P. Scott

Gonzalez Saggio & Harlan LLP
225 East Michigan Street, 4th Floor
Milwaukee, WI 53202
Tel 414-755-8144 Fax 414-277-8521
Bill_Scott@gshllp.com

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Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Thursday, January 12, 2012 3:10 PM
To: 'Bill Scott'
Subject: Usinger Florida Street Property

Hi, Bill,

Is there any movement on getting the GIS packet completed for the above referenced site? Last word was the Mat Reimer was going to work on it in August. I'm just trying not to lose sight of this again and would like to get it closed out. If you could provide an update, that would be great.

And...while I'm at it, have you made any decisions on the selection of remedial action proposals for the Express Cleaners site? Let me know about that too, please.

Thanks,

 *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
(414) 263-8533
nancy.ryan@wisconsin.gov

Ryan, Nancy D - DNR

From: Bill Scott [Bill_Scott@gshllp.com]
Sent: Monday, February 13, 2012 8:57 AM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners Site, Racine

Nancy –

This is to provide a quick update. The asbestos was abated last fall, and I met with the selected remediation contractor last week. They are going to tweak their proposal a little and then update the price estimate. I want to call you later today or tomorrow regarding one aspect of their proposal, the phytoremediation, which we would like to eliminate. We hope to demolish the building this March, and then move right away into the remediation. That means I need to get the client's selection of remedial contractor to you very soon.

Bill.

William P. Scott
Gonzalez Saggio & Harlan LLP
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Milwaukee, WI 53202
Tel 414-755-8144 Fax 414-277-8521
Bill_Scott@gshllp.com
<http://www.gshllp.com>

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Friday, July 13, 2012 9:21 AM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners

Nancy -

I have a meeting today with attorneys, consultants and business people for SC Johnson, owner of the lot next to the Express Dry Cleaning property. Hopefully, the outcome of this meeting will clear the log jam that has made it difficult to move forward. I will try to call you regarding 'tweaks' to the remedial proposal, as the cause of the tweaks was variance in approach to the SCJ property. I want to discuss your view on tweaks before my 4 pm meeting, if possible.

Bill.

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Tuesday, October 08, 2013 9:04 AM
To: Ryan, Nancy D - DNR
Subject: Re: Express Cleaners, 3941 N. Main Street, Racine BRRS 02-52-547631

Nancy- Bob has been advising and helping when I get spread too thin. We know we cannot seek reimbursement for his fees. Bob will call you regarding new bids.

Bill.

Sent from my iPhone

On Oct 8, 2013, at 8:58 AM, "Ryan, Nancy D - DNR" <Nancy.Ryan@wisconsin.gov> wrote:

Bill,

As you know the RP will need to start over by requesting remedial bids if the intent is to participate in the DERF program. If you know now what the conditions of the property will be (i.e. is the building gone, will it be gone? and off-site ownership transfer) then you could solicit bids now couldn't you? Please provide me with a copy of the request for remedial bid letter you send out to consultants – hopefully this will occur soon. Also, not sure what role Bob Nauta has in this, but you understand that he has not been approved to conduct work on this project under DERF, right? Look forward to movement on this case.

Thank you for the update.,

 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

(☎) phone: (414) 263-8533

(✉) e-mail: nancy.ryan@wisconsin.gov

Web site: dnr.wi.gov

Find us on Facebook: www.facebook.com/WIDNR

We are committed to service excellence. Click [here](#) to evaluate how I did.

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Monday, October 07, 2013 4:28 PM
To: Ryan, Nancy D - DNR
Cc: Nauta, Robert
Subject: Express Cleaners, 3941 N. Main Street, Racine BRRS 02-52-547631

Nancy –

After a long series of negotiations, my client, the Ehrlich Family Limited Partnership, will be buying the property directly east of the former dry cleaning operation, which property has been

owned by S.C. Johnson & Sons. I am unsure of the date of closing, but this land transfer will result in a resurgence of activity leading to cleanup. I have today contacted Bob Nauta, my client's consultant, to move things along. We will report to you in the near future.

Regards,
Bill.

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Wednesday, October 17, 2012 2:43 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners BRRTS# 02-52-547631

Nancy –

I will respond. My client is trying to buy the adjacent property to resolve an issue over cleanup of that property.

Bill.

William P. Scott
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Milwaukee, WI 53202
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Bill_Scott@gshllp.com
<http://www.gshllp.com>

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@Wisconsin.gov>]
Sent: Wednesday, October 17, 2012 2:41 PM
To: Bill Scott
Subject: RE: Express Cleaners BRRTS# 02-52-547631

Hi Bill,

It has been over one year since remedial bids for the Express Cleaner's site in Racine were received by the department (August 19, 2011). I believe we received five bids in response to your solicitation of remedial bids under the DERF program. To date we have not received notice from you or your client regarding bid selection. I understand that you have been working through some issues with the remedial considerations, however, the Department has not approved or even reviewed any remedial proposal. Please provide me with an update of the project and the responsible party's intention to move forward with the investigation and remediation of the site – utilizing the DERF program or not. I would appreciate a response within the next 14 days. Thank you in advance for your response.

Regards,

 *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
(☎) phone: (414) 263-8533
(✉) e-mail: nancy.ryan@wisconsin.gov

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Friday, July 13, 2012 9:21 AM

To: Ryan, Nancy D - DNR
Subject: Express Cleaners

Nancy -

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Thursday, November 08, 2012 10:58 AM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners BRRTS# 02-52-547631

Nancy –

This past summer my client's legal and technical representatives met with SC Johnson & Sons' (SCJ) legal, technical and business representatives regarding the proposed remedial activities. After disagreement over technical matters, my client proposed purchasing the adjacent property owned by SCJ. SCJ considered the proposal and came back this fall with the decision it would consider selling. The sale would eliminate SCJ from the decision-making process, which eliminate disagreement over remedial techniques and cleanup standards and similar matters and allow the project to proceed as bid. It has been my experience on this site that the bidding requirements of the DERP program make it impractical if not impossible to change remedial techniques and boundaries in the middle of the game. We are very hopeful the sale can be completed and the project allowed to move forward as planned, rather than re-bid. The consulting community is not receptive to rebidding when they know the chances of receiving the award are so slim.

I will keep you informed. We would like very much to proceed without rebidding and prepared to do so as soon as we can be confident that the work will satisfy the owners of the land on which remedial activity would take place.

Bill.

William P. Scott
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Tel 414-755-8144 Fax 414-277-8521
Bill_Scott@gshllp.com
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Ryan, Nancy D - DNR

From: Nauta, Robert <Robert.Nauta@aecom.com>
Sent: Tuesday, October 08, 2013 9:49 AM
To: Ryan, Nancy D - DNR
Cc: Bill Scott (bill_scott@gshllp.com)
Subject: Express Cleaners

Hi Nancy:

I'm writing to give you an update on where things are with the remediation at Express Cleaners in Racine. As you know, two things were uncertain – 1) whether or not the client was going to buy the adjacent property, and 2) whether or not the client was going to demolish the building. As Bill Scott indicated, the decision was made to purchase the property, and we are getting close on a decision with respect to the building.

My understanding with the three consultants bidding on the project is that after both decisions have been made, they will have the opportunity to either change their proposals based on the two decisions or leave them as is. Because of the time that has lapsed since they submitted the proposals, they will also have the opportunity to update the costs, if necessary. At that time, we will select a consultant and move forward. Please let me know if you have any questions.

With respect to the possibility of demolition, do we need to submit competitive bids for that contractor to the DNR?

Thanks,
Bob

Robert Nauta, P.G.
Hydrogeologist
D 608.828.8202 C 608.576.3001
Internal Cisco extension 205-8202
Robert.Nauta@aecom.com

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1350 Deming Way, Suite 100
Middleton, Wisconsin 53562
T 608.836.9800 F 608.638.9767
www.aecom.com

Ryan, Nancy D - DNR

From: Nauta, Robert <Robert.Nauta@aecom.com>
Sent: Tuesday, December 03, 2013 9:08 AM
To: Ryan, Nancy D - DNR
Cc: Bill Scott (bill_scott@gshllp.com)
Subject: Express Cleaners

Nancy:

This is to update you on the Express Cleaners site in Racine. The client has purchased the adjacent property, and a new request has been sent out for competitive bids. The sealed bids are due at the close of business on Wednesday, December 18. Pursuant to the program, sealed copies of the bids will be provided to you, as well.

Bob

Robert Nauta, P.G.
Hydrogeologist
D 608.828.8202 C 608.576.3001
Internal Cisco extension 205-8202
Robert.Nauta@aecom.com

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www.aecom.com

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Monday, January 06, 2014 2:08 PM
To: 'Greg Johnson'
Subject: RE: Former Express Cleaners - Updated Geosyntec Proposal

Please submit a hard copy of this document. Thank you.



Hydrogeologist
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Wisconsin Department of Natural Resources
2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

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Web site: dnr.wi.gov

Find us on Facebook: www.facebook.com/WIDNR

We are committed to service excellence. Click [here](#) to evaluate how I did.

From: Greg Johnson [<mailto:GJohnson@Geosyntec.com>]
Sent: Tuesday, December 24, 2013 3:01 PM
To: bill_scott@gshllp.com; Ryan, Nancy D - DNR
Cc: James Bannantine
Subject: Former Express Cleaners - Updated Geosyntec Proposal

Attached please find Geosyntec's updated proposal for the subject site.
Please contact us with any questions.

Greg Johnson, CHMM, P.G., P.H., P.E.
Senior Engineer

Geosyntec Consultants
10200 N. Port Washington Road, Suite 200
Mequon, WI 53092
Direct Dial Office Phone: 262.834.0226
General Office Phone: 262.377.9828
Mobile: 262.352.0182
www.Geosyntec.com

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Rec'd via email (only)
12/24/13
gg ml

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PH 262.377.9828
FAX 262.377.9848

www.geosyntec.com

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 intrusion (SVI) for existing building.
- Eliminates the need to manage soil as a hazardous waste during future site redevelopment.

Ryan, Nancy D - DNR

From: Nauta, Robert <Robert.Nauta@aecom.com>
Sent: Friday, February 07, 2014 3:01 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners
Attachments: Summary table.pdf

Hi Nancy: Thanks for the reply. I've attached a table that summarizes the three bids. Since your email, I have provided (above the comment row) an approximate recalculation of the fees if we go to 30.7 mg/kg. As you can see, the demolition costs are very high – possibly beyond the client's means. We had requested that, thinking that it would make remediation a lot easier without the building, but also not thinking that the cost of demo would be so high. Consequently, I've included at the bottom an approach using injection, that can be done without removing the building.

I'll try calling you to discuss this.

Bob

Robert Nauta, P.G.
Senior Scientist V
D 608.828.8202 C 608.576.3001
Internal Cisco extension 205-8202
Robert.Nauta@aecom.com

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From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Friday, February 07, 2014 2:18 PM
To: Nauta, Robert
Subject: RE: Express Cleaners

Hi, Bob,

Yes, 30.7 mg/kg is the default non-industrial direct contact #, which is what would be used for commercial property use. With regard to the second question about re-treatment, I think it would depend on the situation....we would expect a pilot test to be conducted before a remedy implemented to evaluate the potential effectiveness of the remedy. If a remedy turns out not to be as successful as anticipated (not because of improper assessment or implementation), then I think additional remedial actions could be eligible for DERF funding. And to your last question, once we have received the RP's bid selection and have reviewed the remedial bids, if baseline sampling is not part of the bid, yes I think we could approve funds for that if it seems appropriate and I'm guessing it might be.

We're waiting to receive word from the RP on their bid selection and hope it will be forthcoming soon.
Regards,

 Nancy D. Ryan

Hydrogeologist
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Wisconsin Department of Natural Resources
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Web site: dnr.wi.gov

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We are committed to service excellence. Click [here](#) to evaluate how I did.

From: Nauta, Robert [<mailto:Robert.Nauta@aecom.com>]

Sent: Thursday, February 06, 2014 4:18 PM

To: Ryan, Nancy D - DNR

Subject: Express Cleaners

Hi Nancy:

I have a couple of questions about Express Cleaners in Racine. First, at Madison-Kipp, our RCL for PCE in residential yards was the non-industrial direct contact level of 30.7 mg/kg. Is that acceptable for Express? All three bids are essentially the same with respect to the remedial strategy – soil mixing. However, I've used a different approach that I think is more dependable, and about the same cost. Again, at Kipp, we had concentrations of PCE greater than 1000 mg/kg. An injection approach that I used actually knocked it down to about 1 mg/kg. That approach provided several benefits. First, it was easy to take a small area and do a pilot test. Second, it didn't tear up the site. Also, although the pilot test showed that the approach would work, in the event that a hot spot had to be re-treated, it would have been an easy task. With respect to re-treatment, all bids commented on that possibility, and rightfully so. With treatment, you are never sure it's going to work until you do it and get the post-remediation results. How does the DERF program look at the possibility of a second application? Finally, it has been years since we've seen any groundwater quality information. Would the program fund a baseline round of groundwater sampling?

Thanks,

Bob

Robert Nauta, P.G.

Senior Scientist V

D 608.828.8202 C 608.576.3001

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1 rd gw initial

Inj. permit REMEDIATION BID SUMMARY
 In-situ unsat. soil EXPRESS CLEANERS
 + soil excav. RegenOx + 4 rds gw

	Stantec	Geosyntec	ERM
DERF Eligible <i>(demo 15000 allow)</i>	\$261,471	\$280,730	\$264,660
Out-of-pocket	\$75,069	\$57,350	\$73,770
Soil cleanup goal (PCE RCL)	1.23 mg/kg	100 mg/kg	1 mg/kg
Volume of soil to be remediated (CY) <i>sat unsat 3700</i>	1200 / <i>3950</i>	980	1435
Cost	\$148,321	\$125,510	\$186,520
Cost per cubic yard	\$123.60	\$128.07	\$129.98
Demolition costs	\$90,069	\$72,350	\$88,770
Total cost	\$336,540	\$338,080	\$338,430
Volume of soil to clean to 30.7 mg/kg	470	470	470
Cost for cleanup to 30.7 mg/kg	\$58,092	\$60,193	\$60,950
Total cost <i>less demo</i>	\$246,311	\$272,763	\$212,860 <i>249660</i>
Additional comments	<p><i>Soil - unsat. chemical oxidant</i> <i>top 4'</i> <i>clean up to res. DC</i> <i>i.e. PCE 1230 mg/kg (PC)</i> <i>PCE 160</i> Only proposal to include baseline groundwater sampling. Includes tipping fee for soil to be landfilled, but doesn't identify trucking costs or other related costs (e.g., soil profile).</p> <p><i>followed by gw 1 mo later</i> <i>enhanced reduct dechl or.</i> <i>gw 30 ME (sls release 2 donor + Bdi + micro)</i> <i>4 rounds gw.</i></p> <p><i>No pilot</i> - $\frac{51002.50}{1869 \text{ (demo)}} = 2675$ $\frac{49133.50}{2100}$</p>	<p><i>Soil PCE 100,000 mg/kg</i> <i>Pilot soil + gw</i> Combination of soil treatment methods complicates things. No regulatory basis for the 100 mg/kg RCL. Because it is never known if more cost will be involved with something like soil mixing, it also adds uncertainty. Client being responsible for the cap could be significant.</p> <p><i>3 rds gw more 1/4ly 1st yr = 8 events</i> <i>semi-ann yr 2-3.</i></p>	<p>PCE RCL of 1 mg/kg is extreme, based on current regulations. Out-of-pocket expenses may actually be over \$80,000. Includes a "Risk Review" for \$3,415. If this results in the identification of "unacceptable" risks, an alternative approach would be recommended. This would probably mean going out to bid again. Client to remove mercury switches, PCB ballast, etc. prior to demolition - added cost.</p>
Alternative approach - injection:			
Soil cleanup	\$60,379	\$60,379	\$60,379
Consulting fees and expenses	<i>49133+</i> \$98,150 <i>51002 (+1869)</i>	<i>84500</i> \$140,220 <i>84500</i>	<i>w/o demo</i> \$60,379 <i>86225</i> \$63,140 <i>114200</i>
Total Cost	<i>2675</i> \$158,529 <i>2100</i> 2675 add gw	\$200,599	\$123,519

need: replace $\frac{51002.50}{2100} = 24.29$

consult fee + exp. equip fees
 51002.50 (1869 bid demo)
 2675 (+ 2100 extra gw)

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Friday, February 07, 2014 2:18 PM
To: 'Nauta, Robert'
Subject: RE: Express Cleaners

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Regards,

 Nancy D. Ryan

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Sent: Thursday, February 06, 2014 4:18 PM

To: Ryan, Nancy D - DNR

Subject: Express Cleaners

Hi Nancy:

I have a couple of questions about Express Cleaners in Racine. First, at Madison-Kipp, our RCL for PCE in residential yards was the non-industrial direct contact level of 30.7 mg/kg. Is that acceptable for Express? All three bids are essentially the same with respect to the remedial strategy – soil mixing. However, I've used a different approach that I think is more dependable, and about the same cost. Again, at Kipp, we had concentrations of PCE greater than 1000 mg/kg. An injection approach that I used actually knocked it down to about 1 mg/kg. That approach provided several benefits. First, it was easy to take a small area and do a pilot test. Second, it didn't tear up the site. Also, although the pilot test showed that the approach would work, in the event that a hot spot had to be re-treated, it would have been an easy task. With respect to re-treatment, all bids commented on that possibility, and rightfully so. With treatment, you are never sure it's going to work until you do it and get the post-remediation results. How does the DERF program look at the possibility of a

second application? Finally, it has been years since we've seen any groundwater quality information. Would the program fund a baseline round of groundwater sampling?

Thanks,

Bob

Robert Nauta, P.G.

Senior Scientist V

D 608.828.8202 C 608.576.3001

Internal Cisco extension 205-8202

Robert.Nauta@aecom.com

AECOM

1350 Deming Way, Suite 100

Middleton, Wisconsin 53562

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From: Edelstein, Gary A - DNR [<mailto:Gary.Edelstein@wisconsin.gov>]
Sent: Tuesday, September 23, 2014 2:53 PM
To: Bill Scott
Cc: Fassbender, Judy L - DNR
Subject: RE: question about "media" and debris

Hello Again Bill,

I should clarify my answer further. EPA had codified the "contained-in" policy for contaminated debris and then extended it to contaminated media by guidance. Contaminated concrete that became contaminated by a spill of listed HW that is intended to be disposed of is contaminated debris and a "contained-out" determination could be made for it.

However, as I stated below, our guidance, RR-705 and the RR-969 fact sheet, only address contaminated media. As discussed in our guidance, contaminated soil that contains a listed HW could be treated to meet appropriate soil RCLs for a "contained-out" determination and disposed of in an acceptable licensed solid waste disposal facility. However, contaminated debris isn't soil, so we don't have specific guidance on what level it could be treated to so it no longer contains a listed HW. It would have to be treated to an acceptable health based level for the contaminants that caused the waste to be listed.

I believe you could still submit a request for a "contained-out" determination to the RR Program in the DNR Region where the project is located if this is a cleanup site in accordance with the submittal guidance on starting on page 21 of the RR-705 guidance with the appropriate fee and we could work with the appropriate experts to determine what the health based level might be. We may have to ask someone from the Waste and Materials Management Program work on the determination.

Thanks, Gary E

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Gary A. Edelstein, Waste Management Engineer
(608)267-7563
Internet E-Mail => Gary.Edelstein@wisconsin.gov

From: Edelstein, Gary A - DNR
Sent: Tuesday, September 23, 2014 11:56 AM
To: 'Bill Scott'
Cc: Fassbender, Judy L - DNR
Subject: RE: question about "media" and debris

Hello Bill,

The EPA "contained-out" interpretation we follow is outlined in our Hazardous Waste (HW) Remediation Guidance, RR-705, which is referenced in the recent RR-969 fact sheet you refer to. As discussed in that guidance and EPA's guidance on the subject, the interpretation only applies to (in-place) contaminated environmental media that contains a listed HW, the media itself isn't a HW, but contains it. Contaminated media includes soil, groundwater and sediment. See this presentation from EPA on the topic of applicability to media:

<http://www.epa.gov/epawaste/hazard/correctiveaction/curriculum/download/hwid-spec.pdf>

Contaminated building material, such as a concrete floor slab, is not contaminated environmental media, so one couldn't treat that building material to meet soil RCLs and receive a "contained-out" determination.

Thanks, Gary E

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Gary A. Edelstein, Waste Management Engineer
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/5
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@wisconsin.gov

dnr.wi.gov

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From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Monday, September 22, 2014 10:37 AM
To: Fassbender, Judy L - DNR
Cc: Edelstein, Gary A - DNR
Subject: FW: question about "media" and debris

Judy –

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For Gary's information, three 6" cores of concrete were taken from the floor slab at the location of the former dry cleaning machine and two were < 9.4 micrograms per Kg and one tested 84 micrograms PCE per Kg, as compared with the contained out value of 153 milligrams per Kg.

My direct dial is 414-755-8144.

Regards,
Bill.



Attorneys at Law

Bill Scott
Partner

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From: Bill Scott
Sent: Friday, September 19, 2014 2:13 PM
To: 'Judy.Fassbender@Wisconsin.gov'
Subject: question about "media" and debris

Judy –

How does DNR define "media" for purposes of RR 969? Does DNR believe "media" includes concrete debris?

I am doing a waste determination for a dry cleaner site. A consultant has suggested that concrete debris from breaking up a building slab over a contaminated area would be subject to the same contained out determination as the contaminated soil beneath the slab. That would be great, since the amount in the slab is far less than the contained out standard that applies to the soil, but I see no mention of debris in the RR969 guidance on contaminated "media" and I have always considered "media" to include only soil and groundwater.

Thank you,
Bill.



Attorneys at Law

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Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Tuesday, November 04, 2014 12:23 PM
To: 'Michelle L. Williams'
Subject: RE: Express Cleaners 02-52-547631

Michelle,

The RP contact had submitted a request to the Department (May 1, 2014) for bidder selection. We(I) asked for additional information about the selected bid to which I received a reply on 10/21/14. I've been reviewing it and have been asked to meet with RP contact (Bill Scott) to discuss the proposed remedial selection. I actually had just left a message today with Mr. Scott to discuss this submittal. I can tell you that we would need more detail on the proposed costs before we would approve the bidder selection under DERF.

Call if you need more info. Thanks.

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



From: Michelle L. Williams [<mailto:MWilliams@reinhartlaw.com>]
Sent: Tuesday, November 04, 2014 12:06 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners 02-52-547631

The insurance companies are asking for a project status on the site (nothing too detailed). I can derive most of the chronology from BRRS, but to clarify a couple of milestones:

It appears from the Semi-Annual report that Bill Scott submitted that the RP is still in the Remedial Action bid process and has been since June of 2009. It is extremely unclear from the report whether you are waiting for information from the RP, or if they are waiting for an approval from you. Since there were telephone discussions mentioned, I am hoping you can just give me a quick summary of what is happening.

Thanks!

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Tuesday, November 04, 2014 11:48 AM

To: Michelle L. Williams
Subject: RE: Express Cleaners 02-52-547631

yes

From: Michelle L. Williams [<mailto:MWilliams@reinhartlaw.com>]
Sent: Tuesday, November 04, 2014 11:40 AM
To: Ryan, Nancy D - DNR
Subject: Express Cleaners 02-52-547631

Hey!

We are following up on the status of this dry cleaner cleanup. Are you still the project manager? If not, please advise who we should contact. If yes, I will send you another email.

Thanks!

Michelle L. Williams, Environmental Consultant
Reinhart Boerner Van Deuren s.c.
N16 W23250 Stone Ridge Drive, Suite One | Waukesha, WI 53188
Office: 262-951-4599 | Fax: 262-951-4690
mwilliams@reinhartlaw.com



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Ryan, Nancy D - DNR

From: Edelstein, Gary A - DNR
Sent: Thursday, November 06, 2014 9:20 AM
To: Ryan, Nancy D - DNR
Subject: RE: question about "media" and debris

Follow Up Flag: Follow up
Flag Status: Flagged

You're welcome Nancy.

The reason I mentioned WMM staff is if there's a need for getting additional technical assistance with making a determination of what the health based level should be for this material, as it isn't soil. If you can make the determination without their assistance, then we don't have to necessarily involve them. I can't help you with that; I don't know if Resty could. I've never discussed this with him.

I believe the presumption under the HW rules is some sort of treatment would have to occur, as Bill noted. If you wish to discuss what treatment they're proposing (I hope they are proposing something that's not a sham) with me that would be fine. If it's concrete, then I'd think some sort of material breakup and aeration would be needed at a minimum, perhaps with some additional treatment to break down the contaminants, if necessary.

Thanks, Gary E

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Gary A. Edelstein, Waste Management Engineer
(608)267-7563
Internet E-Mail => Gary.Edelstein@wisconsin.gov

From: Ryan, Nancy D - DNR
Sent: Thursday, November 06, 2014 7:21 AM
To: Edelstein, Gary A - DNR
Subject: RE: question about "media" and debris

Yes, thanks. This is the site I was calling about. Based pm Bill's response to you, I would agree that what he is proposing makes sense and that we could concur with a contained-out determination for disposal of the debris. However, not sure if your answer is saying that I should look to the waste program for concurrence for such a determination?

From: Edelstein, Gary A - DNR
Sent: Tuesday, November 04, 2014 4:10 PM
To: Ryan, Nancy D - DNR
Subject: FW: question about "media" and debris

Hi Nancy,

I got your voice message.

This may be what you're asking about. Take a look and give me a call if you have more questions.

Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Thursday, November 06, 2014 7:31 AM
To: Ryan, Nancy D - DNR
Subject: Re: question about "media" and debris (Express Cleaners - Racine)

Great, thanks. And I expect you to have questions!

Bill Scott
Sent from my I-Phone

On Nov 6, 2014, at 7:29 AM, "Ryan, Nancy D - DNR" <Nancy.Ryan@wisconsin.gov> wrote:

Yes, thanks, Bill. I also received copies of these emails from Gary. I will work on having answers to your questions. I may have more of my own. See you next Thursday.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov

<image007.gif> dnr.wi.gov
<image008.gif> <image009.gif> <image010.gif> <image011.gif> <image012.gif>

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Wednesday, November 05, 2014 3:57 PM
To: Ryan, Nancy D - DNR
Subject: FW: question about "media" and debris (Express Cleaners - Racine)

Nancy –

The emails below show my communications with Gary Edelstein regarding a contained out determination for "debris." The similar determination for contaminated "media" simply applies a table value as set out in RR 969. At this time, the highest concentration we have in concrete is 84 ppb PCE (no detect for other VOCs).

I am not the Department's lawyer, but I understand the law provides the Department's contained out" determination for contaminated "debris" is the equivalent of a 40 CFR 261.3(f)(2) determination of "extent," and further, that the term "extent" as used in the CFR does NOT have the same meaning as conventionally used by the Department in enforcing the spill law or NR 700 *et seq.* I also understand that as the result of the authorizations and

understandings between EPA and the Department, the Department has great discretion in interpreting the meaning of "extent" and how to make a contained out determination for "debris". I would think the meaning of "extent" in the CFR is very similar to relative magnitude, as in "compared to what?" and in that sense would be very similar to the health based determination used for contaminated "media." Why would it be different? My client would be willing to stipulate that the contained out "debris" will be disposed in a licensed landfill as solid waste after it becomes a waste.

At our meeting on the 13th I would like to cover the topics you raise and also:

1. A discussion of approvable cleanup goals for soil and groundwater
2. A direct comparison of the Stantec and ERM proposals (cost/volume of treated material/certainty of result)
3. A comparison of the treatment methods proposed by Stantec and ERM (also including Cool-Ox)
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9. Approve demolition of the building superstructure as an interim measure to lessen the time required to commence remediation (will leave slab in place to be removed by remediation contractor)

I am completing the Request for Technical Assistance form and will bring it to the meeting with the fee.

Regards,
Bill.

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<image004.png> <image005.png> <image006.png>

From: Bill Scott
Sent: Friday, September 26, 2014 3:49 PM
To: 'Edelstein, Gary A - DNR'
Cc: Fassbender, Judy L - DNR
Subject: RE: question about "media" and debris

Gary -

Thank you for your further clarification, and the Department's willingness to perform the fee-based determination, which I will discuss with the DERP project manager. It is a DERP cleanup site, so R&R is the decision-maker.

I am trying to figure out if the factors in the debris decision-making would mirror the factors in the Contained Out Media Process. I assume the decision process be the Wisconsin equivalent of a 40 CFR 261.3(f) decision -- or does some other decision process apply?

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Any comments would be appreciated. I will take it up with the DERP PM from here.

Thank you,
Bill.

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Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/5
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@wisconsin.gov

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Monday, September 22, 2014 10:37 AM
To: Fassbender, Judy L - DNR
Cc: Edelstein, Gary A - DNR
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Judy –

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Sent: Friday, September 26, 2014 3:49 PM
To: 'Edelstein, Gary A - DNR'
Cc: Fassbender, Judy L - DNR
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standard that applies to the soil, but I see no mention of debris in the RR969 guidance on contaminated "media" and I have always considered "media" to include only soil and groundwater.

Thank you,
Bill.



Bill Scott
Partner

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Ryan, Nancy D - DNR

From: Ellenbecker, Michael J - DNR
Sent: Wednesday, November 12, 2014 1:39 PM
To: Ryan, Nancy D - DNR
Subject: RE: Haz Waste questions - Express Cleaners site

Nancy regarding your two questions:

Disposal of groundwater in AOC:

1. The disposal of groundwater, an investigative derived waste, back into an Area of Contamination (AOC) is consistent with the Department's guidance document entitled "Guidance for Hazardous Waste Remediation RR-705" and EPA's AOC policy document entitled "Management of Investigation-Derived Waste During Site Inspections".

Disposal of Concrete Debris:

1. There is a question if representative sampling – as defined by RCRA - was done, as only 1 of the 3 samples showed tetrachloroethylene (PCE) at 84 ug/kg.
2. The contained out determination, as covered by Guidance for Hazardous Waste Remediation (RR705), only applies to contaminated media (e.g., soil, groundwater), so it would not be applicable to the concrete.
3. The concrete is classified as debris under s. NR 668.02(7) WAC and possibly as hazardous debris under s. NR 668.02(8) WAC.
4. There are two ways that the concrete could be managed as a non-hazardous waste:
 - a. Under s. NR 661.03(6)(a) WAC hazardous debris that has been treated using one of the required technologies under 668.45 (1)(a) WAC (e.g., high pressure washing with cleaning agent to surface of concrete floor) could be managed as a non-hazardous waste if the PCE LDR treatment standard of 6.0 mg/kg is met. Note that the treatment residues (e.g., rinsate from the cleaning) would need to be managed as a F002 hazardous waste.
 - b. Under s. NR 661.03(6)(b) WAC the Department, considering the extent of contamination of 84 ug/kg, would conclude that the concrete is no longer contaminated with a listed hazardous waste - since the PCE contamination in the concrete is 71 time lower than the LDR treatment standard of 6.0 mg/kg. Note that this is a Department determination only.

Obviously item 4.b is the exemption to use as this option requires no treatment prior to disposal.

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Mike Ellenbecker
Phone: (262) 884-2342
Michael.ellenbecker@wi.gov

From: Ryan, Nancy D - DNR
Sent: Tuesday, November 11, 2014 3:55 PM
To: Ellenbecker, Michael J - DNR
Subject: Haz Waste questions - Express Cleaners site

Hi, Mike,

Thanks for talking to me about the Express cleaners site. I attach a copy of the letter (minus attachments except for the waste determination attachment)

Specifically, the RP is asking that I confirm their interpretation about purge water in response to question 11. And also, they had asked about disposal of impacted concrete and disposal of it as non-hazardous and I attach an email string between Mr. Scott and Gary Edelstein.

Any assistance or steering me in the right direction is greatly appreciated Mike. And, of course, let me know if I should go through some other process to ask you questions. Like I said, we have a meeting Thursday morning, but I will just tell Mr. Scott I'm/haz waste personnel are working on answering his questions.

Thanks!

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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

Phone: (414) 263-8533

Fax: (414) 263-8550

nancy.ryan@wisconsin.gov



Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Thursday, November 13, 2014 7:13 AM
To: 'Bill Scott'
Subject: RE: question about "media" and debris (Express Cleaners - Racine)

Hi Bill,
November 20th – 10:00 work for you? I will schedule it and you can let me know we need to adjust time/date. Thanks for letting me know about today.
Regards,

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nancy.ryan@wisconsin.gov



dnr.wi.gov



From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Wednesday, November 12, 2014 8:12 PM
To: Ryan, Nancy D - DNR
Cc: Bill Scott
Subject: RE: question about "media" and debris (Express Cleaners - Racine)

Nancy -

I need to postpone our meeting. I apologize, as I am sure you have prepared. I do not want to waste your time - you deserve to have me address the issues you raised during our phone call and I have not completed those comparisons and further break downs of the remedial proposals, as you expect from me. I have also not prepared my own comparison of the proposals independent of the one that Bob Nauta prepared. Consequently, I ask that you please select another date and time. Due to other commitments, I cannot meet before November 18, and am hoping you have time on November 20 or 21.

Best Regards,
Bill.



Bill Scott

Partner

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From: Bill Scott
Sent: Thursday, November 06, 2014 7:31 AM
To: Ryan, Nancy D - DNR
Subject: Re: question about "media" and debris (Express Cleaners - Racine)

Great, thanks. And I expect you to have questions!

Bill Scott
Sent from my I-Phone

On Nov 6, 2014, at 7:29 AM, "Ryan, Nancy D - DNR" <Nancy.Ryan@wisconsin.gov> wrote:

Yes, thanks, Bill. I also received copies of these emails from Gary. I will work on having answers to your questions. I may have more of my own. See you next Thursday.

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Nancy D. Ryan
Hydrogeologist, Bureau for Remediation and Redevelopment
Wisconsin Department of Natural Resources
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Milwaukee, WI 53212
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov

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From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Wednesday, November 05, 2014 3:57 PM
To: Ryan, Nancy D - DNR
Subject: FW: question about "media" and debris (Express Cleaners - Racine)

Nancy –

The emails below show my communications with Gary Edelstein regarding a contained out determination for "debris." The similar determination for contaminated "media" simply applies a table value as set out in RR 969. At this time, the highest concentration we have in concrete is 84 ppb PCE (no detect for other VOCs).

I am not the Department's lawyer, but I understand the law provides the Department's contained out" determination for contaminated "debris" is the equivalent of a 40 CFR 261.3(f)(2) determination of "extent," and further, that the term "extent" as used in the CFR does NOT have the same meaning as conventionally used by the Department in enforcing the spill law or NR 700 *et seq.* I also understand that as the result of the authorizations and understandings between EPA and the Department, the Department has great discretion in interpreting the meaning of "extent" and how to make a contained out determination for "debris". I would think the meaning of "extent" in the CFR is very similar to relative magnitude, as in "compared to what?" and in that sense would be very similar to the health based determination used for contaminated "media." Why would it be different? My client would be willing to stipulate that the contained out "debris" will be disposed in a licensed landfill as solid waste after it becomes a waste.

At our meeting on the 13th I would like to cover the topics you raise and also:

1. A discussion of approvable cleanup goals for soil and groundwater
2. A direct comparison of the Stantec and ERM proposals (cost/volume of treated material/certainty of result)
3. A comparison of the treatment methods proposed by Stantec and ERM (also including Cool-Ox) ?
- ✓ 4. The information you need from me to perform a contained out determination in advance for "Debris"
- ✓ 5. The information you need from me to perform a contained out determination in advance for "soil"
- ✓ 6. Whether purge water from monitoring wells at the site can be dealt with as provided in number 11 in my letter October 21, 2014
- ✓ 7. Whether the soil from the former SCJ property may be dealt with as provided in the "Remedial Option – Contingent Waste Determination" found at Appendix B of my letter October 21, 2014
8. Your feeling on whether additional investigation is required to support the VPLE application given the Phase I ESA which shows no source of contamination other than the former dry cleaner
9. Approve demolition of the building superstructure as an interim measure to lessen the time required to commence remediation (will leave slab in place to be removed by remediation contractor)

no3
waste

I am completing the Request for Technical Assistance form and will bring it to the meeting with the fee.

Regards,
Bill.

<image001.png> <image002.jpg> Bill Scott
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<image003.jpg>
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From: Bill Scott
Sent: Friday, September 26, 2014 3:49 PM
To: 'Edelstein, Gary A - DNR'
Cc: Fassbender, Judy L - DNR
Subject: RE: question about "media" and debris

Gary -

Thank you for your further clarification, and the Department's willingness to perform the fee-based determination, which I will discuss with the DERP project manager. It is a DERP cleanup site, so R&R is the decision-maker.

I am trying to figure out if the factors in the debris decision-making would mirror the factors in the Contained Out Media Process. I assume the decision process be the Wisconsin equivalent of a 40 CFR 261.3(f) decision -- or does some other decision process apply?

If the Department's "contained out" determination for contaminated debris is the equivalent of a 40 CFR 261.3(f)(2) determination of "extent," would the determining factor be the applicable health-based limit based on direct exposure using a reasonable maximum exposure scenario?

If the Department's "contained out" determination for contaminated debris was a 40 CFR 261.3(f) (1) decision involving treatment that is deemed satisfactory -- I would think that debris starting at several levels of magnitude less than the contained out value for soil would not present a health hazard, so even the most cursory treatment would be sufficient to be deemed satisfactory to render the debris "contained out".

Any comments would be appreciated. I will take it up with the DERP PM from here.

Thank you,
Bill.

<image001.png> <image002.jpg> Bill Scott
Partner
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From: Edelstein, Gary A - DNR [<mailto:Gary.Edelstein@wisconsin.gov>]
Sent: Tuesday, September 23, 2014 2:53 PM
To: Bill Scott
Cc: Fassbender, Judy L - DNR
Subject: RE: question about "media" and debris

Hello Again Bill,

I should clarify my answer further. EPA had codified the “contained-in” policy for contaminated debris and then extended it to contaminated media by guidance. Contaminated concrete that became contaminated by a spill of listed HW that is intended to be disposed of is contaminated debris and a “contained-out” determination could be made for it.

However, as I stated below, our guidance, RR-705 and the RR-969 fact sheet, only address contaminated media. As discussed in our guidance, contaminated soil that contains a listed HW could be treated to meet appropriate soil RCLs for a “contained-out” determination and disposed of in an acceptable licensed solid waste disposal facility. However, contaminated debris isn’t soil, so we don’t have specific guidance on what level it could be treated to so it no longer contains a listed HW. It would have to be treated to an acceptable health based level for the contaminants that caused the waste to be listed.

I believe you could still submit a request for a “contained-out” determination to the RR Program in the DNR Region where the project is located if this is a cleanup site in accordance with the submittal guidance on starting on page 21 of the RR-705 guidance with the appropriate fee and we could work with the appropriate experts to determine what the health based level might be. We may have to ask someone from the Waste and Materials Management Program work on the determination.

Thanks, Gary E

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Gary A. Edelstein, Waste Management Engineer
(608)267-7563
Internet E-Mail => Gary.Edelstein@wisconsin.gov

From: Edelstein, Gary A - DNR
Sent: Tuesday, September 23, 2014 11:56 AM
To: 'Bill Scott'
Cc: Fassbender, Judy L - DNR
Subject: RE: question about "media" and debris

Hello Bill,

The EPA “contained-out” interpretation we follow is outlined in our Hazardous Waste (HW) Remediation Guidance, RR-705, which is referenced in the recent RR-969 fact sheet you refer to. As discussed in that guidance and EPA’s guidance on the subject, the interpretation only applies to (in-place) contaminated environmental media that contains a listed HW, the media itself isn’t a HW, but contains it. Contaminated media includes soil, groundwater and sediment. See this presentation from EPA on the topic of applicability to media:

<http://www.epa.gov/epawaste/hazard/correctiveaction/curriculum/download/hwid-spec.pdf>

Contaminated building material, such as a concrete floor slab, is not contaminated environmental media, so one couldn't treat that building material to meet soil RCLs and receive a "contained-out" determination.

Thanks, Gary E

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Gary A. Edelstein, Waste Management Engineer
Wisconsin Department of Natural Resources
Bureau for Remediation and Redevelopment - RR/5
P.O. Box 7921
Madison, WI 53707
(608)267-7563
Internet E-Mail => Gary.Edelstein@wisconsin.gov

dnr.wi.gov

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From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Monday, September 22, 2014 10:37 AM
To: Fassbender, Judy L - DNR
Cc: Edelstein, Gary A - DNR
Subject: FW: question about "media" and debris

Judy --

Thank you for returning my call so promptly and referring me to the proper expert. I just listened to your encouraging voice mail. I will await a contact from Gary Edelstein.

For Gary's information, three 6" cores of concrete were taken from the floor slab at the location of the former dry cleaning machine and two were < 9.4 micrograms per Kg and one tested 84 micrograms PCE per Kg, as compared with the contained out value of 153 milligrams per Kg.

My direct dial is 414-755-8144.

Regards,
Bill.

<image001.png> <image002.jpg> Bill Scott
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From: Bill Scott
Sent: Friday, September 19, 2014 2:13 PM

To: 'Judy.Fassbender@Wisconsin.gov'
Subject: question about "media" and debris

Judy –

How does DNR define "media" for purposes of RR 969? Does DNR believe "media" includes concrete debris?

I am doing a waste determination for a dry cleaner site. A consultant has suggested that concrete debris from breaking up a building slab over a contaminated area would be subject to the same contained out determination as the contaminated soil beneath the slab. That would be great, since the amount in the slab is far less than the contained out standard that applies to the soil, but I see no mention of debris in the RR969 guidance on contaminated "media" and I have always considered "media" to include only soil and groundwater.

Thank you,
Bill.

<image001.png> <image002.jpg> Bill Scott
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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Monday, December 01, 2014 11:49 AM
To: Ryan, Nancy D - DNR
Cc: Bill Scott
Subject: Express Cleaners - Zoning

Nancy -

The zoning of the former SCJ property at 2936 North Bay Drive is a Business District known as "O-I" which stands for "Office-Institutional." While the primary purpose is to accommodate office, government and institutional buildings, Parks and Playgrounds and Group Day Care Centers are permitted uses and Community Gardens are a conditional use.

Bill.



Bill Scott
Partner

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Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Thursday, April 23, 2015 8:35 AM
To: 'Bill Scott'
Subject: RE: Ehrlich / Former Express Cleaners BRRTS #02-52-547631
Attachments: RE: Haz Waste questions - Express Cleaners site

Hi Bill,

My recollection of our conversations and comments on your proposed remedial direction are provided below and highlighted in red text and it might be a good idea if you let me see the RFP before you send it out. My general comment is that you cannot be so prescriptive as to dictate clean-up numbers. You can/should provide information on the desired future use of these parcels.

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Friday, April 17, 2015 3:32 PM
To: Ryan, Nancy D - DNR
Subject: Ehrlich / Former Express Cleaners BRRTS #02-52-547631

April 17, 2015

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

Dear Nancy,

I have a draft RFP ready to seek rebid of the remediation for the above referenced site to address the concerns raised by you and other Department staff over the incomplete or otherwise un-approvable remedial proposals received in the last round. In an effort to ensure this is the last time it must be re-bid, I have several questions I would like you to address by reply email to make sure the bids we seek are directed toward remedial goals and demolition and waste handling positions supported by the Department. I also raise some other points on which we reached agreement at our meeting last November 20, to ensure they still meet the Department's satisfaction. If you want me to send another technical review form and fee, please advise.

1. Demolition. Based on the remedial proposals previously received, the Department agreed that the site is most effectively remediated by removal of the floor slab and foundation elements (the Department agreed that removal of the slab would accommodate better access to highly contaminated soil and that we would approve up to \$15,000 in costs associated with demolition if the proposed remedy included removal of the slab). I also suggested, that you can explain in the RFP that the costs for any building demolition will be the responsibility of the RP so need not be included in the bid if that's the way you want to do it. Of course the remedial proposal should indicate the extent of needed building/slab removal. Accordingly, the Department stated it would pay up to \$15,000 of demolition costs. The Department also said my client could contract directly for the remediation work rather than pass it through a remediation contractor. So long as my client goes through a bidding process for the demolition work, will the Department reimburse the \$15,000 based on the decisions made to date, or must my client require the new bids to separately propose remediation with and without demolition? Yes, if the selected bid includes slab removal, the Department would approve up to \$15,000 and the RP could solicit separate bids for demo costs.

2. Waste Handling. Based on test data previously provided, it was determined that certain portions of the slab, and probably any underlying concrete foundation elements, are contaminated with dry cleaning solvent and would become hazardous waste upon demolition. In response to my inquiry, the Department took the position that it would grant a contained out determination to allow the concrete to be disposed as solid waste at a licensed landfill **See Mike Ellenbecker's email response with respect to concrete and groundwater disposal**. Similarly, the Department took the position that the soils and groundwater at the site would also be determined to be contained out upon demonstration of contaminant content being less than applicable media standards. I need you to confirm that any impacted media remaining at the site will be "contained out" if it is shown to be less than the contained out media standards, regardless of whether it has been actively remediated. **I'm not sure I understand what you're asking here. Do you mean, upon excavation, it would be considered to be non-hazardous for disposal purposes if it is less than contained out media standards? If so, yes.**

3. Cleanup Goals. **Clean up goals are those necessary to meet the NR 700 closure requirements. For this site, this includes conducting remedial actions necessary to eliminate concerns related to direct contact with soil, protection of groundwater contamination from contaminated soil, prevention of contaminant migration and protect against vapor intrusion. These are the goals that should be included in a RFP. And the responses must indicate how the proposed remedial actions will accomplish closure.**

a. The Department has expressed the desire that the relatively contained contaminated mass be remediated more than actually required for soil (**direct contact**) RCLs, to minimize vapor intrusion risk and future direct contact exposure. **Soil RCLs include direct contact and protection of groundwater. The proposed remedial strategy should consider alternatives that will provide mass reduction, and accomplish groundwater cleanup goals, prevent migration of contamination offsite and eliminate the threat of vapor migration. An acceptable plan should justify how each pathway of concern will be addressed successfully (includes vapor). Given the low RCL for PCE/TCE based on protection of groundwater, the remedial strategy may propose an alternate clean-up goal, (i.e. mass reduction) which is more practicable but may be expected to adequately remediate groundwater and reduce the potential for vapor intrusion.** We determined the I-O zoning of the North Bay Drive property would allow for types of use such as parks and playgrounds as permitted use, and day care centers and community gardens as conditional uses. However, the North Main Street property is zoned differently and would be commercial use. **It would be helpful to know what the desired future use of each of the parcels is.**

b. Based on the remedial proposals previously received, the Department agreed that it would reimburse costs to try to achieve a relatively low cleanup goal because the highly contaminated "source" materials are not widespread and would serve as a continuous source of vapors (**and impact to groundwater**) if not controlled to a low concentration. Consequently, the Department agreed it would reimburse costs to try to attain a 1 pm concentration of contaminant in soil and saturated soil within limited areas of the site. **(this was based on two proposals that proposed clean-up goals of 1-1.25 mg/kg)** We recognize that current vapor intrusion regulations were not in effect when the previous bidding took place, but we have reason to believe the cost of achieving a site-wide 1 ppm cleanup goal will substantially exceed previous bid amounts. **Previous bid amounts did propose to clean up to this level)** Consequently, we have elected to strive for 1 ppm only on the North Bay Drive parcel (**because?**) and believe our 30 ppm goal is sufficient for the North Main Street parcel because it will allow case closure **(this clean-up goal addresses only the direct contact component. It would not be a given that you could achieve case closure with this strategy - other pathways, including groundwater, future use with respect to vapor, must be considered).** I attach a map showing our proposed remedial goals for the indicated three-dimensional areas and ask you to pre-approve these goals before we send out the RFP. **We will not approve these goals and as indicated above, for DERF eligibility, you cannot prescribe the clean-up goals. The remedial proposals must come from the consultants.** In addition to these specific area goals, the RFP seeks the overall goal of case closure, with or without a NA Closure using insurance.

c. The Department indicated it would like the soil and saturated soil/groundwater in the sewer line corridor. We are seeking bids for this treatment to extend from the service entry to the building to the property

boundary, to be remediated down to the depth of 8 feet and extending 1 foot wider than the trench backfill on each side of the trench. We propose to apply the same 30 ppm cleanup goal within that area. Does that meet your approval? **No, I don't agree with the 30 ppm cleanup, and you cannot dictate the cleanup goal. That is up to the bidders. But the RFP should say that the Department expects all migration pathways to be addressed, including the impacted sewer.**

4. Area of Contamination. The Department took the position that the "area of contamination" rule will apply to allow removal of soil or groundwater from one portion of the contaminated area and deposition in another portion of the contaminated area for treatment, without said materials being considered "generated" waste, without triggering the need for any solid waste permit or approval and without making the site a RCRA site or its state-law equivalent. I would like to encourage the consultants to consider removing the slightly contaminated soil from the North Bay Drive property for treatment at the North Main Street property. If that is not agreeable to the Department, please let me know.

5. VPLE Coverage for Affected Area. The Department took the position that no additional investigation needs to be completed to enroll in the VPLE Program but that only the Main Street property would be accepted into in the VPLE program. I have recently emailed Michael Prager in that regard. Pending conclusion of those discussions with Mr. Prager, a VPLE application will be submitted to enroll one or both of the properties in VPLE.

6. Need for Additional Vapor Assessment. As previously reported, a vapor assessment was performed on the structure proposed for demolition and not surprisingly, significant sub-slab vapor concentrations were encountered. Removal of the slab by demolition would allow for thorough remediation of the key source area and alleviate the need for a vapor mitigation system to protect the existing or a future building. However, the Department indicated a vapor assessment must be performed on the former Pugh Oil property. When should such assessment be performed? We believe the most appropriate time would be after remediation of the Main Street Property, because the Pugh Oil property is not residential (it is a dry cleaner) and because any vapors detected in advance of remediation could very well dissipate as a result of remediation. Consequently, we ask the Department to either approve the vapor assessment to be performed now, without bid, as a continuation of the site inspection, or be performed after the remediation as part of the remedial bid. We also request clarification of the Department's intended scope of the vapor investigation such as, 'investigate vapors from the property boundary to the outside wall of the former Pugh Oil building' or 'investigate at the property boundary and only if present there in excess of standards conduct additional tests for vapors in the soil just outside and the near wall of the former Pugh Oil building.' **Given the current use of the property, I believe that we can wait until after implementation of the remedy to assess the vapor intrusion potential at the Pugh Oil property. (As this decision is based on the current use of that property, we would like to know what chemical the dry cleaner is using). The RFP should stipulate that the bid must include costs to conduct a vapor assessment for the neighboring property to the north post remediation – again, these can be included as contingency costs.**

7. Need for Additional Monitoring Well. The Department has stated that one additional monitoring well is needed to define the eastern end of the plume. Please clarify whether that well can be installed now without bid as a continuation of the site inspection, or must be part of the remedial bid. We will suggest and verify your satisfaction the appropriate location for the well. **The requirement of installation of another well east of MW-6 should be included in the remedial bids as an contingency cost. Additional groundwater monitoring will be required (8 rounds)– and, it may be beneficial to collect a round of samples prior to implementation of any remedy. The RFP should stipulate a minimum of eight rounds of monitoring, with one round conducted pre-remedy. Based on the results of groundwater at MW-6, either pre-or post remediation, an additional well may be required. The cost to install an additional well (with costs for 7 rounds of sampling) should be added to the RFP as a contingency – the need being evaluated after a minimum of one round of monitoring.**

I recommend that the RFP include the following elements:
Include collection of soil confirmation samples post remediation
1 round of groundwater monitoring pre-remediation -
Minimum 7 rounds of groundwater monitoring post-remediation
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RFP should identify cleanup goals as those necessary to meet NR 700 closure requirements (not providing specific clean-up numbers)

I will call you to discuss, Bill.

Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



dnr.wi.gov



Regards,
Bill.



Attorneys at Law

Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

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Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Thursday, April 23, 2015 8:35 AM
To: 'Bill Scott'
Subject: RE: Ehrlich / Former Express Cleaners BRRTS #02-52-547631
Attachments: RE: Haz Waste questions - Express Cleaners site

Hi Bill,

My recollection of our conversations and comments on your proposed remedial direction are provided below and highlighted in red text and it might be a good idea if you let me see the RFP before you send it out. My general comment is that you cannot be so prescriptive as to dictate clean-up numbers. You can/should provide information on the desired future use of these parcels.

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Sent: Friday, April 17, 2015 3:32 PM
To: Ryan, Nancy D - DNR
Subject: Ehrlich / Former Express Cleaners BRRTS #02-52-547631

April 17, 2015

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

Dear Nancy,

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3. Cleanup Goals. Clean up goals are those necessary to meet the NR 700 closure requirements. For this site, this includes conducting remedial actions necessary to eliminate concerns related to direct contact with soil, protection of groundwater contamination from contaminated soil, prevention of contaminant migration and protect against vapor intrusion. These are the goals that should be included in a RFP. And the responses must indicate how the proposed remedial actions will accomplish closure.

a. The Department has expressed the desire that the relatively contained contaminated mass be remediated more than actually required for soil (direct contact) RCLs, to minimize vapor intrusion risk and future direct contact exposure. Soil RCLs include direct contact and protection of groundwater. The proposed remedial strategy should consider alternatives that will provide mass reduction, and accomplish groundwater cleanup goals, prevent migration of contamination offsite and eliminate the threat of vapor migration. An acceptable plan should justify how each pathway of concern will be addressed successfully (includes vapor). Given the low RCL for PCE/TCE based on protection of groundwater, the remedial strategy may propose an alternate clean-up goal, (i.e. mass reduction) which is more practicable but may be expected to adequately remediate groundwater and reduce the potential for vapor intrusion. We determined the I-O zoning of the North Bay Drive property would allow for types of use such as parks and playgrounds as permitted use, and day care centers and community gardens as conditional uses. However, the North Main Street property is zoned differently and would be commercial use. It would be helpful to know what the desired future use of each of the parcels is.

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6. Need for Additional Vapor Assessment. As previously reported, a vapor assessment was performed on the structure proposed for demolition and not surprisingly, significant sub-slab vapor concentrations were encountered. Removal of the slab by demolition would allow for thorough remediation of the key source area and alleviate the need for a vapor mitigation system to protect the existing or a future building. However, the Department indicated a vapor assessment must be performed on the former Pugh Oil property. When should such assessment be performed? We believe the most appropriate time would be after remediation of the Main Street Property, because the Pugh Oil property is not residential (it is a dry cleaner) and because any vapors detected in advance of remediation could very well dissipate as a result of remediation. Consequently, we ask the Department to either approve the vapor assessment to be performed now, without bid, as a continuation of the site inspection, or be performed after the remediation as part of the remedial bid. We also request clarification of the Department's intended scope of the vapor investigation such as, 'investigate vapors from the property boundary to the outside wall of the former Pugh Oil building' or 'investigate at the property boundary and only if present there in excess of standards conduct additional tests for vapors in the soil just outside and the near wall of the former Pugh Oil building.' Given the current use of the property, I believe that we can wait until after implementation of the remedy to assess the vapor intrusion potential at the Pugh Oil property. (As this decision is based on the current use of that property, we would like to know what chemical the dry cleaner is using). The RFP should stipulate that the bid must include costs to conduct a vapor assessment for the neighboring property to the north post remediation – again, these can be included as contingency costs.

7. Need for Additional Monitoring Well. The Department has stated that one additional monitoring well is needed to define the eastern end of the plume. Please clarify whether that well can be installed now without bid as a continuation of the site inspection, or must be part of the remedial bid. We will suggest and verify your satisfaction the appropriate location for the well. The requirement of installation of another well east of MW-6 should be included in the remedial bids as an contingency cost. Additional groundwater monitoring will be required (8 rounds)– and, it may be beneficial to collect a round of samples prior to implementation of any remedy. The RFP should stipulate a minimum of eight rounds of monitoring, with one round conducted pre-remedy. Based on the results of groundwater at MW-6, either pre-or post remediation, an additional well may be required. The cost to install an additional well (with costs for 7 rounds of sampling) should be added to the RFP as a contingency – the need being evaluated after a minimum of one round of monitoring.

I recommend that the RFP include the following elements:

Include collection of soil confirmation samples post remediation

1 round of groundwater monitoring pre-remediation -

Minimum 7 rounds of groundwater monitoring post-remediation

Costs to install a contingency well: Based on pre or post-remediation monitoring, costs to install an additional monitoring well to the east of MW-6. (i.e. if an enforcement standard is exceeded in that well)

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I will call you to discuss, Bill.

Regards,

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Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

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Regards,
Bill.



Attorneys at Law

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Friday, May 01, 2015 9:22 AM
To: Ryan, Nancy D - DNR
Cc: Bob Nauta; Sophie Vitek
Subject: RE: Ehrlich / Former Express Cleaners BRRTS #02-52-547631
Attachments: Remediation RFP 5 1 15 (00041506).pdf; TABLES.pdf

Hi Nancy –

It would be great if you could review this today, as I want very much to get it out to consultants and receive some proposals. I attach a different version of the RFP because there was a typo regarding the Figures in the one I sent previously. I also attach the tables and figures.

If you want to call to discuss, please do. I am working out of the office but am checking emails and sometimes even have cell coverage at 414-378-5467. If I do not answer, please leave a message.

Have a great weekend!

Bill.



Bill Scott
Partner

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Attorneys at Law

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From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Tuesday, April 28, 2015 5:22 PM
To: Ryan, Nancy D - DNR
Subject: RE: Ehrlich / Former Express Cleaners BRRTS #02-52-547631

Nancy - Here is the draft RFP for remediation. The demolition would be bid on a separate RFP. If you want the figures, just ask.

Bill.



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Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

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Regards,
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Attorneys at Law

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DRAFT

April 28, 2015

[Name of Consultant] (add to page header)
[Consultant Address]

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

Dear [Name of Consultant]:

This is our request for your remedial action bid proposal (your "Proposal") for remediation of the above-referenced, Dry Cleaner Environmental Response Program ("DERP") Site and the adjacent property located at 3936 North Bay Drive (collectively, the "Site") – see Figure 1, Site Location Map. We represent the Site owner, the Ehrlich Family Limited Partnership ("EFLP"). We request you submit your Proposal prepared in accordance with this invitation to bid. If you decide not to submit a Proposal, please let us know as soon as possible. Proposals submitted to the Wisconsin Department of Natural Resources in the past were disqualified for one of several reasons, primarily for being insufficiently thorough.

Site Description.

The Site consists of a one-story, 6804 square foot strip mall (without a basement) on a 0.77 acre lot located at 3921 - 3941 North Main Street and the adjacent 0.45 acre lot located at 3936 North Bay Drive, Racine, Wisconsin 53402-3611. The northern unit of the strip mall (3941 N. Main Street) was formerly the location of a dry cleaning operation from 1971 until approximately 2006. The Site has been contaminated by dry cleaning solvents, as shown on Figure 2. Monitoring well locations are plotted on Figure 3; groundwater concentrations from the most recent sampling event are summarized in Table 1. Concentrations of PCE, TCE, cis-1,2 DCE and vinyl chloride in groundwater all exceed the enforcement standards. Impacted soils are present in some locations directly beneath the paved surfaces and building slab, and extend beneath the water table to a depth of up to approximately 11 feet. Impacted soils within 4 feet of the ground surface exceed the direct contact industrial RCLs for some contaminants. Soil vapor beneath the foundation of the strip mall building contains PCE and/or TCE in excess of the US EPA Target Shallow Gas Concentration standards. An off-site monitoring well west of Main

[Name of Consultant]:

April 28, 2015

Page 2

Street tested on April 7, 2011 did not contain dry-cleaning related contaminants above laboratory analytical detection limits. Additional information is contained in the Site Investigation Report and Additional Site Activities Report, portions of which are enclosed. We will send you the full Site Investigation Report as a .pdf file via email upon request.

Assumptions Applicable to All Proposals

In preparing your Proposal, assume the following:

- 1) All business activities at the Site have ceased and the entire Site is available for your use;
- 2) Portions of the floor slab that have been shown by testing to be contaminated with hazardous waste and the condition of any foundation elements below those portions of the floor slab is unknown (see Figure 4). If you believe it would be cost-effective, include a separate line item in your cost for seeking a DNR 'contained out' or similar determination to allow disposal of such contaminated concrete as non-hazardous waste;
- 3) You will be responsible for obtaining the raze permit and disconnecting and capping gas, electric, sewer and water utilities at the property boundary unless your Proposal states that you arrange to have specified utilities remain available for use in remediation, in which case you will be responsible for proper disposition and metering of any such specified utilities; and
- 4) The Main Street Property has been or will be enrolled in the VPLE program before remediation is commenced.

Miscellaneous Project Requirements

- 1) Your proposal must explain how and when the proposed remedial action will result in case closure and issuance by the DNR of the full cleanup VPLE Certificate of Completion, provided that following remediation the use of the Main Street Property will be commercial use appropriate to the B2 "Commercial Shopping District" zoning designation and the use of the North Bay Drive Property will be appropriate to the O-I Institutional/Office Zoning designation (which may include parks, playgrounds, day care centers and community gardens).
- 2) Your proposal must address all migration pathways.
- 3) Your proposal must clearly state whether you believe there are any groundwater receptors and what affect your conclusion has on any applicable groundwater RCL.
- 4) Your proposal must address whether remediation of contaminated areas is necessary to achieve case closure and VPLE Certificate of Completion, including the corridor where the

[Name of Consultant]:

April 28, 2015

Page 3

sewer and water utility lines extend from the western property boundary to the former point of entry into the building.

5) Your proposal must clearly state whether the demolition of the building would be beneficial for completion of the proposed remedial activities. If you believe demolition would be beneficial and your proposal is selected, the building will be demolished by others with the exception of the slab and any underlying improvements, the removal and disposal of which should be included in your proposal, including the contaminated portion of the slab.

6) Your Proposal must clearly state how and when the consultant will demonstrate the progress and effectiveness of the remedial strategy – e.g., by means of periodic groundwater sampling, post remediation soil sampling, etc. The costs for these activities are to be included in your Proposal.

7) Your proposal must state when you expect to achieve case closure and discuss your reasoning for arriving at that conclusion. If case closure is not expected within three years, you must explain how performance of any remedial or monitoring activities that remain incomplete one year after commencing remediation will not interfere with commercial redevelopment of the Site.

8) Your Proposal must clearly state how all soils within 4 feet of the ground surface will be remediated below the direct contact residential RCLs.

Cleanup Goals

General. The primary remedial goal is for DNR to award case closure and a full-cleanup VPLE certificate of completion for the hazardous substances at and originating from the Site.

Soil. Your Proposal should clearly explain your soil remediation goals and show your own interpretation, based on the data, of the areas and depths of soil that must be treated to achieve your target soil remediation goals. Soil concentrations from the site investigation are summarized in Table 2. Please note, that some of the soil samples were collected from beneath the water table. For purposes of achieving soil goals, samples collected beneath the water table are not to be considered to represent soil conditions, but rather should be considered a result of groundwater conditions. For help in determining sample depths compared with groundwater depth, Figure 5 is provided, showing the approximate depth to groundwater.

Groundwater. You must determine whether groundwater remediation is necessary to obtain case closure and a full VPLE certificate of completion for the hazardous substances at and originating from the Site, including from the perspectives of any potential groundwater receptors and

[Name of Consultant]:

April 28, 2015

Page 4

potential generation of soil vapors. If groundwater remediation is necessary, you must address the method and costs of any groundwater remedial activity proposed and the goals including concentration/mass reduction and the three-dimension areas subject to suggested groundwater remediation goals. If natural attenuation will be relied upon for a remedy to ensure the DNR finds that the groundwater quality will be restored to the extent practicable through natural attenuation, then your Proposal shall include the costs of: applicable environmental insurance premium; demonstrating the plume is stable or receding and; demonstrating that natural attenuation is occurring and will continue.

Soil Vapor. The goal is to demonstrate that contaminated media remaining at the Site following remediation will not cause a vapor action level in indoor air to be attained or exceeded. All proposals must include a contingency expense to assess vapor intrusion potential at the former Pugh Oil building, now Express Cleaners, located on the land just north of the Site (assume this contingent vapor assessment would be performed after remediating the Site).

Reduction of Contaminant Mass and Concentration. The DNR has agreed that the 'Area Of Contamination' rules will apply so that any of the contaminated areas could be excavated and the contaminated media consolidated for treatment and management at an area of greater contamination within the Area of Contamination at the Site, in accordance with the DNR's Area Of Contamination rules.

Required Content of Proposals

Your Proposal must contain all of the information requested below, or it will be deemed incomplete. The underlined citations may provide further detail on the stated requirement. 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. NR 169.23(2)(d). Sealed Bid submitted by specified date. Bids must be sealed in an inner envelope and then placed in an outer envelope, which is also sealed. The outer envelope should clearly be labeled: "Sealed bid enclosed". The inner envelope should be labeled with the consultant's name, the site name and BRRTS number, the bid opening date, and state that the type of bid is enclosed is a "remedial action." A sealed bid must be delivered to the owner/operator requesting the bid and a second sealed bid must be delivered to the DNR project manager assigned to the dry cleaner.
2. NR 169.23(3)(b). Include statements regarding consultant's ability to:
 - a. Be fully informed about the project scope & have the expertise to analyze

[Name of Consultant]:

April 28, 2015

Page 5

- alternatives and design the most suitable response action.
 - b. Provide necessary staff and facilities for all phases of planning, design, construction, and operation.
 - c. Provide qualified technical reviewers to advise the owner and work toward remedial goals.
 - d. Perform all services in an ethical, professional, timely manner.
- 3. NR 169.23(6)(a). NR 722 technical & economic feasibility evaluation of alternatives, including natural attenuation and enhanced NA.
- 4. NR 169 (6)(b). Description of the remedy proposed and how the remedy will result in NR 726 closure.
- 5. NR 169(6)(c). Clear description & itemized list of consultant & contract services included in the proposed remedy.
- 6. NR 169(6)(d). Description & cost estimate for implementation, analysis and interpretation of pilot test for active remedial systems, unless the consultant can justify that a pilot test is unnecessary (by providing examples of Wisconsin locations of similar soil and groundwater characteristics where the proposed remedial method was successful on similar contaminants.
- 7. NR 169(6)(e). Total cost estimate for all consultant & contract services and subtotal for each component service itemized in your Proposal.
- 8. NR 169.23(6)(f). Include the following for every service or units of service (see NR 169.23(7) for list of services to be priced per hour or per unit):
 - a) Price per hour or per unit of service.
 - b) A reasonable, good faith estimate of number of hours or units of service to be provided.
 - c) Total estimated price for service.
 - d) Estimated schedule by which consultant and contractor will perform their services.
- 9. NR 169.23(9)(a). Certification statement by consultant:
 - a) Consultant and contract services will comply with NR 700 – 754.
 - b) Upon request, consultant will make available to the DNR for inspection and copying all documents and records related to the contract services.
 - c) Consultant did not prepare bid in collusion with any other consultant submitting a bid on the site.

[Name of Consultant]:

April 28, 2015

Page 6

10. NR 169.23(9)(b)(1). Certification of Insurance from an agent licensed to do business in Wisconsin. The insurance company must have an A.M. Best rating of A- or better. Please note that Certificates of Insurance often do not include all the information required by this rule. It is the consultant's responsibility to submit the required information. Please do not submit expired insurance certificates.

- a) Errors & omissions of \$1 M/claim and minimum \$1 M/year aggregate.
- b) Policy is an occurrence based or claims made policy.
- c) If claims made policy, consultant agrees to obtain similar policy for subsequent 3 years.
- d) Maximum deductible of less than \$25,000/claim or (NR 169.23(9)(b)2.) consultant must furnish proof of financial responsibility for amount of deductible.

11. Site Map. Your Proposal must illustrate the areas of treatment on a site map and for each area treated must show the depth of proposed treatment.

12. Soil Vapor. Please include a statement of how your proposed remedy will prevent vapors in excess of vapor screening risk levels from migrating off the Site. If you are not convinced your remedy will not prevent such vapor levels from leaving the Site, include a cost for performing vapor screening after completion of remedial measures but before the final round of ground water monitoring needed for case closure.

13. Required Remedial Work. Your Proposal must include an itemized cost estimate to perform the following remedial work:

- a) Finish all disturbed areas on the North Main Street portion of the Site by filling with verified-clean, #6 crushed stone fill compacted in 12-inch lifts.
- b) Finish all disturbed areas on the North Bay Drive portion of the Site by filling with verified-clean, topsoil fill and seed all disturbed areas with a high quality, weed-free seed mix.

14. Cost Estimates. Estimated costs should be summarized on DNR Form 4400-214d. Your Proposal must include itemized costs for:

- a) Contingency installation of one additional monitoring well to be generally located at the eastern margin of the groundwater plume affecting the North Bay Drive portion of the Site at a location satisfactory to DNR.

[Name of Consultant]:

April 28, 2015

Page 7

- b) Vapor assessment to determine whether vapors from the Site have impacted the former Pugh Oil building located adjacent to the northern boundary of the Main Street portion of the Site. This assessment should include preliminary monitoring at the property boundary and expand northward to the exterior of the former Pugh Oil building if warranted by the presence of vapors in excess of screening levels at the property boundary. The preliminary testing should be performed before commencement of the remedy and the need for and timing of any additional testing will be negotiated with DNR.
- c) Remedial activities may require the abandonment of one or more existing groundwater monitoring wells. Your Proposal should include abandonment costs, indicate the consultant's opinion as to whether or not abandoned wells should be replaced, and include the cost of replacement of any wells that the consultant believes should be replaced.
- d) At least one round of pre-remedial groundwater monitoring and seven quarters of post-remedial monitoring and reporting and well abandonment (state the number of rounds, number of sampling points and test methods to be performed).
- e) Post-remedial soil sampling to confirm the adequacy and effectiveness of remediation.
- f) Report preparation and regulatory interaction necessary to attain NR 726 case closure of the entire Site and VPLE Certificate of Completion for the North Main Street portion of the Site, at minimum, including costs to prepare closure reports, GIS Registry documents, maintenance plans, etc.

15. Proposed Work Schedule. Your Proposal should include a proposed work schedule for conducting each phase of the remedial work. The work schedule should include the proposed start date and the number of anticipated weeks/months/years to complete each major phase of remedial, post-remedial, and monitoring work. Please include any limitation on proposed start date and any limitation date for receiving notice of project award.

If your consulting firm decides to submit a Proposal for the Site, provide one copy to the undersigned and another copy, in double sealed envelopes, to the DNR project manager for the Site at the address listed below.

Ms. Nancy Ryan
Wisconsin Department of Natural Resources

[Name of Consultant]:

April 28, 2015

Page 8

2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212

Your Proposal and all other bid proposals must be received by this firm and DNR by close of business on May _____, 2015. 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 DNR for approval. Once DNR 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 DNR without first discussing the matter with us. Thank you for your time, and we look forward to reviewing your Proposal.

Sincerely,

William P. Scott

WPS/ms
Enclosures

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

[Name of Consultant]:
April 28, 2015
Page 9

bcc: James Small

TABLE 1
GROUNDWATER QUALITY
EXPRESS CLEANERS
RACINE, WISCONSIN
All concentrations in µg/L

WELL	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachlorethene	Trichloroethene	Vinyl chloride
MW1	15.3	<0.79	173	4.9	<0.18
MW2	17.8	<3.95	58	6.5	<0.9
MW3	600	<39.5	770	82	<9
MW4	<0.74	<0.79	<0.44	<0.47	<0.18
MW5	<0.74	<0.79	<0.44	<0.47	<0.18
MW6	19.1	<0.79	6.5	3.03	<0.18
MW7	<0.74	<0.79	<0.44	<0.47	<0.18
MW8	99	<39.5	810	<23.5	<9
MW9	<0.74	<0.79	1.52	<0.47	<0.18
MW10	<0.74	<0.79	<0.44	<0.47	<0.18
MW11	<0.74	<0.79	<0.44	<0.47	<0.18
MW12	1.91	<0.79	5.4	<0.47	<0.18
MW13	<0.74	<0.79	<0.44	<0.47	<0.18
MW14	<0.74	<0.79	<0.44	<0.47	<0.18
MW15	<0.74	<0.79	<0.44	<0.47	<0.18
PZ1	<0.74	<0.79	2.34	<0.47	<0.18

TABLE 2
TETRACHLOROETHENE CONCENTRATIONS IN SOIL
EXPRESS CLEANERS
RACINE, WISCONSIN

SAMPLE	DEPTH (FT)	PCE (mg/kg)	SAMPLE	DEPTH (FT)	PCE (mg/kg)
PZ1	1 - 3	0.37	B15	4 - 6	<0.025
MW1	3.5 - 5.5	0.43	B16	2 - 4	<0.025
MW2	1 - 3	1.74	B17	2 - 4	<0.025
MW3	1 - 3	8.4	B18	2 - 4	<0.025
MW4	1 - 3	<0.025	B19	2 - 4	<0.025
MW6	2 - 4	0.048	B20	2 - 4	0.104
MW8	1 - 3	0.33	B21	2 - 4	<0.025
MW12	1 - 3	<0.018	B22	2 - 4	0.67
MW14	3 - 5	<0.024	B23	2 - 4	<0.025
MW15	2 - 4	<0.024	B24	2 - 4	<0.025
B1	4	121	B25	2 - 4	<0.025
B2	2	9.9	B26	2 - 4	<0.025
B2	12	0.465	B27	2 - 4	<0.025
B3	4	21.1	B28	2 - 4	<0.025
B4	2 - 4	270	B29	2 - 4	<0.025
B4	4 - 6	1.38	B30	2 - 4	<0.025
B4	14 - 16	0.27	B31	2 - 4	<0.025
B5	2 - 4	66	B32	2 - 4	<0.025
B5	10 - 12	0.305	B33	2 - 4	<0.025
B6	2 - 4	136	B34	3 - 5	<0.024
B6	12 - 14	174	BA1	2	0.13
B7	2 - 4	10.2	BA2	0.5	0.65
B7	6 - 8	77	BA2	2	0.70
B8	2 - 4	0.067	BA3	0.5	1.2
B9	0 - 2	92	BA3	2	1.3
B9	8 - 10	770	BA4	0.5	0.69
B10	2 - 4	14	BA4	2	0.10
B10	8 - 10	0.028	BA5	3	0.043
B11	2 - 4	63	BA6	0.5	0.056
B11	6 - 8	590	BA6	2	0.074
B12	2 - 4	1.37	BA7	0.5	0.084
B13	2 - 4	0.112	BA7	2	0.38
B13	6 - 8	68	BA8	1.5	<0.025
B14	2 - 4	0.131	BA9	0.5	0.033
B15	2 - 4	<0.025	BA9	2	1.2

Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Monday, May 04, 2015 9:52 AM
To: Ryan, Nancy D - DNR
Cc: Bill Scott; Bob Nauta
Subject: Former Express Cleaners
Attachments: Remediation RFP 5 1 15 (00041506).pdf; FIGURES final (00041489).pdf; TABLES.pdf

Importance: High

Nancy - I am sending this to Bob and myself so we can try opening the attachments and verify they work. Sorry about the last try!

Bill.



Bill Scott
Partner

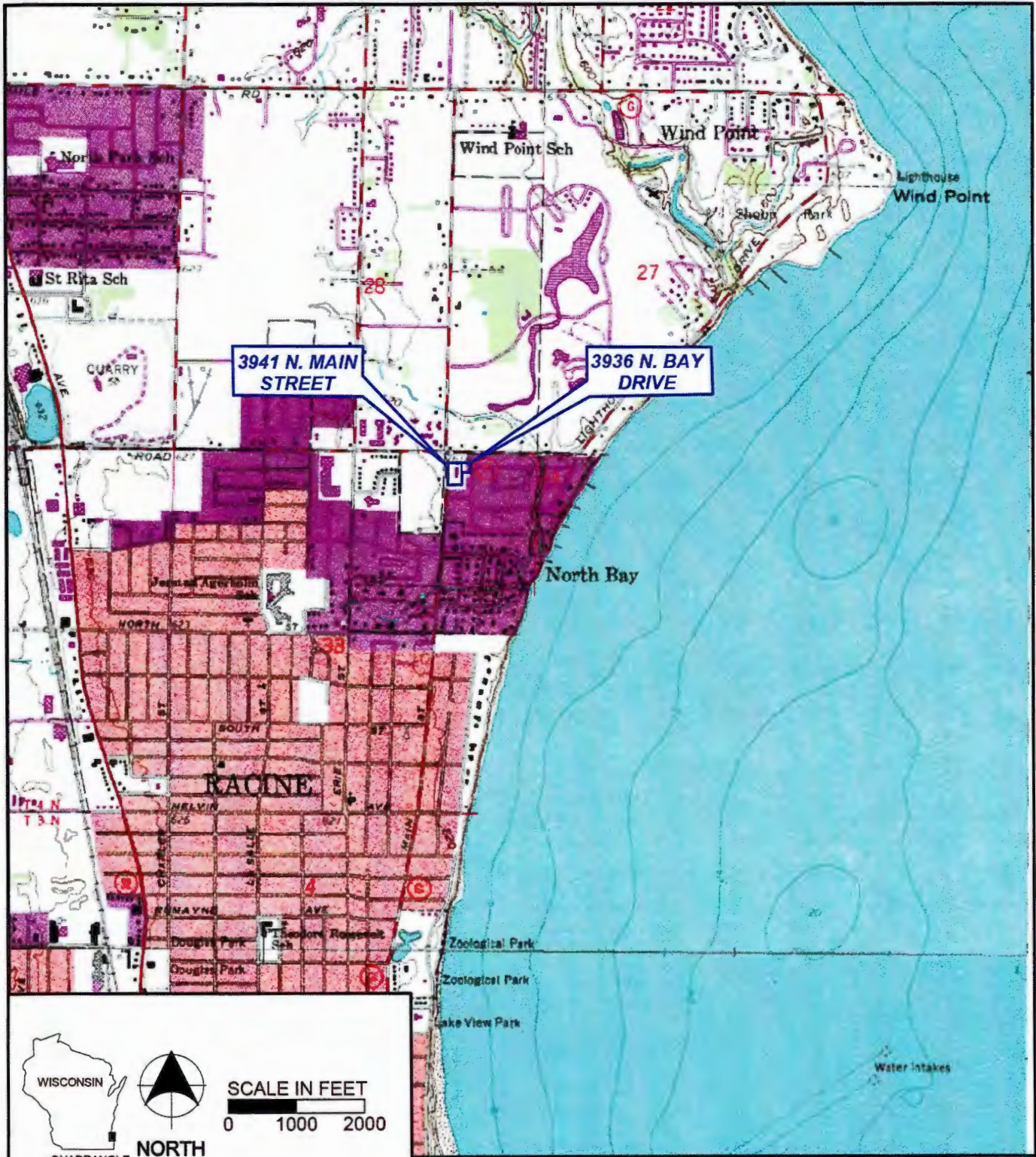
111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

Attorneys at Law

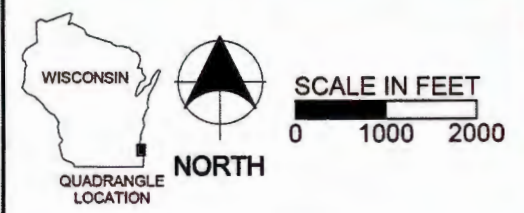
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MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE, RACINE NORTH, WISCONSIN, 1971.



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 T: 414-277-8500
 F: 414-277-8521

EHRlich FAMILY LIMITED PARTNERSHIP
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN
SITE LOCATION

FIGURE
1

DRAWN BY	PROJ. No.	DATE	FILE
RN	10-203	06 APR 15	SITE LOC

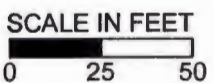
- - - - - WATER
 - - - - - SEWER
 - - - - - GAS
 - - - - - PROPERTY LINE
 10.2 ⬠ SOIL BORING (WITH PCE CONCENTRATION IN mg/kg)
 ○ UTILITY POLE

CURRENT EXPRESS CLEANERS

NORTH MAIN STREET

BUILDING

BUILDING



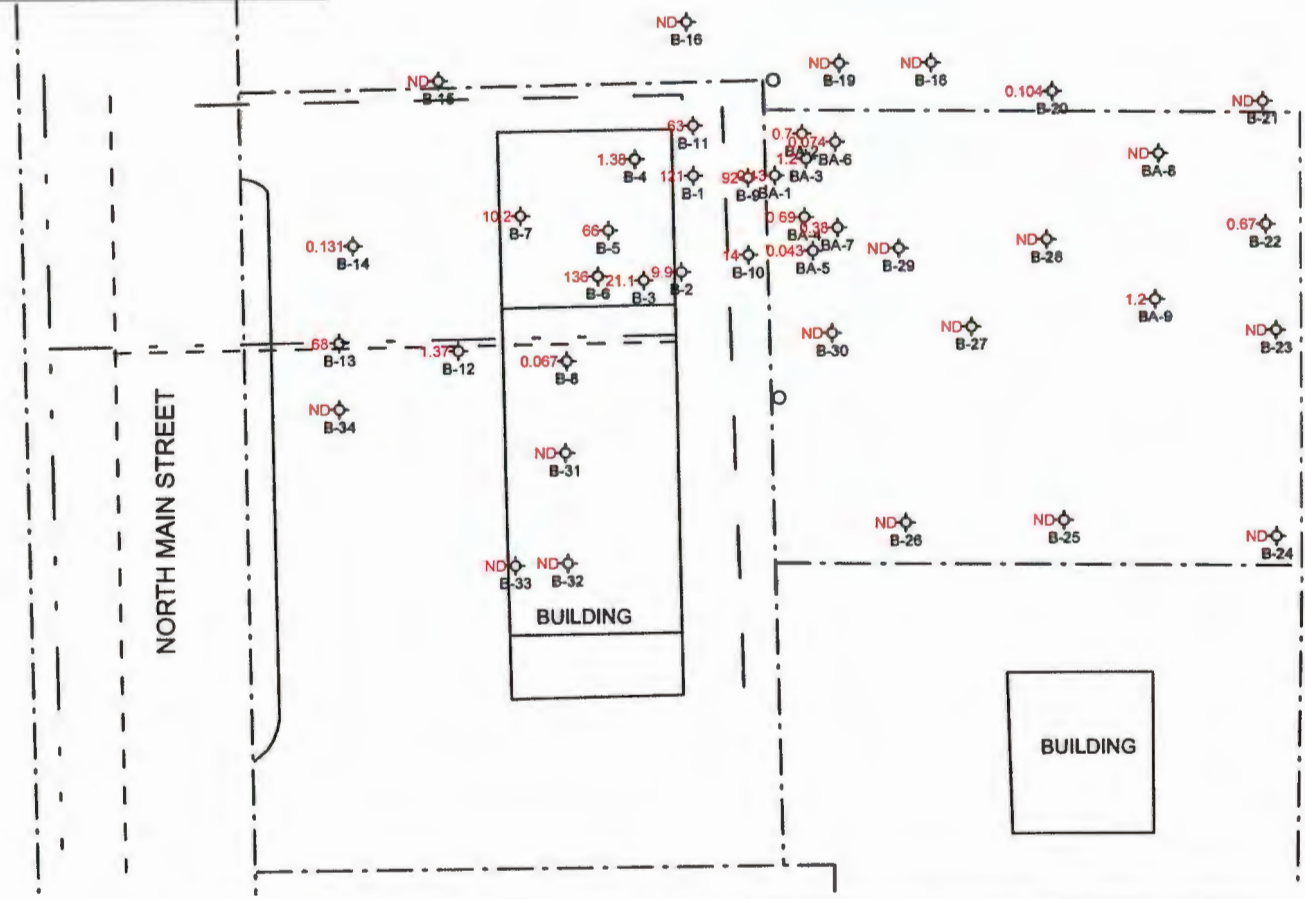
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HARLAN
 Attorneys at Law

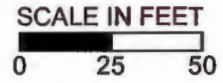
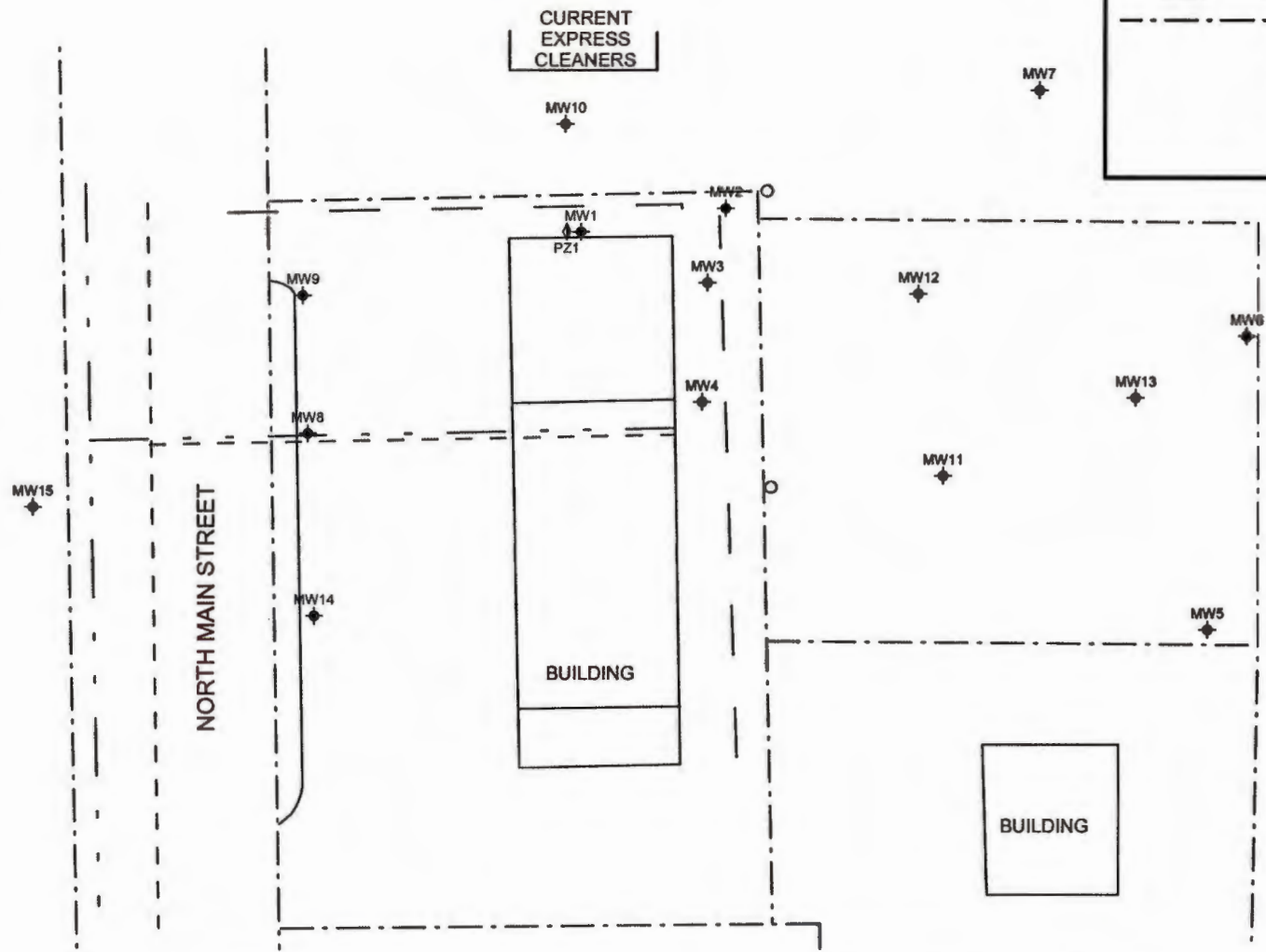
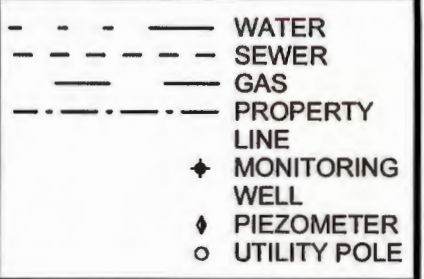
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EHRlich FAMILY LIMITED PARTNERSHIP
 FORMER EXPRESS CLEANERS
 RACINE, WISCONSIN
 PCE CONCENTRATIONS IN SOIL

FIGURE
2

DRAWN BY	PROJ. No.	DATE	FILE
RN	10-105	06 APR 15	PCE





**GONZALEZ
SAGGIO
HARLAN**
Attorneys at Law

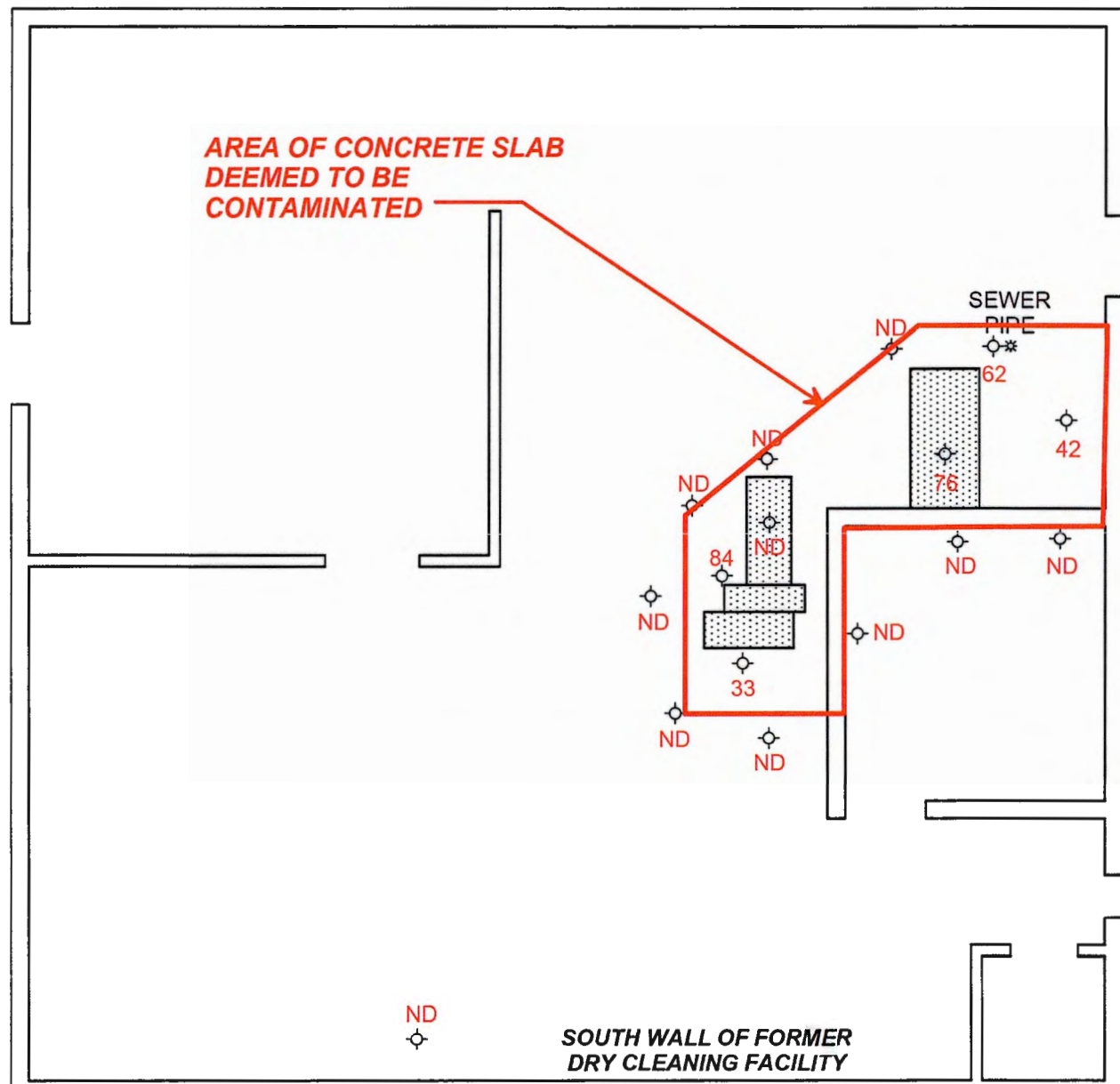
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**EHRlich FAMILY LIMITED PARTNERSHIP
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN
MONITORING WELL LOCATIONS**

**FIGURE
3**

DRAWN BY	PROJ. No.	DATE	FILE
RN	10-105	28 JAN 15	WELL LOC

**AREA OF CONCRETE SLAB
DEEMED TO BE
CONTAMINATED**



ND

**SOUTH WALL OF FORMER
DRY CLEANING FACILITY**



NORTH

SCALE IN FEET
0 3 6



MACHINE FOOTPRINT



CONCRETE CORE
PCE CONCENTRATIONS
IN $\mu\text{g}/\text{kg}$. ND = NON DETECT

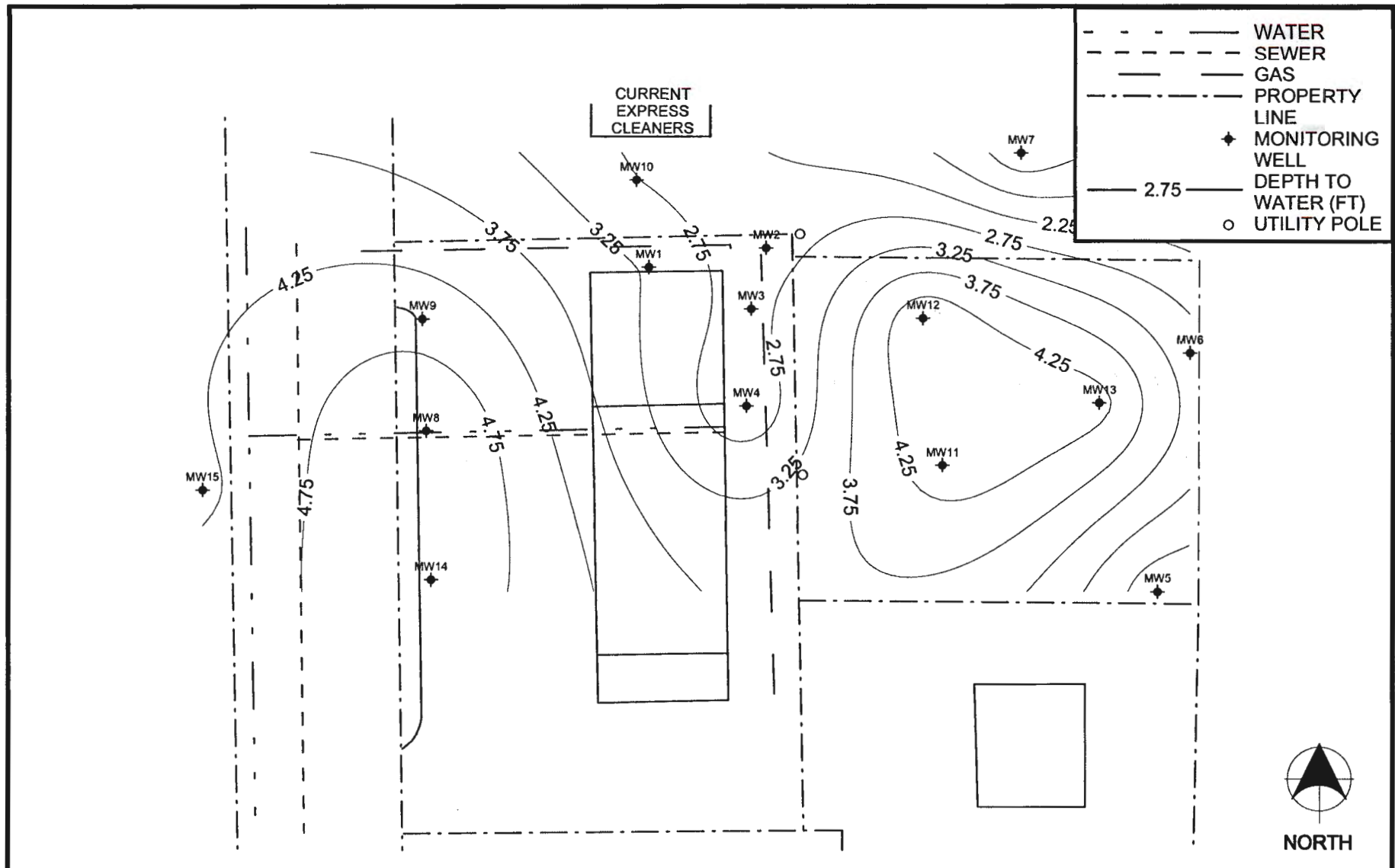
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**EHRlich FAMILY LIMITED PARTNERSHIP
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN
CONCRETE CORE SAMPLES**

**FIGURE
4**

DRAWN BY	PROJ. No.	DATE	FILE
RN	10-203	07 APR 15	CONT CONC



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EHRlich FAMILY LIMITED PARTNERSHIP
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN
DEPTH TO GROUNDWATER

DRAWN BY	PROJ. No.	DATE
RN	10-105	06 APR 15

**FIGURE
5**

FILE
DTW

Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Tuesday, May 05, 2015 7:53 AM
To: Ryan, Nancy D - DNR
Subject: Re: Ehrlich - verify cleanup goal
Attachments: image002.jpg

Great, thanks. The RFP will go out today!

Bill Scott
Sent from my I-Phone

On May 5, 2015, at 7:35 AM, Ryan, Nancy D - DNR <Nancy.Ryan@wisconsin.gov> wrote:

No, I assume they will provide a total, but nothing wrong with indicating that they should consider remediating saturated as well as unsaturated soil in order to meet clean-up/closure goals.

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Tuesday, May 05, 2015 7:28 AM
To: Ryan, Nancy D - DNR
Subject: Re: Ehrlich - verify cleanup goal

Ok- I will not use a target concentration, but did you mean the DNR likes the 1000 ppb number? I had lumped the soil and groundwater mass reduction after our phone call- do you suggest splitting them out and seeking a reduction estimate for both separately?

Bill Scott
Sent from my I-Phone

On May 5, 2015, at 7:24 AM, Ryan, Nancy D - DNR <Nancy.Ryan@wisconsin.gov> wrote:

I don't believe you can prescribe a clean-up goal, i.e. 1000 ppb. I seen no reason why you can't ask for the bidder to indicate the estimated amount of mass reduction that will occur in saturated and unsaturated soil.

From: Bill Scott [mailto:Bill_Scott@gshllp.com]
Sent: Monday, May 04, 2015 4:25 PM
To: Ryan, Nancy D - DNR
Subject: Ehrlich - verify cleanup goal

Nancy -

You said that you and others, particularly a Vapor Intrusion member of the DERP Closure Committee, would support a 1000 goal and that it was supportable because the NR 140 standard was 5. You did not specify units, but I assume that you are talking micro grams per kilogram (ppb). I also assume you were talking soil, not groundwater, so that we would knock the soil down to

1000 ppb PCE. Correct? Or are you talking groundwater? Or soil and groundwater? Soil and saturated soil.

The high water table (3 feet below ground surface) means that there will be considerable contaminated mass below the water table. I would sure like to specify they remediate soil and groundwater within the sewer corridor and the other hotspot down to 6 or 8 feet bgs with the goal of 1000 ppb. [In the last bid, ERM was going to soil mix to 7 to 11 feet bgs depending on the depth to confining layer]. Can you comment on my ability to ask the bidders to "estimate the amount of contaminant mass reduction that will occur within the (sewer corridor and soil > 1000 ppb) by the time they seek case closure"

Bill.

<image001.png> <image002.jpg> Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

Profile | E-Mail | Website | Newsletter | Offices
<image004.png> <image003.png> <image006.png>

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Wednesday, May 06, 2015 2:24 PM
To: Ryan, Nancy D - DNR
Subject: Former Express Cleaners - RFP attached
Attachments: Final Remediation RFP 5 6 15 de Courcy-Bower-ERM (00041609).pdf; Tables to Remediation RFP 5 5 15.pdf; Appendix A to remediation RFP 5 5 15 (00041589).pdf; Figures to Remediation RFP 5 5 15 (00041592).pdf

Nancy –

This RFP was mailed today, and also sent and received by email today. The other proposals were mailed but not emailed yesterday. You will receive by mail one hard copy and a list of the consultants that received the RFP.

We expect to review proposals on May 20, select a proposal on May 21 and seek your approval by close of business on May 21. Is there any way of ensuring your availability on May 22 to review our selection?

Bill.



Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

Attorneys at Law

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Wednesday, May 13, 2015 5:41 PM
Subject: Former Express Cleaners, Racine - Notice of Extension of Deadline for Submitting Proposal

Importance: High

You are receiving this email to inform you that the deadline for submitting a proposal has been extended from May 19, 2015 to close of business on May 27, 2015.



Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

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Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Friday, May 22, 2015 3:51 PM
To: Ryan, Nancy D - DNR; Mylotta, Pamela A - DNR
Cc: Bill Scott; Bob Nauta - RJN
Subject: Former Express Cleaners, Racine - Notice of A Second Extension of Deadline for Submitting Proposal

Nancy –

The email below was sent to all the recipients of the RFP that had indicated previously that they intended to submit a proposal. I extended the deadline to ensure that I would receive at least three proposals.

I became concerned after learning that one company was not able to get costs from subcontractors, and thus would either not submit or would have to throw it together. My concerns were heightened when I learned another company was having difficulty making the deadline and the lead responder for a third company had the misfortune of losing time for a serious family medical emergency. To date, two consultants on the original list have said that they will NOT submit. This being the fourth RFP for this site, I simply cannot risk getting fewer than three proposals.

Before I sent the notice of extension, I tried to call you and Pam Mylotta to discuss the matter. Not being able to reach either of you, I sought advice from Bob Nauta, who explained that frequently the sub-contractors do not work on their cost estimates until weekends, and with the holiday weekend their patience and availability was short. He tried calling Linda Michalets, but she was out. Then I checked NR 169.11(1)(c) and NR 169.23(2) and (3). Then I decided I had to extend for the reasons explained above, and I sent the email.

If you have any issue with my decision, please contact me.

Bill.

This is notice that the deadline for submitting Proposals has been extended again. The new deadline is 12 o'clock noon on May 29, 2015. By that time a hard copy of your Proposal in double sealed envelopes must be delivered to Nancy Ryan at DNR and a duplicate to Bill Scott in double sealed envelopes at the address below. All proposals will be opened shortly after noon on May 29, 2015. Submittals may NOT be made via email.

Nancy Ryan's address:
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

Bill Scott's address:
William P. Scott
Gonzalez, Saggio & Harlan LLP

111 E. Wisconsin Ave.
Suite 1000
Milwaukee, WI 53202

Thank for choosing to submit a Proposal.

Bill Scott



Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

Attorneys at Law

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Ryan, Nancy D - DNR

From: Lori Huntoon <lorihuntoonpg@gmail.com>
Sent: Tuesday, June 02, 2015 2:18 PM
To: Bill Scott
Cc: Ryan, Nancy D - DNR
Subject: Re: Former Express Cleaners, Racine Wis.

hello Bill,
Thank you for your email. My apologies for the confusion.

Upon review, I see that the DERF form did not include the "expenses and fees" column in the excel spreadsheet cost estimate. Please add the following costs to the consultant column in the DERF worksheet:

monitoring (equipment rental expense) = \$9950
reporting (WDNR report review fee) = \$350
site closure (WDNR closure review and GIS fees) = \$1800

TOTAL ADDITIONAL COSTS/EXPENSES & FEES = \$12,100

Please note that both forms with estimated costs include the contingency costs for the installation of an additional monitoring well.

I trust that this provides the clarification you requested. Again, my apologies for the inconvenience.

Sincerely,
Lori

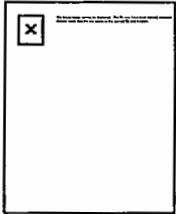
Lori Huntoon, PG
608-886-7245

On Jun 2, 2015, at 11:53, Bill Scott <Bill_Scott@gshllp.com> wrote:

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.



Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

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RECEIVED

MAY 29 2015

BY: _____

**Proposal for
Remedial Action
Former Express Cleaners Site
Racine, Wisconsin**

Submitted to:

**Ehrlich Family Limited Partnership
c/o Bill Scott, Attorney
Gonzalez Saggio & Harlan LLP
111 E. Wisconsin Avenue, Suite 1000
Milwaukee WI 53202**

Submitted by:

**Huntoon Environmental Consulting, llc
P.O. Box 259927
Madison WI 53725
608-886-7245**

29 May 2015

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1. PROJECT TEAM QUALIFICATIONS

Huntoon Environmental Consulting, llc and DeepEarth Technologies, Inc. are pleased to provide this response to the Request for Remedial Action Bid Proposal for the Former Express Cleaners Site (Site) located at 3921-41 N. Main Street in Racine, Racine County, Wisconsin. We respectfully submit the proposal response to Nancy Ryan, Project Manager with the Wisconsin Department of Natural Resources (WDNR) and the Ehrlich Family Limited Partnership through their representative, Attorney Bill Scott of Gonzalez, Saggio & Harlan, LLP.

Huntoon Environmental Consulting, llc (hereinafter referred to as HEC or Huntoon Environmental) is a woman-owned business incorporated in the State of Wisconsin with an office in Beloit, Wisconsin. The company is a Wisconsin registered professional geologist firm (#74-##) and qualifies as a small business enterprise (SBE). Principal and owner of the company, Ms. Huntoon is a registered professional geologist with the State of Wisconsin (#13-008) and has over 25 years of professional experience. For more than two years, the firm has provided expert environmental consulting services to municipalities, law firms, small businesses, and citizen's groups involving a wide array of environmental concerns.

DeepEarth Technologies, Inc. (hereinafter referred to as DET or DeepEarth Technologies) is a women-owned technology development and field services company specializing in the remediation of toxic and hazardous chemical contaminants in soil and groundwater. The company has developed and marketed a new patented concept of in-situ chemical oxidation that has harnessed classical hydrogen peroxide chemistry so that the oxidation reaction can be controlled, which has opened the door to treating a broad spectrum of contaminants under complex conditions. The company has designed and managed projects throughout the country, achieving site closure at many previously-contaminated sites.

1.1 Project Understanding

The Project Team consisting of Huntoon Environmental and DeepEarth Technologies has a strong understanding of the project history, scope and objectives. The objectives of remediation activities at the Racine site are understood to be as follows:

- 1) to contain and reduce the groundwater plume;
- 2) to substantially reduce the threats posed by vapor intrusion;
- 3) to ensure remaining on-site contamination is attenuated within a reasonable time;
- 4) to conduct all activities in compliance with appropriate legislation and WDNR guidance; and,
- 5) to achieve case closure from the WDNR.

The team is fully informed regarding the project scope. It is understood that the source of the majority of contamination in soil and groundwater beneath the site was an on-going release of solvent utilized in dry cleaning operations. These solvents, and in particular PCE, sorb to soil particles and are held as residual contaminants in soil and groundwater pores. Denser than water, constituents migrate below the water table and can be transported significant distances with groundwater flow. The subsurface distribution of contaminants has been defined based on several site investigations conducted in the past.

1.2 Expertise in Evaluation of Alternatives

The consultant and contract service provider have significant expertise to analyze remedial alternatives at the Former Express Cleaners Site and determine the most suitable response action. Ms. Huntoon has conducted remedial action alternatives analyses and feasibility evaluations on hundreds of contaminated sites, the majority of which were located within the State of Wisconsin. Of this vast experience, a significant number of projects included former or current drycleaning sites, and chlorinated hydrocarbon contaminants.

1.3 Relevant Capabilities of the Project Team

The proposed project team is accomplished in the completion of similar remedial programs.

With over 20 years of experience with soil and groundwater investigation and remediation, Ms. Huntoon will provide project management and technical oversight for all activities related to site remediation, monitoring, data evaluation and associated reporting. An extremely qualified technical reviewer, she has the experience and credentials to advise the owner and the owner's representatives on all aspects of the project to achieve the remedial goals.

Huntoon Environmental, DeepEarth Technologies, and the additional contractors selected for the Project Team will provide the necessary experienced and qualified staff and sufficient facilities for completion of each task described herein. Professional and dependable, the Project Team will perform all work in an ethical, professional, and timely manner.

A company summary and corporate qualifications for Huntoon Environmental and DeepEarth Technologies are included as Attachments C and D, respectively. References are available upon request. Each member of the team has outstanding qualifications and significant experience to implement the relevant aspects of the remedial action plan.

2. TECHNICAL & ECONOMIC FEASIBILITY EVALUATION OF ALTERNATIVES

An initial evaluation of alternatives has been conducted for the Site, per Chapter NR 722.07 Wisconsin Administrative Code (WAC) and based partly on the recent publication Understanding Chlorinated Hydrocarbon Behavior in Groundwater: Guidance on the Investigation, Assessment and Limitations of Monitored Natural Attenuation (WDNR, RR-699, October 2014). This evaluation process has been used to determine which remedial action option constitutes the most appropriate technology to restore the environment, to the extent practicable, within a reasonable period of time and to minimize the harmful effect of contaminants to the air, land, and waters of the State; to address the exposure pathways of concern; and, to effectively and efficiently address the source of the contamination.

Alternatives have been evaluated for technical and economic feasibility as provided in NR722.07(4) WAC. This assessment included the evaluation of a range of remedial action options suitable for the Site, to determine the practicability of implementing these options at the Former Express Cleaners Site. An initial screening of remedial technologies reasonably likely to be feasible for the Former Express Cleaners Site included the following remedial action options:

2.1 Natural Attenuation

Monitored natural attenuation may be an appropriate and effective remedy at chlorinate-contaminated groundwater sites given the appropriate conditions. As summarized by WDNR (RR-699, October 2014), "availability of a carbon source along with the proper geochemical and microbial conditions necessary for degradation determine whether chlorinated contaminants will degrade naturally. Effectiveness of MNA is based on fully defining the plume, documenting conditions for natural attenuation throughout the plume, and long-term monitoring data that documents natural attenuation processes will continue to be effective until standards are met".

For the Former Express Cleaners Site, an active remedial action that will reduce the contaminant mass and concentration has been deemed necessary. Natural attenuation is not expected to actively reduce contaminant mass and concentrations of chlorinated compounds (in particular, PCE).

2.2 Enhanced MNA

Monitored natural attenuation (MNA) will address the residual groundwater contamination remaining upon completion of active remedies, which will remove the majority of contamination. "Most sites contaminated with chlorinated hydrocarbons will require active remediation for source reduction and perhaps for plume control. MNA is more likely to be successful when used as one part of a comprehensive site cleanup, rather than as a sole remedy, at most chlorinated hydrocarbon sites" (WDNR, RR-699, October 2014).

Based on the contaminant source and type, extent of soil and saturated material that contain residual contamination, and potential for continuing source release, an assessment and determination of effectiveness of NA processes has determined the need for active remediation at the Site.

2.3 Insitu Chemical Oxidation

In-situ chemical oxidation would involve advancement of borings to apply the reagent in source areas, as well as areas of higher groundwater concentrations which include the central portion of the former S.C. Johnson property located east of the Site. Cool-Ox™ Technologies would be the reagent of choice for the in-situ chemical oxidation. Borings would be advanced for the application of reagent below the groundwater, which would stimulate the biodegradation of chlorinated VOCs. In addition, impacted soil throughout the area of concern would be excavated and blended with reagent to treat soil in the area from the surface to directly above the water table.

Comparison of pre- and post-treatment soil samples on similar sites utilizing the Cool-Ox™ in-situ chemical oxidation technology, including a PCE-contaminated site in Wisconsin, demonstrated a decrease in PCE concentrations from approximately 500 mg/kg to less than 3 mg/kg.

2.4 Excavation and Disposal

Excavation and landfill disposal of contaminated soil and groundwater is not deemed an appropriate methodology for the Site. Per chapter NR722(07)(am) WAC, "Responsible parties shall document their evaluation of a remedial option or combination of options which would use recycling or treatment technologies that destroy or detoxify contaminants, rather than transfer the contaminants to other media."

3. PROPOSED REMEDY AND ABILITY TO ACHIEVE CLOSURE

In-situ chemical oxidation is proven to be effective in remediating the substances present at the Site and has meet all of the following requirements:

- Is proven to be effective in remediation the type of hazardous substances present at the Site based on experience gained at other sites with similar site characteristics and conditions;
- Can be implemented in a manner that will not pose a significant risk of harm to human health, safety, welfare or the environment; and,
- Is likely to result in the reduction or control, or both, of the hazardous substances present at the site to a degree and in a manner that is in compliance with the requirements of chapter NR722.09 WAC

Therefore, based on an assessment and determination of the effectiveness of the natural attenuation processes occurring at the Site, in addition to an evaluation of the extent and degree of chlorinated contaminants, the site geologic and hydrogeologic setting, site geochemistry, and redox potential, **it is determined that in-situ chemical oxidation, combined with enhanced RNA, is the most effective and efficient remedial option for the Site.**

3.1 Description of In-Situ Chemical Oxidation Remedy

The patented Cool-Ox™ process is an in-situ remediation technology that combines controlled chemical oxidation with accelerated biodegradation subsequent to the oxidation phase. The process is based upon the use of hydrogen peroxide as the generator of oxidizing radicals. However, unlike the Fenton-like processes which use liquid hydrogen peroxide, the Cool-Ox™ Technology generates hydrogen peroxide from solid peroxygens that are injected into the soil or groundwater in an aqueous suspension. Once in place, the peroxygens react with water to produce hydrogen peroxide, a reaction which is well understood.

The distinguishing feature of the Cool-Ox™ technology is that it does not require the injection of metal catalysts to activate the production of oxidizing radicals in the substrata; thus, the creation of heat is eliminated and the volatilization of VOCs is eliminated. This is an extremely important safety factor when dealing with compounds having low toxicity thresholds. Rather than remedial applications that create odor problems, the Cool-Ox™ process oxidizes the contaminant molecule, converting it to an alcohol or polyol. These reaction products are converted to wetting agents and are actually converted to odor control agents.

A very important characteristic of the Cool-Ox™ technology is that the chemical reaction is controllable and self-initiating, as the reaction starts when the oxidizer comes into contact with organic contaminants. Because peroxygens are only sparingly soluble in aqueous solutions, the dissolution rate is quite slow. Once the oxidation reactions of the remedial work have begun taking place, the oxidation by-products create an environment ideal for the proliferation of intrinsic microbial degraders. Therefore, once injected, the reagent remains in the contaminated media for an extended period of time before becoming soluble. This low solubility feature also allows peroxygens to be hydraulically distributed by the injection equipment, increasing the

radius of influence from the injection point, which significantly increases the potential for the oxidizer to come into contact with the contaminants.

Site-specific Cool-Ox™ Technology remedial action at the Former Express Cleaners Site in Racine will involve injection of reagent into groundwater, and blending of contaminated soil with reagent material for remediation of the impacted area above the water table.

Activities will include the advancement of soil borings at multiple locations across the most highly contaminated area of the site, with injection of reagent material several feet into the groundwater to stimulate the biodegradation of chlorinated VOCs in groundwater. An illustration of the estimated treatment area is provided as Figure 1.

Soil blending of contaminated soil with reagent material will be completed above the water table throughout the area of concern. Concentrations of soil contaminants will be reduced through the blending of reagent material with impacted soil, which will create the reduction of chlorinated VOCs on soil particles. An estimated 1070 cubic yards of impacted soil will be treated throughout an area 5760 ft² in size. The estimated areal extent of soil blending is provided as Figure 2.

Specialized application procedures developed by the DeepEarth Technologies field of ensure that the reagent is delivered to maximize contact with the contaminants.

3.2 Successful Applications at Similar Sites

DeepEarth Technologies has demonstrated successful oxidation of a broad range of organic chemical constituents in groundwater and soil at multiple similar sites using the patented Cool-Ox™ technology. Significant contaminant reductions have been achieved at nearly every site treated with concentrations of Cool-Ox™ reagents that are significantly lower than the stoichiometric ratios that would be expected to be necessary.

At nearly all sites treated with the Cool-Ox™ reagents, the proliferation of indigenous aerobic microbes increased by as much as six orders of magnitude. Upon visual inspection of samples collected from numerous sites, including sites similar to the Former Express Cleaners Site, observations indicated a decrease in contaminant concentrations in groundwater downgradient from the injection zones by orders of magnitude.

Cool-Ox™ Technology was implemented at a Wisconsin site where industrial processes impacted soil and groundwater on offsite properties. In-situ chemical oxidation was used to remediate impacted soil and groundwater. Comparison of pre- and post-treatment soil samples indicate that PCE concentrations decreased from greater than 500 mg/kg to less than 3 mg/kg.

Additional case studies for similar sites are included as Attachment B.

3.3 Proposed Closure Objectives

3.3.1 Groundwater Restoration Goals

Remedial goals for the groundwater remediation include reduction of concentration and mass of contaminants. Groundwater contamination beneath the Site is determined to be originating from several source areas, including the location of the former dry cleaning operations, an area outside the northeast corner of the building, and the area of the former dumpster at the northeast corner of the site.

As part of the remedial action activities, groundwater remediation will be conducted at each of these source areas in order to obtain case closure for the Site. Both the source control and the groundwater restoration components will be designed to minimize the concentration of the chlorinated compounds in groundwater and maintain compliance with the Enforcement Standard. It is anticipated that the groundwater injection will reduce the concentrations of groundwater contaminants by 80 to 90 percent within 30 days. The reaction will last in the subsurface for a total estimate of 90 days. Groundwater remediation followed by MNA for two years is expected to achieve a stable or shrinking groundwater plume. The estimated treatment area is provided as Figure 1.

3.3.2 Soil Remediation Goals

Soil remediation goals for the site include the reduction of concentration and mass of contaminants in shallow soils extending from the surface into the upper level of the water table. It is anticipated that one application of the in-situ chemical oxidation treatment, Cool-Ox™, will achieve the reduction of soil concentrations by 95 to 99 percent within the first 30 days. The reaction will last in the subsurface for a total estimate of 90 days. The estimated areal extent of soil blending is provided on Figure 2.

3.4 Estimated Remedial Action Schedule

The project schedule is controlled by the requirement for the completion of eight rounds of groundwater samples upon completion of remedial activities, which puts an estimate closure submittal date of August 2017.

The estimated schedule for the completion of on-site remedial action is three months. This includes the completion of in-situ chemical oxidation through injection and soil blending in mid July through early August. Confirmation soil samples will be collected two to three months after conclusion of on-site remedial activities. Vapor intrusion assessment and site restoration will be completed during this timeframe (two to three months after conclusion of on-site remedial activities).

The proposed schedule is provided in detail in Section 6.

4. DESCRIPTION OF TASKS ASSOCIATED WITH PROPOSED REMEDY

4.1 Groundwater Monitoring

Collection and analysis of groundwater from the existing monitoring well network will be completed in June, prior to the initiation of remedial activities. Groundwater samples will be submitted to a WDNR-certified laboratory for the analysis of VOCs (EPA Method 8260C).

Based on laboratory results, the need for the installation of an additional monitoring well will be evaluated east of the Site. If deemed appropriate, the well (MW-16) will be installed prior to the next round of quarterly samples.

Based on an evaluation of historic groundwater sampling results, the abandonment of several monitoring wells within the existing monitoring well network is recommended upon completion of groundwater sampling in June; these include an estimate of five to eight monitoring wells to be negotiated with WDNR. If approved by the WDNR, these wells will be abandoned prior to the September quarterly groundwater sampling event.

Upon completion of remedial activities, eight rounds of quarterly groundwater samples will be collected and analyzed for VOCs (EPA Method 8260C).

4.2 In-Situ Chemical Oxidation – Groundwater Injection

Rationale for Selecting Treatment Area & Vertical Injection Interval: DTI has learned from conducting field applications at numerous sites with TCE and PCE that it is next to impossible to remediate groundwater so long as contaminants adsorbed to the soil matrix are present. Therefore, it is our primary objective to mitigate soil sources as the first phase of overall site remediation. To locate soil sources, DTI searches the available site data in effort to find the highest PID concentrations either in the boring logs or contaminant tables. High PID readings almost always signal the presence of a source of contaminants sufficient to adversely impact groundwater. It should also be noted that because these remain immobile and unaffected by fluctuations in groundwater levels. Based upon this knowledge, DTI turned to the information contained in the site information sheet, soil borings and analytical data, in effort to determine the areal extent as well as the vertical treatment interval appropriate for this site and pursuant to the nuances of the *Cool-Ox*[®] technology.

Based upon the information provided and pursuant to the conversation between DTI and HEC, we have designed a remedy for the site as follows. The treatment area is approximately 3,375 ft² with a vertical interval of 8 feet to 14 feet below ground surface (bgs). The area contains 750 cubic yards and 94 injection points. A total of 4512 gallons of *Cool-Ox*[®] will be injected over the course of 4 days.

Health and Safety: DTI has adopted a health and safety policy that has been developed over a period of 13 years. DTI has a tremendous understanding for the importance of a detailed health and safety plan and has been able to implement that in the field. Prior to the start of a job, DTI will send our Job Safety Analysis (JSA) Form to HEC for review. Upon commencement of the

job, a tool box health and safety meeting will be held each morning, where the JSA's can be reviewed and safety topics can be touched on from the previous day.

DTI's field crew also inspects the equipment daily (each piece of equipment has a safety inspection sheet which is filled out daily) to assure that everything is in safe working order. This prevents production delays as well as insures a safe working environment for DTI employees and the over-site personnel as well.

DTI will forward the JSA's, Health and Safety plans, Equipment Inspection Sheets and MSDS Sheets if HEC wishes for review. DTI will also adapt to HEC's site specific health and safety plan.

Work Scope: DTI will mobilize to meet HEC and complete the primary health and safety meeting where all safety topics will be explained and understood by both. DTI will then position equipment, take delivery of *Cool-Ox*[®] and lay out the treatment area. Once the area is laid out the injection activities will begin.

DTI will inject approximately 48 gallons into each injection point (IP). DTI will complete a minimum of 25 IP's a day to ensure a project duration of no more than 4 days. DTI expects the project to be completed within 4 days.

Once the site is free of contaminants there are no traceable reagent by-products thus, our *Cool-Ox*[®] Technology is the only truly Green technology available to date.

4.3 In-Situ Chemical Oxidation – Soil Blending

Rationale for Selecting Treatment Area & Vertical Injection Interval: DTI has learned from conducting field applications at numerous sites with TCE and PCE that it is next to impossible to remediate groundwater so long as contaminants adsorbed to the soil matrix are present. Therefore, it is our primary objective to mitigate soil sources as the first phase of overall site remediation. To locate soil sources, DTI searches the available site data in effort to find the highest PID concentrations either in the boring logs or contaminant tables. High PID readings almost always signal the presence of a source of contaminants sufficient to adversely impact groundwater. It should also be noted that because these remain immobile and unaffected by fluctuations in groundwater levels. Based upon this knowledge, DTI turned to the information contained in the site information sheet, soil borings and analytical data, in effort to determine the areal extent as well as the vertical treatment interval appropriate for this site and pursuant to the nuances of the *Cool-Ox*[®] technology.

Based upon the information provided and pursuant to the conversation between DTI and HEC, we have designed a remedy for the site as follows. The treatment areas are proximately 6,550 ft². One area is 3950 square feet with a soil blending interval of 0 to 5. The second area is 2600 square feet with a soil blending vertical of 0 to 8 feet below ground surface (bgs). The two areas contain 1501 cubic yards. A total of 15000 gallons of *Cool-Ox*[®] will be blended into the areas over the course of 4 days.

Health and Safety: DTI has adopted a health and safety policy that has been developed over a period of 13 years. DTI has a tremendous understanding for the importance of a detailed health

and safety plan and has been able to implement that in the field. Prior to the start of a job, DTI will send our Job Safety Analysis (JSA) Form to HEC for review. Upon commencement of the job, a tool box health and safety meeting will be held each morning, where the JSA's can be reviewed and safety topics can be touched on from the previous day.

DTI's field crew also inspects the equipment daily (each piece of equipment has a safety inspection sheet which is filled out daily) to assure that everything is in safe working order. This prevents production delays as well as insures a safe working environment for DTI employees and the over-site personnel as well.

DTI will forward the JSA's, Health and Safety plans, Equipment Inspection Sheets and MSDS Sheets if HEC wishes for review. DTI will also adapt to HEC's site specific health and safety plan.

Work Scope: DTI will mobilize to meet HEC and complete the primary health and safety meeting where all safety topics will be explained and understood by both. DTI will than position equipment, take delivery of *Cool-Ox*[®] and lay out the treatment area. Once the area is laid out the soil blending activities will begin.

DTI will blend approximately 10 gallons of *Cool-Ox* into each cubic yard. DTI will blend an average of 500 yards per to complete the soil blending activities in approximately 4 days. DTI expects the project to be completed within 4 days.

Once the site is free of contaminants there are no traceable reagent by-products thus, our *Cool-Ox*[®] Technology is the only truly Green technology available to date.

4.4 Confirmation Soil Sampling

Confirmation soil samples will be collected 8 to 12 weeks after remedial action is completed. It is estimated that twenty shallow soil borings will be advanced and samples collected from previous areas of significant contamination. Samples will be submitted to a DNR-certified laboratory for analysis of VOCs (EPA Method 8260C).

4.5 Vapor Intrusion Assessment

It has been documented that no exposure pathways exist for the movement of contamination offsite, other than potential migration of groundwater contamination to utility corridors which will be corrected through the proposed remedial action, and the potential for vapor migration offsite which will be evaluated as part of the proposed effort described herein.

The closest water supply well is a water supply well for a local day care center located more than one mile from the Site. Racine Waterworks uses surface water from Lake Michigan as the source of drinking water; contaminant discharges to surface waters have not been documented from the Site. There are no private wells within 1200 feet of the property boundary.

Vapor migration of chlorinated solvents to buildings impacted by contaminant plumes will be evaluated as part of the Remedial Action Plan for the Site to determine whether this exposure pathway is "complete". Soil gas samples will be collected and evaluated based on the protocols established in the WDNR publication "Assessing Vapor Intrusion at Remediation and

Redevelopment Sites in Wisconsin” (WDNR, RR-800, July 2012). In addition, results of sub-slab vapor concentrations collected beneath the existing building have determined that further site development should include the installation of passive or active venting to mitigate contaminant vapors.

Soil gas samples will be collected in summa canisters and submitted to the Wisconsin State Laboratory of Hygiene for the analysis of VOCs; specifically, the “dry cleaner list” which includes PCE, TCE, cis- and trans-DCE, and Vinyl Chloride (Method TO15). It is estimated that two samples will be collected from the northern property boundary of the Site. Sample results will be evaluated and compared with WDNR’s vapor intrusion guidance.

4.6 Applicability of Pilot Test

Given the successful implementation of the Cool-Ox™ Technology on similar sites and similar geologic conditions, a pilot test prior to the implementation of remedial action is not determined to be warranted.

5. ESTIMATED COSTS

Cost estimates for the remedial action at the Former Express Cleaners Site are provided on the attached EXCEL SPREADSHEET as well as DNR Form 4400-212.

ESTIMATED COSTS FOR FORMER EXPRESS CLEANERS REMEDIAL ACTION UTILIZING COOL-OX™ INJECTION AND SOIL BLENDING TECHNOLOGY

	<u>Huntoon Environmental</u>			<u>DeepEarth Technologies</u>	<u>Laboratory</u>		<u>Drilling Contractor</u>		<u>Site Work Contractor</u>	
	geologist \$100/hr	clerical \$40/hr	expenses & fees	estimated costs	per activity	# samples	\$/sample	per mobe	per activity	
REMEDIAL ACTION AND SITE CLOSURE TASKS										
MANAGEMENT										
client communication	90			9000						
regulatory communication/meetings	50			5000						
workplan preparation	8			800						
health and safety plan preparation	8			800						
permitting (if required)	4			400						
administrative support		50		2000						
project oversight (cost and schedule tracking)	100			10000						
MONITORING										
one round of pre-remedial groundwater monitoring	10		1050	1000		15+3 QA	1400			
well abandonment and forms	10			1000						
post-remedial soil monitoring for VOCs	24			2400		20	1400			
eight rounds post-remedial VOC groundwater monitoring	80		8400	8000		8 X 20	11,200			
disposal of investigation derived waste (IDW)	4		500	400						
data quality control	15			1500						
REMEDIAL ACTION										
slab and utility removal/slab coring	20			2000					7500	
injection utilizing Cool-Ox™ technology					70,000					
soil blending utilizing Cool-Ox™ technology	60			6000	118,000					
site restoration									1000	
VAPOR INTRUSION ASSESSMENT										
vapor assessment / north boundary	5			500		2	450	2	1800	
REPORTING										
data evaluation	10			1000						
quality control	10			1000						
remedial action documentation report WDNR review fee			350							
report preparation	40	12		4480						
SITE CLOSURE										
GIS registry package preparation	12	10		1600						
WDNR closure and GIS fees (soil and groundwater)			1800							
closure request submittal	15	5		1700						
well abandonment and documentation	4	4		560				17 wells	3500	
DERF reporting and reimbursement request	12	10		1600						
CONTINGENCY PLANNING										
monitoring well installation (one)	4			400				1 well	1500	
consultant hours	595	2480	\$12,100	\$ 63,140	remedial action	\$ 188,000	groundwater and soil analysis	\$ 14,450	well install and abandonment	\$6,800
								slab and utility removal	\$ 8,500	
TOTAL PROJECT COSTS (without contingencies) = \$ 292,990										

NOTE: costs are based on a good faith estimate of the project tasks as stated in the attached proposal.

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	\$ 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							\$ -
	\$ 400.00		\$ 400.00							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
<i>Consultant Cost Total</i>	\$ 63,140.00	\$ -	\$63,140.00	\$ -						\$ -
Sub-Contractor Costs										
remedial action	\$ 188,000.00	\$ -	#####							\$ -
laboratory	\$ 14,450.00		\$14,450.00							\$ -
drilling contractor	\$ 6,800.00		\$ 6,800.00							\$ -
onsite contractor for site work	\$ 8,500.00		\$ 8,500.00							\$ -
			\$ -							\$ -
			\$ -							\$ -
			\$ -							\$ -
<i>Sub-Contractor Cost Total</i>	\$ 217,750.00	\$ -	#####	\$ -						\$ -
DERF ELIGIBLE SUB-TOTALS	\$ 280,890.00	\$ -	#####	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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 08/12)**

DERF COST BREAKOUT (this claim)								Budget Remaining Use (-) to indicate cost over-run	% 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		
								\$ 28,000.00	Task % Complete
								\$ 14,300.00	
								\$ 8,000.00	
								\$ 500.00	
								\$ 6,480.00	
								\$ 5,460.00	
								\$ 400.00	
								\$ -	
								\$ -	
								\$ -	
								\$ -	
								\$ 63,140.00	
								\$ 188,000.00	
								\$ 14,450.00	
								\$ 6,800.00	
								\$ 8,500.00	
								\$ -	
								\$ -	
								\$ -	
								\$ 217,750.00	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,890.00	

Total DERF Eligible Costs This Claim \$ -

6. PROPOSED SCHEDULE

Assuming a contract is signed in the first half of June 2015, the following schedule is proposed:

PROJECT MANAGEMENT: Project management will continue throughout the duration of the project and will include consistent communication with the client, regulatory discussions and meetings with the WDNR, and oversight of all project tasks.

GROUNDWATER MONITORING: Groundwater samples will be collected through low flow sampling technique from the existing monitoring well network in June. Laboratory results will be evaluated, and installation and sampling of an additional groundwater monitoring well completed prior to September if deemed necessary. If approved by the WDNR, selected monitoring wells will be abandoned upon evaluation of results and prior to the September sampling event. Eight quarters of groundwater monitoring will be conducted, to be completed in June 2017. Results will be submitted to WDNR upon receipt and after completion of data evaluation and QA/QC.

REMEDIAL ACTION: In-situ chemical oxidation tasks will extend three weeks during July and August, with completion of on-site remedial activities to be completed midAugust 2015.

SOIL MONITORING: Confirmation soil samples will be collected from the area of concern in September and October 2015. Soil samples will be collected from soil above the water table at twenty (20) locations and submitted for laboratory analysis of VOCs.

VAPOR INTRUSION ASSESSMENT: Soil vapor will be collected at the northern boundary of the Site to evaluate the potential for migration of potentially hazardous vapors offsite. Three (3) samples are proposed to be collected and submitted for laboratory analysis of VOCs.

REPORTING: Report submittals will be prepared throughout the duration of the project and will include reporting of remedial action results and confirmation sampling, data analysis and quality control, and laboratory results upon completion of quarterly sampling.

SITE RESTORATION: The site will be restored to conditions that allow the property to be redeveloped. There are no restrictions of future site use or building placement anticipated after September 2015 from the remedial action implemented.

WDNR CLOSURE SUBMITTAL: Upon completion of remedial action, documentation of effectiveness, and eight rounds of groundwater sampling, a closure submittal and GIS Registry Package will be submitted for the site.

DERF REIMBURSEMENT: Reimbursement for applicable costs will be submitted to the WDNR Dry Cleaner Environmental Response Fund (DERF) Program. Costs will be submitted for reimbursement at various steps throughout the completion of the remedial action project utilizing the Reimbursement Cost Detail Worksheet (WNR Form 4400-214D).

**PROPOSED SCHEDULE
FOR REMEDIAL ACTION TASKS**
Former Express Cleaners Site, Racine, Wisconsin

Task Description	2015					2016					2017														
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
MANAGEMENT																									
Client Communication																									
Regulatory Meetings																									
Permit Requests as needed																									
Project Oversight																									
MONITORING																									
Groundwater Sampling																									
Well Abandonment/ (selected wells)																									
Soil Sampling																									
Laboratory Analysis																									
Quality Control																									
IDW Disposal																									
REMEDIAL ACTION																									
Groundwater Injection																									
Soil Mixing																									
VAPOR INTRUSION ASSESSMENT																									
N. Property Boundary																									
REPORTING																									
Data Evaluation																									
Quality Control																									
Report Preparation/ Submit Lab Results																									
SITE CLOSURE																									
GIS Package Preparation																									
Closure Request																									
Well Abandonment(final)																									
DERF Reimbursement Submittals																									

7. ASSUMPTIONS

As provided in the RFP, the following assumptions are understood and were considered in the preparation of this proposal for remedial action implementation at the Former Express Cleaners site in Racine, Wisconsin:

- The site is vacant and will be made available for remedial action activities.
- Upon completion of remediation activities, redevelopment will occur on both the Main Street property (Former Express Cleaners site to be redeveloped for commercial use and zoned as Commercial Shopping District) and the North Bay Drive Property (Former Gardens to be redeveloped for commercial use and zoned Office/Institutional).
- If concentrations of foundation elements are not higher than the 'contained out' values for contaminated soil, the contaminated concrete can be disposed of in a solid waste landfill as non-hazardous waste.
- As demolition of the building and slab is determined to be necessary to complete remediation of the site, the superstructure of the building at the Former Express Cleaners site will be demolished by others and costs are not assumed as part of this proposal; removal and disposal of the concrete slab is included herein.
- Utilities will be disconnected and capped at the property boundary.

In addition, based on the RFP, we understand the following:

- For purposes of achieving soil goals, samples collected beneath the water table are not to be considered to represent soil conditions, but are considered a result of groundwater conditions.

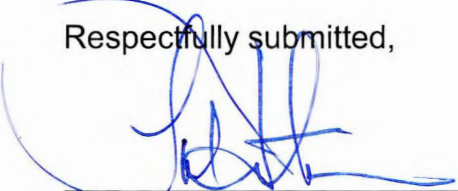
8. CERTIFICATION STATEMENTS

Per requirements of Chapter NR 169(3)(b) WAC, I certify that the project team of Huntoon Environmental and DeepEarth Technologies meet the following:

- The team is fully informed of the aspects of the project scope and objectives, and has the expertise to analyze all remedial alternatives and to design the most suitable response action for the Site.
- The team can provide the necessary staff and facilities for all phases of the remedial action planning, design, construction and operation.
- The team will provide qualified technical reviewers to advise the owner and work toward the stated remedial goals.
- All services will be performed in an ethical, professional, timely manner.

In addition, the consultant and contract services will comply with chapter NR 169 of the Wisconsin Administrative Code (WAC), as well as the chapter NR 700 WAC rule series.

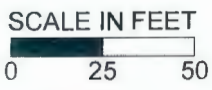
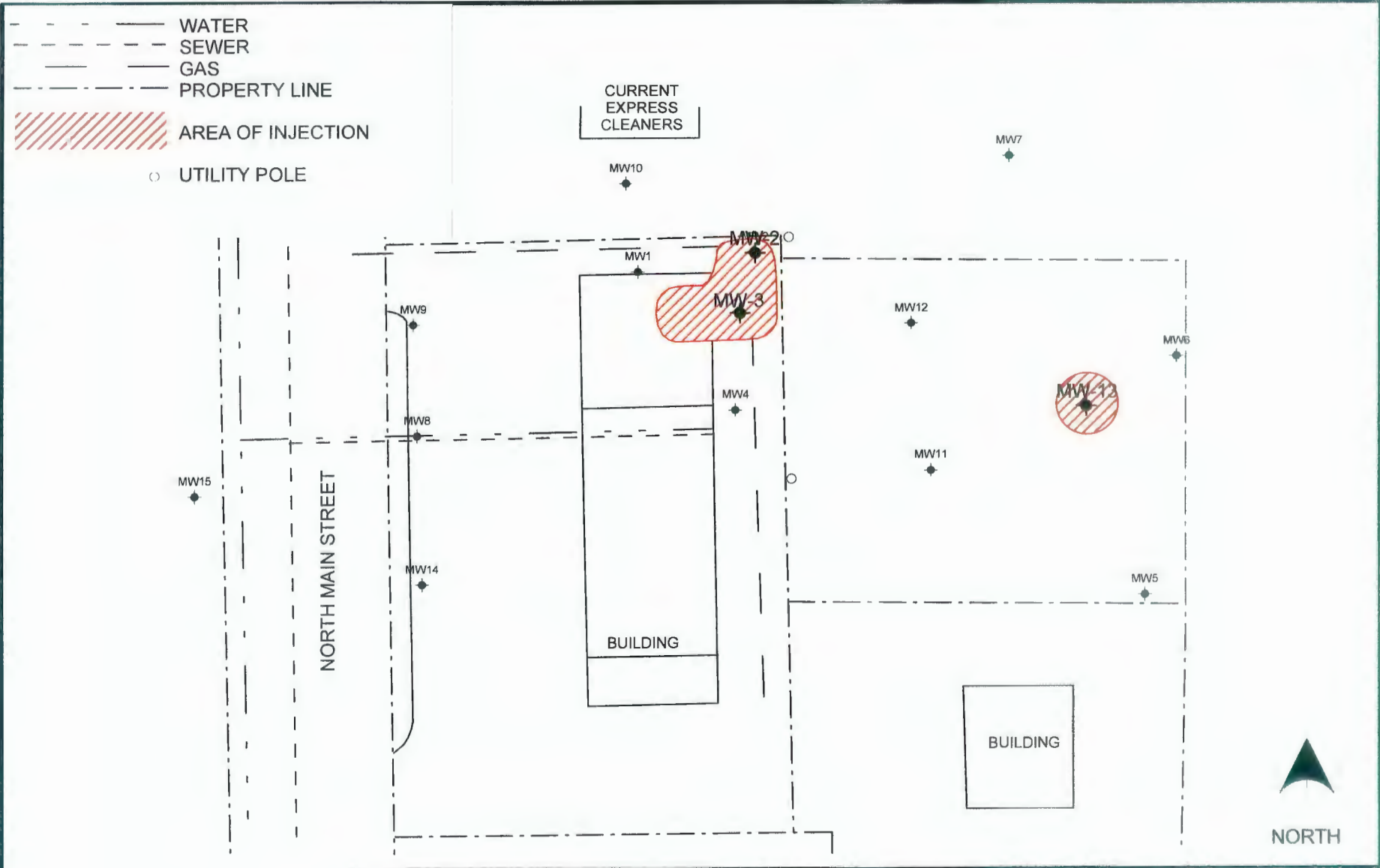
Respectfully submitted,



Lori C. Huntoon, PG
Professional Geologist #13-008

5-29-15

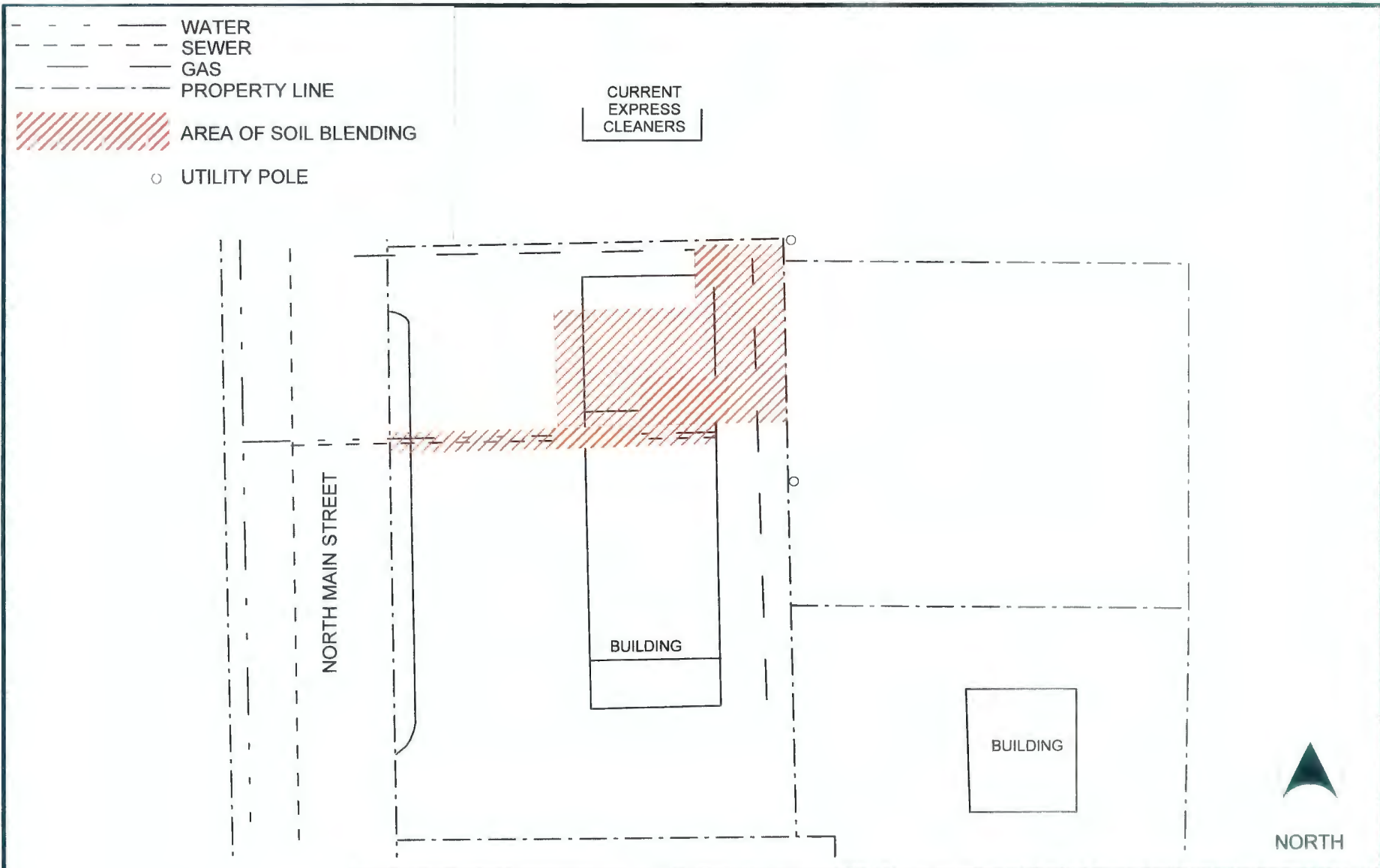
date certified



HUNTOON ENVIRONMENTAL
 CONSULTING, llc
 BELOIT, WISCONSIN

EHRlich FAMILY LIMITED PARTNERSHIP FORMER EXPRESS CLEANERS RACINE, WISCONSIN SOIL/GROUNDWATER INJECTION AREA		
DRAWN BY	PROJ. No.	DATE
LH	PROPOSAL	28 MAY 15

FIGURE
1
FILE
 INJECT



SCALE IN FEET
 0 25 50

HUNTOON ENVIRONMENTAL CONSULTING, llc BELOIT, WISCONSIN	EHRlich FAMILY LIMITED PARTNERSHIP FORMER EXPRESS CLEANERS RACINE, WISCONSIN SOIL BLENDING AREA			FIGURE 2
	DRAWN BY	PROJ. No.	DATE	FILE
	LH	PROPOSAL	28 MAY 15	BLENDING



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/29/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER John Wickhem Agency PO Box 1500 1504 N. Randall Ave.	CONTACT NAME: JOHN WICKHEM
	PHONE (A/C, No, Ext): 608-752-6030
INSURED Janesville, WI 53547/53545 Huntoon Environmental Consulting LLC c/o Lori Huntoon 3909 E Cty Rd J BELOIT WI 53511	FAX (A/C, No): 608-752-6992
	E-MAIL ADDRESS: john.wickhem@wickheminsurance.com
INSURER(S) AFFORDING COVERAGE	
INSURER A:	ROCKHILL INSURANCE COMPANY
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL(SUBR) INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/POP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	CPL & E&O \$1,000,000 EA. CL. \$2,000,000 AGG		POL.# ENVP013549-00	05/28/2015	05/28/2016	\$2,000,000 POL. AGG

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CONTRACTORS POLLUTION LIAB. (CPL) OCCURRENCE
 PROFESSIONAL LIABILITY (E&O) Consulting (Environmental)
 ROCKHILL INSURANCE COMPANY - RATED A-XII by A.M. Best

CERTIFICATE HOLDER WISCONSIN DEPARTMENT OF NATURAL RESOURCES 2300 N DR MARTIN LUTHER KING JR DRIVE MILWAUKEE WI 53212	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/28/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

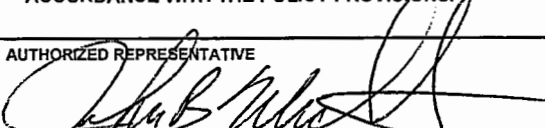
PRODUCER John Wickhem Agency 1504 N Randall Avenue PO Box 1500 Janesville, WI 53547	CONTACT NAME: Wickhem, John B. PHONE (A/C, No. Ext): 608-752-6030 E-MAIL ADDRESS: john.wickhem@wickheminsurance.com	FAX (A/C, No): 608-752-6992
	INSURER(S) AFFORDING COVERAGE	
INSURED Huntoon Environmental Consulting, LLC 3909 E County Road J C/o Lori Huntoon Beloit, WI 53511	INSURER A: Secura Insurance Companies (AM Best-A Rate)	
	INSURER B: Secura Insurance Companies	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			3238824	05/28/2015	05/28/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Office

CERTIFICATE HOLDER Wisconsin Department of Natural Resources 2300 N Dr. Martin Luther King Jr. Drive Milwaukee, WI 53212	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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B. RELEVANT COOL-OX™ PROJECT SUCCESS STORIES

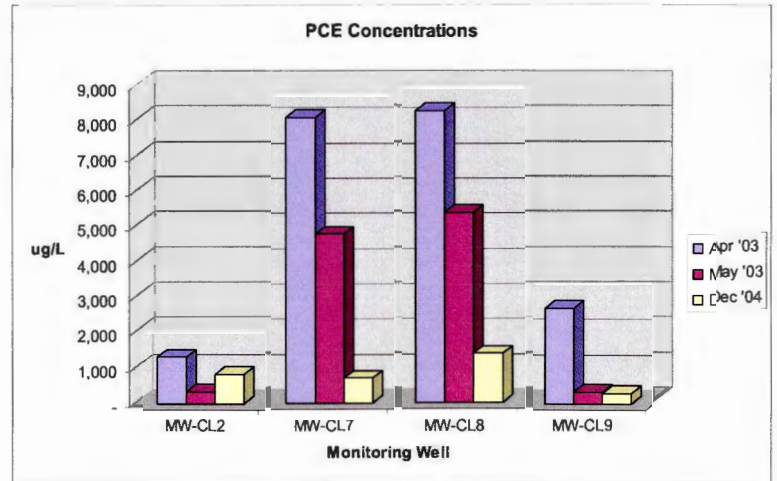
CASE HISTORY
Results

CHS-0005 (Perchloroethylene) (Cont.)

Site 0005- Contaminant Data-GW (PCE)

Groundwater Samples	Pre ⁽¹⁾ Injection Samples	30 day Post Injection Samples	18 months Post Injection Samples
MW-CL2	1,300	340	830
MW-CL7	8,100	4,800	710
MW-CL8	8,300	5,400	1,400
MW-CL9	2,700	320	300

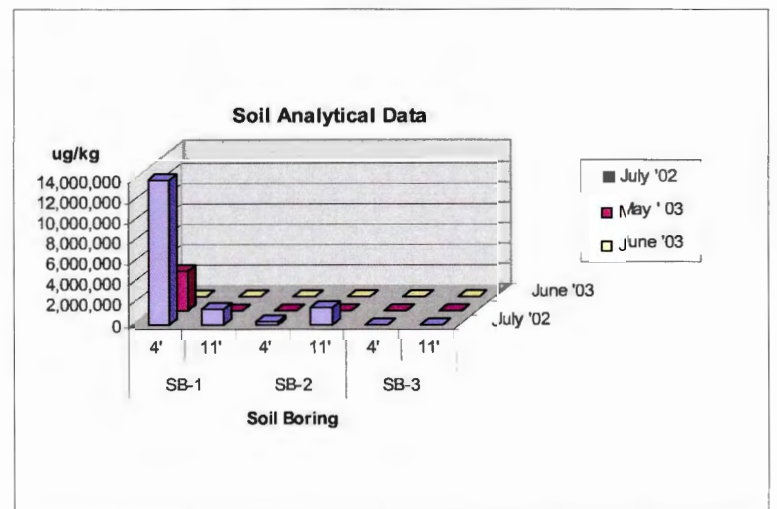
⁽¹⁾ All data reported in µg/L



Site 0005- Contaminant Data-Soil (PCE)

Soil Boring	Depth	07/09/02	05/28/03	06/24/03
SB-1	4'	14,000,000	3,800,000	1,700
	11"	1,500,000	2,900	320
SB-2	4'	280,000	NS	120
	11'	1,700,000	120	110
SB-3	4'	5,000	NS	59
	11'	1,100	0	12

⁽¹⁾ All data reported in µg/Kg



Contact: Jeff Citrone – Higgins & Associates, LLC

DeepEarth Technologies, Inc. – 12635 Kroll Drive – Alsip, IL 60803 - tech@deepearthtech.com (877) 266-5691

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CASE HISTORY®

Work Summary (Site History)

CHS-0005 (Perchloroethylene)

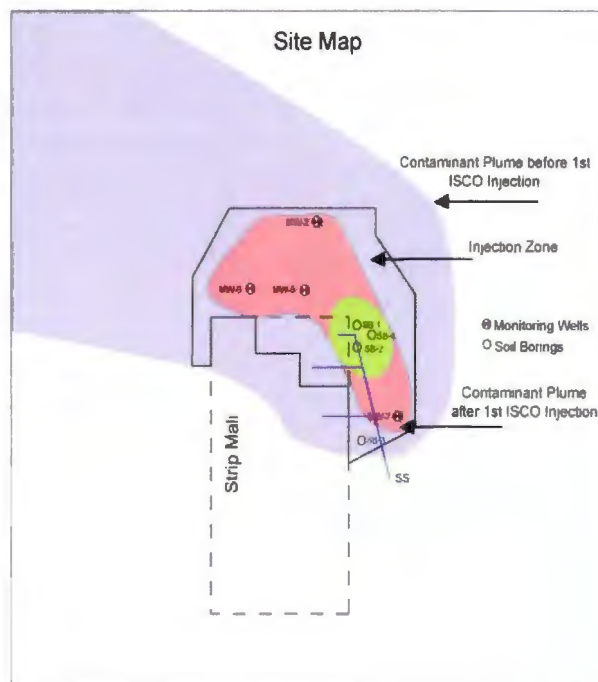
Probable off-site migration of dissolved perchloroethylene was the remedial action driver for this confidential client. Repeated releases of recycled perc over several years from a dry cleaning operation were complicated by the presence of smeared naphtha, along with oil and diesel range hydrocarbons. Action by the State required the property owner to address the problem immediately. It was concluded that chemical oxidation could provide the quickest most effective solution. Permanganate was ruled out because of the presence of hydrocarbons and Fenton peroxide was considered to reactive because much of the plume was located beneath the building. The recently developed Cool-Ox™ Technology was selected because of its effectiveness at treating mixed contaminants and its greater safety. Five weeks after completing injections of the sources, perc levels decreased to below residential levels for soil.

Project at a Glance

Site 0005 - Site Information

Type of site	Former Drycleaner
Contaminants	Recycled Perchloroethylene
Work Scope	Inject Oxidizer
Media Treated	Soil & Groundwater
Soil Type	Dense Clay over claystone
Groundwater Depth	14 fbgs
Remedial Objective	Locate and mitigate soil sources and reduce perc concentrations in GW

Site Map



Site 0005 - Application Information

Technology Selected	Chemical Oxidation
Application Method	DPT Probe Rod
Area Treated	9,520 square feet
Vertical Interval	0 to 24 feet bgs = 24 feet
Injection Point (IP) Spacing	6 feet
Media Volume Treated	8,460 cubic yards
Number of Injection Points	265
Oxidizer Volume	29,700 gal
Oxidizer per IP	112 gal

The green area on the site map depicts the extent of soil contaminants exceeding MCLs prior to the first Cool-Ox™ injection. During the injection work, free product was observed in several of the injection points in this area. However, post injection sampling data revealed that all soil contaminant concentrations had been reduced to levels below maximum concentrations for site closure. Groundwater (blue area prior to treatment) samples collected 18 months after the Cool-Ox™ injection, revealed that contaminant concentrations exceeding MCL closure levels had been reduced to the area depicted in red. During the injection work high concentrations of hydrocarbons (light oils) were also discovered. These were confined mainly to the green area on the Site Map.

Current Status

The Cool-Ox™ application successfully located all soil sources and reduced soil levels to less than those required by the state agency for residential standards. Groundwater is currently monitored on a quarterly basis. The site is under evaluation to ascertain future remedial needs if any.

CASE HISTORY®

Work Summary (Site History)

CHS-0008 Chlorinated Compounds(TCA- DCA- DCA)

The sale of an industrial property was being held up because a groundwater plume contaminated with chlorinated VOCs required remediation. Compounding the problem was the specter that the plume was poised to migrate off-site. Because underground electrical cables were located in the plume, care had to be taken so that these utilities would be protected from physical and corrosive damage by any remedial process. Conventional technology such as SVE was ruled out because the plume was located in a wet, dense-clay strata 12 to 22 fbs. Because of the consultants enjoyed success at treating vinyl chloride and DCE at a previous site, an in-situ chemical oxidation (ISCO) process based upon the controlled long-term in-situ generation of hydrogen peroxide was selected. The work was successful and the site was closed.

Project at a Glance

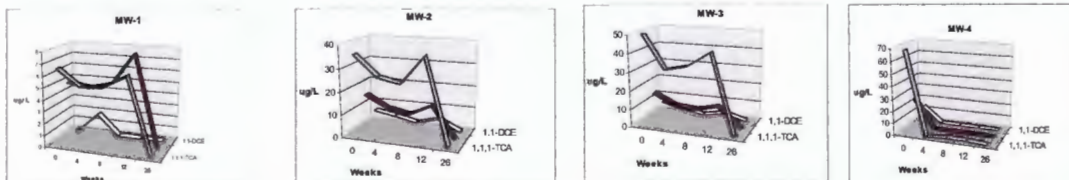
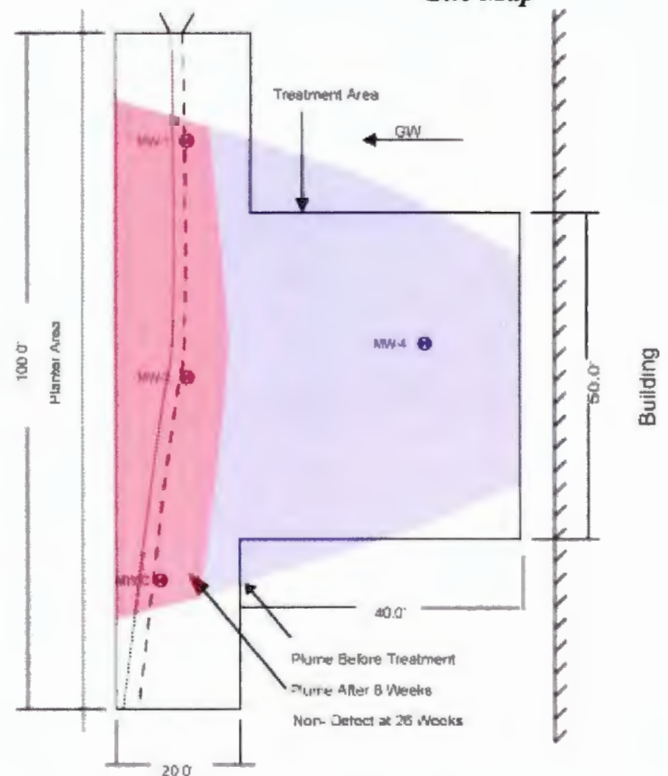
Site 0008 - Site Information

Type of site	Industrial Park
Contaminants	1,1,1-TCA, 1,1-DCA, 1,1-DCE
Work Scope	Inject chemox reagent
Media Treated	Groundwater
Soil Type	Wet Clay
Groundwater Depth	12 feet
Remedial Objective	Reduce contaminants to levels < MCLs

Site 0008 - Application Information

Technology Selected	ISCO
Application Method	DPT Probe
Area Treated	4,000 sf
Vertical Interval	12 to 22 fbs
Injection Point (IP) Spacing	5 feet
Media Volume Treated	1,480 cubic yards
Number of Injection Points	160
Oxidizer Volume	13,320 pounds
Oxidizer per IP	~83 pounds
Oxidizer per cubic yard	~9 pounds
Time to Complete	12 days

Site Map



Current Status

Closed! A NFA letter was issued by the State of California

CASE HISTORY

CHS-0008 (TCA- DCA- DCA) (Cont.)

Results

Site 0008- Contaminant Data

Well	Week	Contaminants of Concern (µg/L)		
		1,1,1-TCA	1,1-DCA	1,1-DCE
MW-1	0	6.6	5.0	ND
	4	5.2	4.7	1.8
	8	5.3	5.2	ND
	12	6.4	7.8	ND
	26	ND	ND	ND
MW-2	0	36.0	16.0	5.9
	4	27.0	11.0	4.1
	8	25.0	8.9	2.1
	12	37.0	14.0	4.7
	26	ND	ND	ND
MW-3	0	50.0	15.0	6.1
	4	32.0	9.1	3.5
	8	35.0	8.0	1.3
	12	43.0	11.0	3.4
	26	ND	ND	ND
MW-4	0	68.7	24.4	13.4
	4	ND	ND	ND
	8	1.2	ND	ND
	12	0.9	ND	ND
	26	ND	ND	ND

Examination of the data collected approximately one month after the injection work was completed revealed that little or no change had occurred in the concentrations of the contaminants in monitoring wells MW-1, MW-2 and MW-3. However, dramatic reductions were observed in MW-4. Comparison of this data to previously treated sites impacted with the same contaminants, indicated that the expected results should have duplicated the reductions found in MW-4.

Review of Site Map shows an underground electrical utility corridor traversing the length of the injection area nearest the property line. It also reveals that monitoring wells MW-1, MW-2 and MW-3 are located in this corridor. During the injection work care was taken not to impact the underground electrical cables with the direct push equipment. Consequently, the two (2) rows of injection points on either side of the utility corridor were shifted away from the electrical lines to accommodate safety concerns. This inadvertently left the monitoring wells located in the utility corridor in an area not immediately impacted by the reagent. It was decided that because the groundwater was flowing perpendicular to the corridor, the reagent should eventually reach these monitoring wells. Data collected approximately six (6) months after the application indicated that the concentrations of contaminants in the wells had dropped below maximum contaminant levels (MCLs) for site closure.

CASE HISTORY®

Work Summary (Site History)

CHS-0010 Ethylene Dibromide (EDB & BTEX)

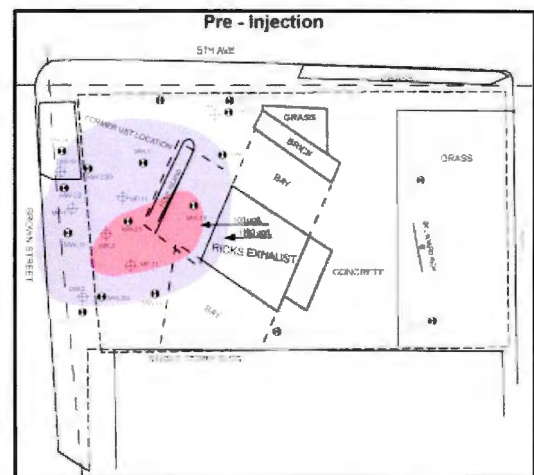
Discovery of gasoline contaminated soil and a UST provided the criteria for acceptance for funding by the Florida Abandoned Tank Restoration Program. Initial remediation included removal of the 600 gallon UST and excavation of 45 tons of contaminated soil. Pilot testing ruled out DP extraction or SVE. Instead, the *Cool-Ox™* Process, a Technology based upon the controlled production of hydrogen peroxide in-situ, was selected. This Technology had demonstrated its ability to eradicate mixed contaminants (hydrocarbons with halogens) and seemed ideal at this site where ethylenedibromide (EDB) was also present. Post remedial monitoring revealed 97% reduction in total BTEX with EDB reduced to non-detect.

Project at a Glance

Site 0010 - Site Information

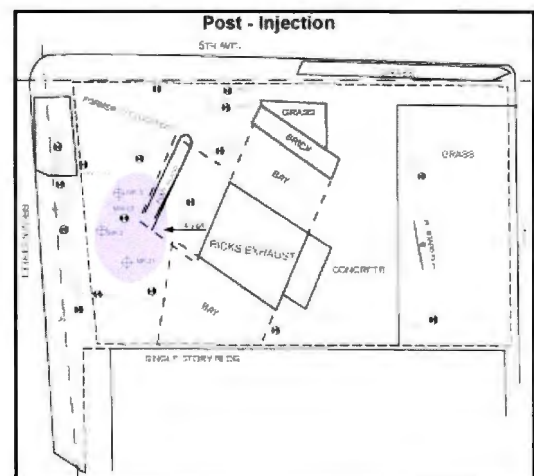
Type of site	Former Retail Gasoline Station
Location	Jackson County, Florida
Contaminants	EDB & BTEX
Work Scope	Inject <i>Cool-Ox™</i> Reagent
Media Treated	Soil & Groundwater
Soil Type	Sandy Clay to Hard Clay, Limestone @ 40'
Groundwater Depth	11 fbg
Remedial Objectives	1. Eliminate Soil Sources 2. Initiate GW Remediation

Site Map



Site 0010 – Application Information

Technology Selected	<i>Cool-Ox™</i> Process
Application Method	DPT Probe Rig
Area Treated	2,048 square Feet
Vertical Interval	10 to 40 feet bgs
Injection Point (IP) Spacing	7 feet
Media Volume Treated	2,276 cubic yards
Number of Injection Points	42
<i>Cool-Ox™</i> Volume	11,400 gal
<i>Cool-Ox™</i> per IP	271 gal



The blue area on the site map depicts the extent of the groundwater contaminant plume prior to the first *Cool-Ox™* injection. Samples from replacement wells collected after the initial injection revealed that the contaminant plume had shrunk to a small area (see blue area on Post Injection Site Map).

Current Status

*As expected, EDB concentrations were reduced to non-detect. Because of the significant reductions in contaminant concentrations, the site was placed in Post Remedial Action Monitoring Status. Petroleum contaminant concentrations continue to decline as a function of the long-term sustained chemical oxidation and biologic mechanisms indicative of the *Cool-Ox™* remedial Technology.*

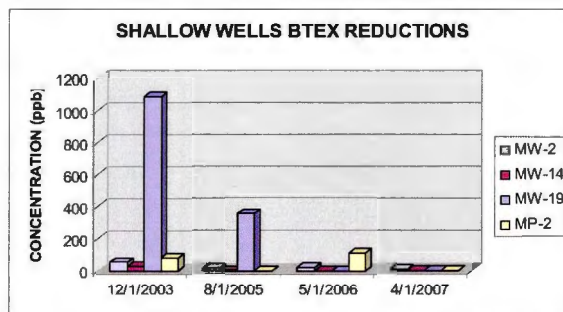
CASE HISTORY

CHS-0010 Ethylene Dibromide (EDB & BTEX) (Cont.)

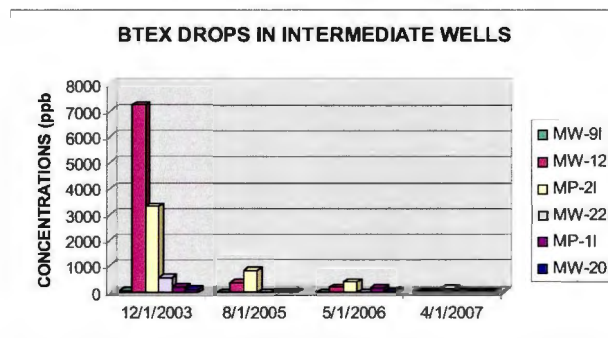
Results

Site 0010- Contaminant Data

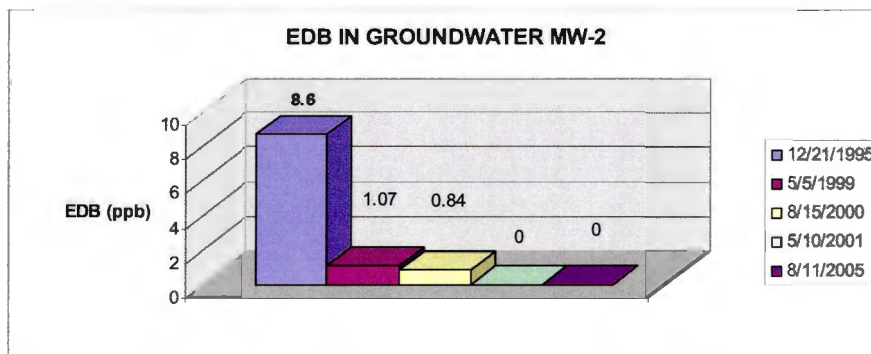
Date	MW-2	MW-14	MW-19	MP-2	AVG. Total BTEX
Dec-03	58	29	1086	84	314
Aug-05	15	5	352	4	94
May-06	25	1	<1	112	35
Apr-07	9	<1	<1	4	6.5



Date	MW-9I	MW-12I	MW-20I	MW-22I	MP-1I	MP-20I	AVG. Total BTEX
Dec-03	81	7207	140	560	220	3304	1919
Aug-05	3	383	2	2	2	813	201
May-06	10	202	15	2	192	401	137
Apr-07	0	14	0	<1	1	141	59



Date	12/21/95	5/5/1999	8/15/2000	5/10/2001	8/11/2005
EDB (ppb)	8.6	1.07	0.84	ND	ND



Client Contact: Alfie Nazario, P. E., AET, LLC, Pensacola, FL (850)471-2127

DeepEarth Technologies, Inc. – 12635 Kroll Drive – Alsip, IL 60803 – tech@deepearthtech.com

Toll free: 877-COOL-OX1 (877-266-5691)

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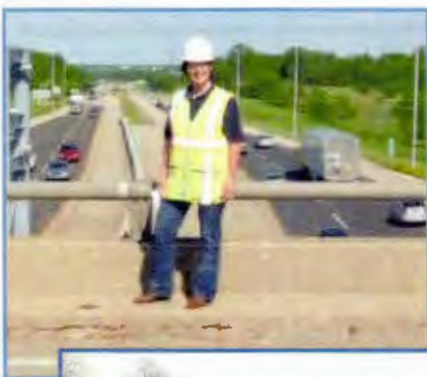
C. COMPANY SUMMARY: HUNTOON ENVIRONMENTAL CONSULTING, LLC

Huntoon Environmental Consulting, llc

Huntoon Environmental Consulting, llc is based upon the principal that solid scientific solutions can be provided in a cost-effective, efficient and timely manner. Using sound judgment, the firm offers a wide range of specialized services related to hydrogeology, regulatory negotiation, site reuse and redevelopment, well drilling and construction, groundwater conservation, and education. We also offer the cost efficient completion of sustainability assessments, groundwater and soil contamination studies, public participation and facilitation, water supply independent reviews, wellhead protection, and property assessments for real estate transactions.

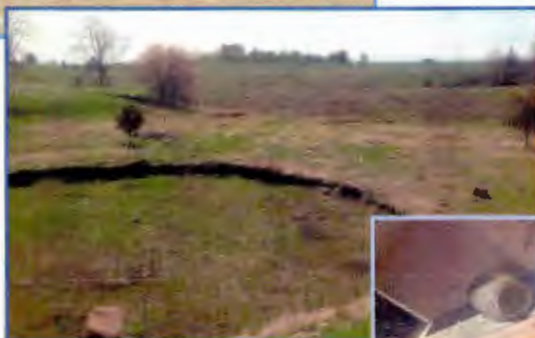
Huntoon Environmental Consulting, llc was founded in February 2013 by Lori Huntoon, Professional Geologist (WI #13-008) to fill the need for highly technical assistance related to hydrogeologic issues within tight budgets and timeframes. An independent woman-owned consulting firm, Huntoon Environmental Consulting, llc has more flexibility and lower overhead expenses than the traditional engineering consulting firm, and has the advantage of providing the same types of services to clients within tight budgets and schedules. In addition to cost effective solutions, clients can be assured that they are always working directly with the decision maker in the firm, which allows for more direct and complete communication, resulting in efficiency and effectiveness.

Ms. Huntoon brings over twenty years of experience in environmental and sustainability consulting, regulatory oversight, education/training, and project management working for a variety of clients including municipalities, state and federal agencies, and industry. She has extensive knowledge regarding groundwater and soil contamination issues, and a broad range of experience managing large scale groundwater monitoring networks on RCRA/CERCLA/LUST/DERF projects, feasibility studies and remedial action plans. An excellent facilitator, she is available to assist with regulatory negotiations, in-house training, outreach programs, and strategic planning.



- Oversight of Superfund Site Investigations
- Phase I/II Property Transaction Site Assessments
- Site Investigations involving a Variety of Contaminants
- Feasibility Studies and Alternatives Analysis
- Remediation of Metals-Contaminated Sites
- Development of Remedial Action Plans
- Management of Remediation Programs

Providing strong technical knowledge, regulatory negotiation, and effective communication for all of your environmental project needs. An experienced leader within the groundwater industry.



**Huntoon Environmental Consulting:
a logical choice!**



**Huntoon Environmental Consulting, llc
P.O. Box 259927 – Madison WI 53525
608-886-7245**

NO. 93 - 201

The State of Wisconsin
Department of Safety and Professional Services
EXAMINING BOARD OF PROFESSIONAL GEOLOGISTS, HYDROLOGISTS AND SOIL SCIENTISTS

Hereby certifies that

HUNTOON ENVIRONMENTAL CONSULTING LLC

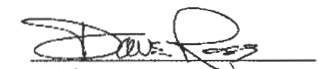
*has complied with the provisions of Section 470.045, Wisconsin Statutes and is hereby issued this
CERTIFICATE OF AUTHORIZATION*

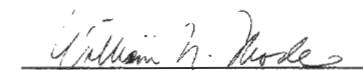
*entitling the Professional Geologists who are duly licensed and who are principals, officers, employees or
agents of the firm, partnership, or corporation to practice in the State of Wisconsin through the firm,
partnership, or .*

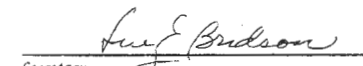
corporation in accordance with the provisions of Wisconsin Statutes, subject to periodic review and renewal.

In witness thereof, the State of Wisconsin

*Examining Board of Professional Geologists, Hydrologists and Soil Scientists
has caused this certificate to be issued under
the seal of the Department of Safety and Professional Services*


DWE Ross
Secretary


William N. Mode
Chairperson


Sue E. Bridson
Secretary



This certificate was printed on the 28th day of May in the year 2015

D. COMPANY SUMMARY: DEEPEARTH TECHNOLOGIES, INC.

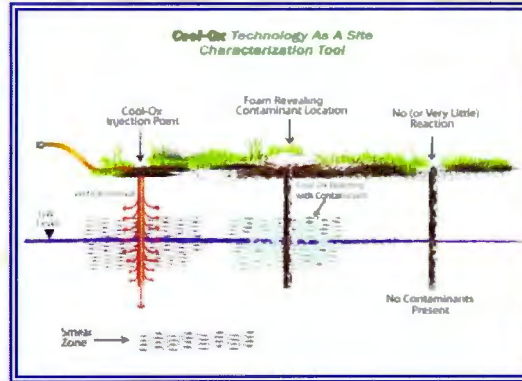
**Contaminants successfully
treated by**

Cool-Ox™

BTEX
Coal Tars
Vinyl Chloride (DCE)
Chlorobenzenes
Polyaromatic Hydrocarbons
Creosote
Jet Fuel
Chlorinated Herbicides
Chlorinated Pesticides
Pentachlorophenol (PCP)
Chlorinated Solvents
PCBs
Dioxins
Pesticides
Home Heating Oil
Excavation Odor Control

Sites

Service Stations
Railroads
Pipelines
Agchem Formulators
Manufactured Gas Plants
Wood Treating
Military Bases
Dry Cleaners
Marine Bulk Terminals
Under Building Structures
Sediments
Mixed Plumes
Refineries
Steel Mills
Chemical Plants



Site Characterization Technique

*"professional personnel
teamed with
cutting edge technology
and
superior equipment"*

DeepEarth Technologies, Inc.
12635 South Kroll Dr.
Alsip, IL 60803
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tech@deepearthtech.com
www.deepearthtech.com

**DeepEarth
Technologies, Inc.**
"the chem-ox professionals"

Cool-Ox™

**"Controlled In-Situ
Chemical Oxidation"**



www.deepearthtech.com

*Cool-Ox™ is a trademark of DeepEarth
Technologies, Inc.*

Controlled In-Situ Chemical Oxidation

What is the Cool-Ox™ process?

Cool-Ox™

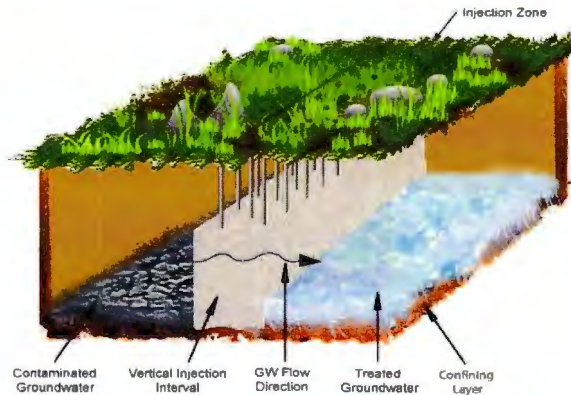
Although hydrogen peroxide is widely accepted as the cleanest in-situ chemical oxidation compound, its application using the Fenton mechanism is dangerous and uncontrollable. The extremes in heat and pressure generated by the Fenton reaction can volatilize contaminants causing them to spread even further in soil and groundwater. Moreover, concentrated liquid hydrogen peroxide (>10%) has been responsible for numerous accidents.



DeepEarth Technologies, Inc., (DTI) has tamed the Fenton reaction by developing the patented Cool-Ox™ Technology. By controlling the reaction, contaminant sources can be pin pointed quickly during the site injection work. DTI can then focus on the sources thus assuring maximum effect of the Cool-Ox™ reagent. The photo above illustrates this forensic feature unique to Cool-Ox™ Technology. The Cool-Ox™ process is designed to address a broad variety of remedial challenges found at sites throughout the world.

Cool-Ox is a registered trademark of DeepEarth Technologies, Inc.

The Cool-Ox™ Bio-Sponge™ Reactor (Groundwater Defined Flow Application)



Wherever Cool-Ox™ Technology has been applied, rapid growth of intrinsic aerobic microbes has been observed. This unique feature provides the one-two punch of combining abiotic chemical oxidation with bio-remediation. By engineering the accumulation of the microbial cells, they will produce extra-cellular polymeric substances (ECPS) that gives the appearance of live marine sponges. This matrix allows the groundwater to flow through providing a filtration mechanism entrapping contaminants and providing a carbon source for the microbes. This is the basis of the Cool-Ox™ Bio-Sponge™ Reactor.

"eliminates safety hazards for workers and sites"

Cool-Ox™ was specifically designed to exploit the advantages of hydrogen peroxide while eliminating the safety hazards associated with the product. The heat and acid hazards of the Fenton reaction have been eliminated. The optimum pH for the Cool-Ox™ reaction is 8, thereby facilitating its use in limestone strata. Cool-Ox™ aggressively destroys a wide variety of contaminants. It is particularly well suited for treating chlorophenolic and creosote compounds where the basic pH aids in desorbing these contaminants from the soil. Eliminating acid problems, heat and the need for injection wells makes Cool-Ox™ the safest ISCO process available. **No Heat means No Ignition Source!**

"experience, quality equipment and injection technique are keys to successful site remediation"

DTI prides itself in the quality of its equipment and personnel. For fire safety, all DTI rigs and vehicles are equipped with diesel engines and maintained continuously. All personnel hold required OSHA training certificates.



The "Deep Shot Rig" Feeding Two Probes



"Free Product Treatment"

The Cool-Ox™ Process has been successfully employed to eliminate free product at several sites both in-situ and in excavations. The photo above depicts Cool-Ox™ reagents reacting with free product at a large hydrocarbon release. An additional feature of this application is the ability of the reagent to convert aromatics to non-odorous compounds thereby, eliminating rather than masking the problem.

Lori Huntoon, PG

Principal Hydrogeologist & Owner, Huntoon Environmental Consulting, llc

P.O. Box 259927, Madison WI 53725

608-886-7245 · lorihuntoonpg@gmail.com

QUALIFICATIONS

Professional geologist, certified educator and former regulator with over 25 years of progressive leadership experience providing technical program management for water and environment.

- **Consulting experience** includes oversight of site investigations including identification of potentially responsible parties, independent technical evaluations for environmental programs, farmland assessments, Phase I and Phase II real estate property transactions; groundwater resource assessment/evaluation/ protection; development of remedial action plans, wellhead protection surveys; regulatory negotiation; wetland determinations; water supply/conservation; litigation support; oversight of administrative/field staff, and training.
- **Regulatory program management** includes Section Chief of the technical section of the Wisconsin Petroleum Cleanup Fund overseeing 25 technical staff with projects exceeding an annual budget of \$94M; represented the PECFA program at public hearings throughout the state, and contributed to administrative code revisions. As a consultant, worked on the development of environmental standards for industry; participated in the initial “integrated environmental plan for the Mexican-US Border” between USEPA and (then) SEDUE in 1992.
- **Project management** experience includes oversight of subcontractors and drilling crews; completion of field and reporting activities associated with groundwater contamination investigations and remediation programs, development of well head protection programs and siting of replacement water supply wells; regulatory compliance; and establishment of consistent objectives for municipal, state/federal, legal, and industrial clients.
- **Drilling oversight** includes management of drilling programs, supervision of an environmental drilling crew; presentation of investigative results focused on groundwater sampling at multiple intervals utilizing dual-tube drilling technology; speaker at hands-on environmental drilling technology programs; and a broad range of experience managing large-scale groundwater monitoring networks for extensive and complex site investigations.

LICENSING & CERTIFICATIONS

Licensed Professional Geologist – State of Wisconsin #13-008, since 1997

Certified Ground Water Professional – National Ground Water Association, since 1991

Certified Secondary Science Teacher – State of Wisconsin, 2008

Certified English As a Second Language Teacher – State of Wisconsin, 2008

PROFESSIONAL EXPERIENCE

Owner & Principle Hydrogeologist February 2013 to present

Huntoon Environmental Consulting, llc, Wisconsin (formerly HydroGeoLOGIC Consulting, llc)

Logical approaches to environmental and sustainability solutions for communities, non-profit groups, law firms, government agencies, other consulting firms, and businesses. Assistance with technical reviews and litigation preparation. Grant writing and oversight of grant-funded programs, technical assistance with economic development projects, program oversight, strategic planning, marketing.

Section Chief, Wisconsin Petroleum Cleanup Fund · 1997 to 2004

State of Wisconsin Department of Commerce, Madison WI

Managed the technical section of Wisconsin's Petroleum Cleanup Fund, including an experienced staff of 25 hydrogeologists and program assistants at five locations throughout the state. Conducted public hearings, facilitated meetings, coordinated interagency training, participated in preparation of interagency memorandums, assisted with administrative rule changes, represented the agency at national conferences, served as liaison in regional and national meetings with EPA, prepared annual reports for the legislature and Governor's office, chaired Administrative Code revision committee.

Hydrogeologist 1985-1997

Environmental Consulting Firms, Madison WI & Rockford IL

Project oversight, including RCRA, Phase I/II environmental site assessments for property transactions, and groundwater investigations. Managed environmental projects including Fortune 500 manufacturing firms based out of Milwaukee. Provided corporate compliance audits for facilities located nationally and along the US/Mexico border. Managed metals contaminated site investigation and remediation program in California, including an evaluation of new metals-treatment technology and facilitation of meetings involving multiple regulatory agencies. Managed office for full service engineering, geotechnical and environmental consulting firm, including monthly operations reports, timesheets, accounts payable and receivable, expense reports, hiring and discipline of staff.

Branch Manager/Operations Manager/Hydrogeologist 1985-1993

Environmental Consulting Firms, Houston TX & Milwaukee WI

Supervised staff including geologist, drilling crew, and administrative support. Conducted business development. Managed environmental projects including RCRA, leaking underground storage sites, lumber treatment facilities, and locations of illegally disposed drums. Managed field activities for the City of Wausau Superfund Site and the Sheboygan River & Harbor Superfund Site, including oversight of drilling operations on each side of the Wisconsin River and in the Sheboygan Harbor, respectively. Completed health risk assessment and groundwater investigation for neighborhood surrounding petroleum refinery in western Louisiana. Conducted business development throughout Texas, Oklahoma, and the Midwest, including assistance with the opening of offices in Michigan, Indiana and Illinois. Conducted business development, participated in corporate strategic planning and training.

EDUCATION & TRAINING

Sustainability Consulting Cohort Program, ISSP – 2013
Science and ESL Education, Edgewood College, Madison, Wisconsin – 2008
Organizational Facilitation and Negotiation, State of Wisconsin – 1997
Organizational Management and Leadership Training, State of Wisconsin – 1998 - 2000
ISO14000 Environmental Management System Training - 1996
40 Hazardous Waste Operations and Emergency Response Training – NGWA, 1985
B.S., Geology – University of Wisconsin Platteville, 1985
Advanced classes in Hydrogeology – University of Minnesota Minneapolis, 1984-1985
Mining Engineering coursework – University of Wisconsin Platteville, 1980-1982
Water Well Drilling Course, Staples Technical Institute, 1982
Baroid Mud Drilling Technology – Baroid Drilling Institute, Houston Texas, 1981

PROFESSIONAL ASSOCIATIONS

ASTM International D18-21 on Ground Water Monitoring (1987-present)
ASTM International E-50 on Environmental Site Assessments (1990-present)
Department of Interior ASTM Representative to Subcommittee on Groundwater (2010-present)
Federation of Environmental Technologists Audit Committee CoChair (1990-1994)
Ground Water Age Advisory Board (1987-1990)
International Society of Sustainability Professionals Consultant Cohort (2013)
Merlin Mentors UW-Madison (2014)
Rock Trail Coalition Board of Directors (2013-present), Newsletter Editor (2013-present)
National Ground Water Association Ground Water Scientists & Engineers Director (1990-1994)
National Ground Water Association Ground Water Management and Protection Committee (2015)
National Ground Water Research and Educational Foundation Board Member (2015)
Rock Trail Coalition Newsletter Editor (2014-2015)
Sustainable Janesville Committee Member (2014-2015)
Wisconsin Ground Water Association President (1988-90), Board member (2008-10)
Wisconsin Water Association Chair, Small Systems Committee (2012-2013)
Wisconsin Water Well Association Associate Member (1985-present)
Wisconsin Women Environmental Professionals / Madison Chapter – CoChair (2003-2004, 2011)
University of Wisconsin Women In Business Council Board Member (1998-2000)

REFERENCES

Available upon request.

Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Friday, April 17, 2015 3:32 PM
To: Ryan, Nancy D - DNR
Subject: Ehrlich / Former Express Cleaners BRRTS #02-52-547631
Attachments: ISOCON Fig 4.pdf

April 17, 2015

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

Dear Nancy,

I have a draft RFP ready to seek rebid of the remediation for the above referenced site to address the concerns raised by you and other Department staff over the incomplete or otherwise un-approvable remedial proposals received in the last round. In an effort to ensure this is the last time it must be re-bid, I have several questions I would like you to address by reply email to make sure the bids we seek are directed toward remedial goals and demolition and waste handling positions supported by the Department. I also raise some other points on which we reached agreement at our meeting last November 20, to ensure they still meet the Department's satisfaction. If you want me to send another technical review form and fee, please advise.

1. Demolition. Based on the remedial proposals previously received, the Department agreed that the site is most effectively remediated by removal of the floor slab and foundation elements. Accordingly, the Department stated it would pay up to \$15,000 of demolition costs. The Department also said my client could contract directly for the remediation work rather than pass it through a remediation contractor. So long as my client goes through a bidding process for the demolition work, will the Department reimburse the \$15,000 based on the decisions made to date, or must my client require the new bids to separately propose remediation with and without demolition?

2. Waste Handling. Based on test data previously provided, it was determined that certain portions of the slab, and probably any underlying concrete foundation elements, are contaminated with dry cleaning solvent and would become hazardous waste upon demolition. In response to my inquiry, the Department took the position that it would grant a contained out determination to allow the concrete to be disposed as solid waste at a licensed landfill. Similarly, the Department took the position that the soils and groundwater at the site would also be determined to be contained out upon demonstration of contaminant content being less than applicable media standards. I need you to confirm that any impacted media remaining at the site will be "contained out" if it is shown to be less than the contained out media standards, regardless of whether it has been actively remediated.

3. Cleanup Goals.

a. The Department has expressed the desire that the relatively contained contaminated mass be remediated more than actually required for soil RCLs, to minimize vapor intrusion risk and future direct contact exposure. We determined the I-O zoning of the North Bay Drive property would allow for types of use such as parks and playgrounds as permitted use, and day care centers and community gardens as conditional uses. However, the North Main Street property is zoned differently and would be commercial use.

b. Based on the remedial proposals previously received, the Department agreed that it would reimburse costs to try to achieve a relatively low cleanup goal because the highly contaminated “source” materials are not widespread and would serve as a continuous source of vapors if not controlled to a low concentration. Consequently, the Department agreed it would reimburse costs to try to attain a 1 pm concentration of contaminant in soil and saturated soil within limited areas of the site. We recognize that current vapor intrusion regulations were not in effect when the previous bidding took place, but we have reason to believe the cost of achieving a site-wide 1 ppm cleanup goal will substantially exceed previous bid amounts. Consequently, we have elected to strive for 1 ppm only on the North Bay Drive parcel and believe our 30 ppm goal is sufficient for the North Main Street parcel because it will allow case closure. I attach a map showing our proposed remedial goals for the indicated three-dimensional areas and ask you to pre-approve these goals before we send out the RFP. In addition to these specific area goals, the RFP seeks the overall goal of case closure, with or without a NA Closure using insurance.

c. The Department indicated it would like the soil and saturated soil/groundwater in the sewer line corridor. We are seeking bids for this treatment to extend from the service entry to the building to the property boundary, to be remediated down to the depth of 8 feet and extending 1 foot wider than the trench backfill on each side of the trench. We propose to apply the same 30 ppm cleanup goal within that area. Does that meet your approval?

4. Area of Contamination. The Department took the position that the “area of contamination” rule will apply to allow removal of soil or groundwater from one portion of the contaminated area and deposition in another portion of the contaminated area for treatment, without said materials being considered “generated” waste, without triggering the need for any solid waste permit or approval and without making the site a RCRA site or its state-law equivalent. I would like to encourage the consultants to consider removing the slightly contaminated soil from the North Bay Drive property for treatment at the North Main Street property. If that is not agreeable to the Department, please let me know.

5. VPLE Coverage for Affected Area. The Department took the position that no additional investigation needs to be completed to enroll in the VPLE Program but that only the Main Street property would be accepted into in the VPLE program. I have recently emailed Michael Prager in that regard. Pending conclusion of those discussions with Mr. Prager, a VPLE application will be submitted to enroll one or both of the properties in VPLE.

6. Need for Additional Vapor Assessment. As previously reported, a vapor assessment was performed on the structure proposed for demolition and not surprisingly, significant sub-slab vapor concentrations were encountered. Removal of the slab by demolition would allow for thorough remediation of the key source area and alleviate the need for a vapor mitigation system to protect the existing or a future building. However, the Department indicated a vapor assessment must be performed on the former Pugh Oil property. When should such assessment be performed? We believe the most appropriate time would be after remediation of the Main Street Property, because the Pugh Oil property is not residential (it is a dry cleaner) and because any vapors detected in advance of remediation could very well dissipate as a result of remediation. Consequently, we ask the Department to either approve the vapor assessment to be performed now, without bid, as a continuation of the site inspection, or be performed after the remediation as part of the remedial bid. We also request clarification of the Department’s intended scope of the vapor investigation such as, ‘investigate vapors from the property boundary to the outside wall of the former Pugh Oil building’ or ‘investigate at the property boundary and only if present there in excess of standards conduct additional tests for vapors in the soil just outside and the near wall of the former Pugh Oil building.’

7. Need for Additional Monitoring Well. The Department has stated that one additional monitoring well is needed to define the eastern end of the plume. Please clarify whether that well can be installed now without bid as a continuation of the site inspection, or must be part of the remedial bid. We will suggest and verify your satisfaction the appropriate location for the well.

Regards,
Bill.



Bill Scott
Partner

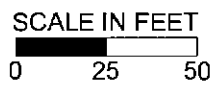
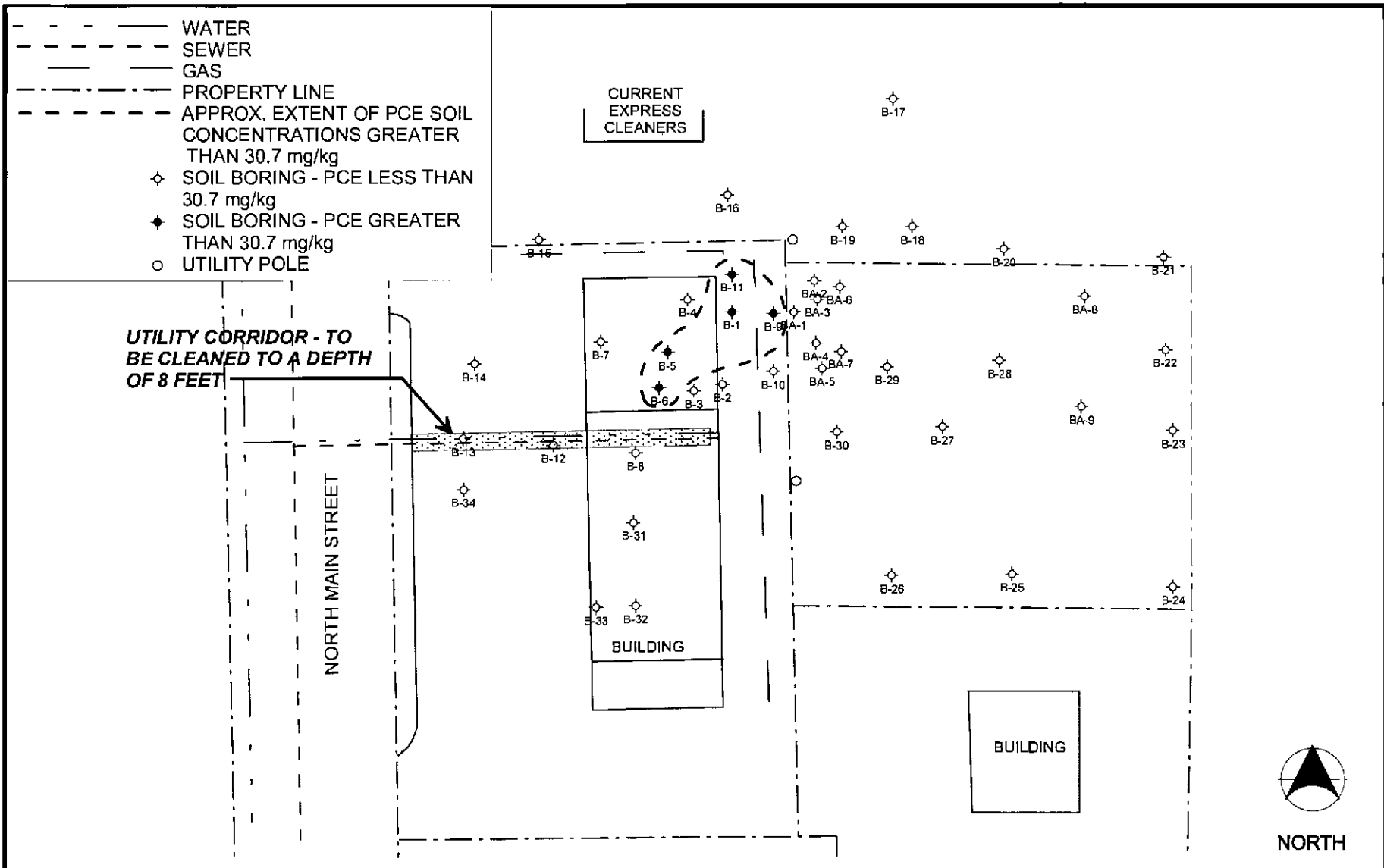
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 GONZALEZ SAGGIO HARLAN Attorneys at Law	111 EAST WISCONSIN AVENUE SUITE 1000 MILWAUKEE, WISCONSIN 53202 T: 414-277-8500 F: 414-277-8521	EHRlich FAMILY LIMITED PARTNERSHIP FORMER EXPRESS CLEANERS RACINE, WISCONSIN APPROXIMATE 30.7 mg/kg ISOCONCENTRATION		FIGURE 4
		DRAWN BY RN	PROJ. No. 10-105	DATE 06 APR 15

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Tuesday, May 17, 2016 5:01 PM
To: Ryan, Nancy D - DNR
Cc: wscott@mzmilw.com; Jeanne Tarvin; Sellwood, Alyssa A - DNR
Subject: RE: Former Express Cleaners Site - Racine, WI
Attachments: 20160517_Former Express Cleaners_Additional Information_Memo.pdf

Nancy:

As a follow-up to the information provided to you in previous emails, we are sending you a copy of a memorandum containing an updated Ramboll Environ project summary where ZVI was successfully used at a site in Appleton, Wisconsin. Our client had recently received closure of the site following successful implementation of ZVI to treat CVOC-impacted groundwater. The project summary describing the remedial activities and results of the post-remedial groundwater monitoring is provided in the attached memo. In addition, the memorandum addresses Ramboll Environ's opinion regarding pilot testing at the Site.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
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 ENVIRON

From: Scott Tarmann
Sent: Wednesday, May 11, 2016 2:04 PM
To: 'Ryan, Nancy D - DNR'
Cc: wscott@mzmilw.com; Jeanne Tarvin
Subject: RE: Former Express Cleaners Site - Racine, WI

Nancy,

Please find the attached proposal for the former Express Cleaners site in Racine, WI. Let us know if you have any questions during your review of the proposal. We will wait to hear from you on when it is convenient to reschedule the meeting.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Wednesday, May 11, 2016 1:30 PM
To: Scott Tarmann
Cc: wscott@mzmilw.com; Jeanne Tarvin
Subject: RE: Former Express Cleaners Site - Racine, WI

Scott,

Thank you for providing this Scott. Would it be possible for you to also provide me with an electronic copy of the original proposal as I will be asking our Dry Cleaner/Vapor intrusion program coordinator, Alyssa Sellwood, to assist in the review of the proposal. Also, I ask that we postpone having a meeting until she and I have had a chance to review the plans/cost estimate. We can reschedule once we've had a chance to review the proposal.

Thanks,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Nancy D. Ryan
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From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Wednesday, May 11, 2016 11:24 AM
To: Ryan, Nancy D - DNR
Cc: wscott@mzmilw.com; Jeanne Tarvin
Subject: Former Express Cleaners Site - Racine, WI

Dear Nancy:

Per the request of Bill Scott, please find the attached June 8, 2015 Proposal Addendum that was prepared to address questions regarding the structural integrity of blended soil after treatment and Ramboll Environ's project summaries on similar projects where we successfully utilized zero-valent iron. In preparation for our meeting on May 26th, we plan on bringing handouts and/or presentation materials in support of our proposed approach and cost estimate presented in our May 29, 2015 proposal.

Please let us know if you have any questions or require any additional information.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
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starmann@ramboll.com

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MEMO

Job **Former Express Cleaners Site, Racine, WI**
 To **Bill Scott**
Mallery & Zimmerman, S.C.
 From **Scott Tarmann**
 Cc: **Jeanne Tarvin**

Date May 17, 2016

As a follow-up to your request for additional information for the above-referenced site, we are sending an updated Ramboll Environ project summary where ZVI was successfully used at a site in Appleton, Wisconsin. Our client had recently received closure of the site following successful implementation of ZVI to treat CVOC-impacted groundwater. The project summary describing the remedial activities and results of the post-remedial groundwater monitoring is provided in the attached project summary.

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Pursuant to Chapter NR 169.23(6)(d), which states that pilot testing is a requirement for all active treatment remedies, it is still Ramboll Environ's opinion that a pilot test is not necessary at the former Express Cleaner's site, based on the following:

Ref Former Express Cleaner's
 Site, Racine, WI
 Proposal No. P21-15124

1. The contaminants of concern, PCE and its degradation products, are relatively common and well understood in terms of documented reductive dechlorination as an effective soil and groundwater remedial technology. Ramboll Environ has directed the successful remediation of sites using the reductive amendment ZVI that is recommended in our May 29, 2015 proposal; and,
2. In-situ soil blending facilitates effective contact between the amendment and contaminant, allows for controlled amendment dosing, and is proven to be the best approach for maximizing contact with contaminants in both soil and groundwater media than other soil mixing methods and hydraulic injection delivery approaches. Therefore, completion of a costly and time-consuming pilot test using in situ soil blending would not represent efficient use of limited DERF funds.

We do recommend that bench-scale testing be completed using site soil and groundwater samples/media collected from the site to verify

the amendment dosing requirements and that complete dechlorination will be achieved in an efficient manner.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Attachment: ZVI Project Summary Update - May 17, 2016

**ZVI Project Summary Update
May 17, 2016**

Project Title: Chlorinated Solvent Remediation Using Zero-Valent Iron (ZVI)

Project Duration: 2012 to 2016. Received regulatory case closure in 2016.

Project Location: Appleton, Wisconsin

Project Reference: Jeff Van Thiel, Great Northern Container (920) 739-3671

Services: Since 2012, Ramboll Environ US Corporation (Ramboll Environ; formerly ENVIRON International Corporation) has provided investigative and remedial action services to Great Northern Container (GNC) focusing on developing a cost-effective strategy to quickly remediate chlorinated volatile organic compounds (CVOCs) in a tight clay environment.

Project Description: A former spill containment manhole was uncovered during construction work. The former spill containment manhole was the secondary containment structure for a former hazardous waste storage area on the site. Investigation activities conducted by Ramboll Environ in 2012 around the manhole determined that the soil and groundwater were impacted with CVOCs. Under the oversight of Ramboll Environ, a combination soil source excavation and an in-situ enhanced reductive dechlorination remedial option was implemented at the low permeability (clay soil) site. The implemented remedial action at the site included hydraulic probe injection of ZVI and carbon substrate in May 2013. The on-site injection of carbon amendment and ZVI was conducted from April 30 through May 3, 2013. A total of 36 injection points (6 feet on center) were advanced using a direct push drill rig, targeting a zone from 20 feet below ground surface (bgs) to 3 feet bgs. This injection approach was designed to effectively disperse the amendment vertically through the soil column below the water table. A total of 2,200 pounds (lbs) of ZVI and carbon amendment was injected. No day lighting (surfacing) of injected fluids occurred as part of the injection event.

In August, 2013, approximately 700 gallons of accumulated water from the former spill containment manhole was extracted and disposed of off-site. The former spill containment manhole and a total of 125.02 tons of soil were subsequently excavated and transported to a licensed landfill for disposal. Excavation of impacted soils was limited to soils above approximately 3 feet bgs, as injection of ZVI and carbon amendment into the groundwater was conducted prior to the excavation activities.



Detected concentrations (micrograms per liter [$\mu\text{g/L}$]) of chlorinated ethenes in groundwater samples obtained from the most heavily impacted monitoring well within the groundwater treatment zone at the site are summarized as follows:

Sample Date	Tetrachloroethylene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene (cDCE)	Vinyl Chloride (VC)	Ethene
September 2012	5,080	4,650	40,900	3,520	Not Analyzed
January 2013	1,900	3,160	53,500	5,800	291
May 2013	<i>ZVI/Carbon Substrate Injection Event</i>				
July 2013	<590	<536	50,500	9,790	333
October 2013	<118	<91	41,400	16,000	546
January 2014	<94	<73	21,500	26,300	3,230
April 2014	<125	<83	13,500	16,500	4,740
October 2014	<1.0	<0.66	39.2	104	544
April 2015	<5.0	<3.3	46.4	89.6	3,440

It is useful to note that pre-treatment CVOC concentrations were indicative of dense non-aqueous phase liquid (DNAPL), based on comparison of the detected concentrations with their respective aqueous solubility (United States Environmental Protection Agency [USEPA], 1994). As indicated above, dechlorination of cDCE occurred in late 2013 in response to the May 2013 injection event, resulting in temporary accumulation of VC in early 2014 followed by further dechlorination to harmless end product ethene. Despite the likely presence of DNAPL, the total molar concentrations of chlorinated ethenes decreased from 680,000 nanomoles per liter (nM/L) in January 2013, to 1,910 nM/L in April 2015. This represents a reduction of 99.7% of the pre-treatment chlorinated ethene concentrations.

Evaluation of molar fractions (molar concentrations of PCE, TCE, cDCE, VC or ethene divided by the molar concentration of total ethenes) over time is another method used to determine if biodegradation has been stimulated. The pre-treatment January 2013 molar fractions were as follows: 2% PCE, 4% TCE, 80% cDCE, 13% VC, and 1% ethene. The April 2015 molar fractions were 0% PCE, 0% TCE, 0.4% cDCE, 1.1% VC, and 98.5% ethene. Without sequential dechlorination, the molar fractions of the targeted compounds would all remain relatively constant, even if all of the concentrations would decline (due to dilution, for example). This dechlorination has occurred through a single injection of ZVI and carbon amendment alone (without bioaugmentation using microbial culture). Based on the positive results of the two years of post-injection groundwater monitoring, the case received closure from the Wisconsin Department of Natural Resources in 2016.

Ryan, Nancy D - DNR

From: Sellwood, Alyssa A - DNR
Sent: Tuesday, May 17, 2016 2:20 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners RAP proposal

Hi Nancy

I have completed an initial review and am glad to discuss whenever you have time. A few initial thoughts for your consideration that we can expand on in our discussion.

- Technical approach proposed by Ramboll is appropriate and well thought out for the site. But I have a few refinements/questions:
 - Is removal/demo of the building a reasonable assumption? If not, the soil mixing approach will not be implementable.
 - What is your opinion on the VI investigation work. They have one sample round proposed. Is this enough?
- Costs are high, and we should look to have Ramboll refine several areas of their estimate.
 - Hourly rates are too high for the scope: For this type of work, typical billing rates would be \$150-\$180/hr for PM, \$100-\$135/hr for Eng/Scientist, and \$75-\$95/hr for field work. Ramboll's proposed rates are 20 to 25% higher.
 - Estimate their consulting fees could be lowered by \$30K, if staff mix with lower billing rates were used (especially for field work).
 - I would like to see the basis for the selected dosage of ZVI + carbon amendment and the vendor's quote for the material costs and costs for soil blending:
 - Estimate total cost would be closer to \$100K from my experience.

Please let me know if you would like to discuss, and we can pick a time to chat.

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Alyssa Sellwood
Phone: 608.266.3084
Alyssa.Sellwood@wisconsin.gov

From: Ryan, Nancy D - DNR
Sent: Friday, May 13, 2016 1:25 PM
To: Sellwood, Alyssa A - DNR
Subject: Express Cleaners RAP proposal

Hi, Alyssa,

Attached are the RAP proposals for the Express Cleaners site (Bill Scott) that I asked for your assistance on - evaluating the proposals and whether we would consider approval under DERF. My understanding from Bill Scott is that he is recommending approval of the Rap but he expects that we won't approve it – at least the cost aspect. I have no sense of that right now and hope to review the plan in a week or so. If you could please give me a guess as to when you might have a chance to look at it so that we can have a chat about it and I can let bill scott know about when we might be able to discuss with him and/or have ENVIRON come in to present the plan (that's what he's proposing).

Thanks so much – I really appreciate you help, and understand how busy you are, I'm not expecting a quick turnaround. Whenever you have the time. Please let me know if you need some/more background info. I'm not exactly sure what's been provided in the RAP.

Have a great weekend.

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Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Tuesday, July 26, 2016 8:35 AM
To: Ryan, Nancy D - DNR
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Thank you for approving Ramboll Environ's remedial action proposal and cost estimate for the former Express Cleaners site. We believe it would be beneficial to still meet with you to discuss the additional soil sampling/ treatment area delineation work and bench testing so we are all in agreement on the work scope and cost going forward. We would like to suggest having the meeting at 2:00 p.m. on Tuesday August 2nd at the WDNR office in Milwaukee. I will prepare a brief meeting agenda and some materials with the proposed soil sampling locations and bench testing scope of work/cost estimate and send it to you in advance of the meeting.

We look forward to meeting with you next week. Please let us know if you have any questions and if the time proposed above works for you.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Monday, July 25, 2016 3:57 PM
To: Scott Tarmann
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Hi Scott,

Thank you for providing a response to our questions. We appreciate your making the effort to review our concerns and provide revisions where possible. Based on this response, we feel that we will be able to approve the remedial action proposal and cost estimate. Some revisions to the linking spreadsheet may be in order, but the overall cost proposal and breakdown between consulting/sub-contractors/ineligibles as shown on Table C-1 seems to be reasonable. That being said, we really don't have any further questions about the proposed scope of work, however, if you want to meet to discuss the bench scale test and sampling not included in the RAP, I would be happy to meet with you and am available either Aug. 1 or 2 in the afternoon. It would be beneficial to me if you could provide a summary describing what the bench test and any other sampling consists of so that I have the chance to review before the meeting. Please let me know if you wish to schedule a meeting – or submit a separate cost estimate for the bench test.

Regards,

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Nancy D. Ryan
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nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Monday, July 18, 2016 10:07 AM
To: Ryan, Nancy D - DNR
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

In follow-on to your questions and request for additional cost modifications for the former Express Cleaners proposed work scope, please find Ramboll Environ's responses to each of the questions provided in the e-mail below for your consideration.

- 1.a. A revised remediation cost estimate table (Table C-1) with the assigned staff and billing rates for each task identified in our proposal is attached.
- 1.b. For Task 10 costs, we have re-assigned the hours to perform the MNA groundwater sampling to staff having a lower billing rate (from \$118/hr to \$88/hr. In addition, we have changed the routine reporting task from semi-annual to annual report submittals, and the quarterly reports to be brief data report submittals as requested. These changes have resulted in an overall cost reduction for the project of \$8,700. A revised form 4400-214D is also attached for your reference.
- 2.a. Costs associated with investigative-derived waste disposal are not included in the bid. Because the quantity and characteristics of the waste will not be known until samples are collected/analytical results are received and due to differences in disposal costs between hazardous and non-hazardous waste, we cannot estimate what these costs are at this time. Therefore, we request that investigative-derived waste disposal costs be addressed through the change order process following completion of all additional pre-remedial site investigation activities.
- 2.b. Utility clearance is required by state law. In addition, utility marking requests are only valid for a period of 10 days. Therefore, utility clearance has been included in each task where subsurface work is being performed. Also, drilling contractors will not perform any work if utilities have not been marked. Surveying has been included in each of the tasks where new soil borings and/or monitoring wells are being installed. The purpose of the survey work is to obtain location coordinates and well top of casing elevations for subsequent mapping and determination of groundwater elevation relative to the site datum.

- 3.a. The basis for the cost estimate of \$31,667 for the contingency activity for off-site disposal of excess soil generated from soil swelling post-remediation is as follows:
- The estimated amount of soil swell due to the addition of ZVI material and water during soil blending = 2 vertical feet over the soil blending area. The estimated area of treatment is 5,700 sq.ft. resulting in a volume of excess material equal to 422 cu. yds.
 - Using 1.5 tons per cu.yd. of soil as a conversion results in approximately 633 tons of excess soil material to be disposed.
 - Using an estimated cost of \$50/ton to load, transport, and dispose of the excess 633 tons of soil material results in an estimated cost of \$31,667. This cost assumes the soil is not considered a hazardous waste.
- 3.b. Costs associated with the bench tests are not included in the cost estimate. We estimate that the cost for bench-scale testing to be approximately \$9,500 (\$7,000 for subcontractors, including analytical, plus \$2,500 for consultant costs for subcontractor coordination, sample material collection, and analysis of results). Note, we have not included the bench scale testing cost in our revised estimate as we will be updating the cost estimate to include bench scale testing and pre-remediation investigation sampling tasks (i.e., additional soil source definition and current groundwater sampling round) which were not included in our original proposal. It is our intent to discuss the scope of these two tasks at the meeting we are requesting below.
- 3.c. In my previous e-mail, I had inadvertently attached an incorrect copy of the Redox Tech proposal. The correct proposal that was used in the development of our proposal is attached for your information, which is dated May 28, 2015, and includes the electronic mail correspondence between Ramboll Environ and Redox Tech dated May 28, 2015 for your reference. The questions posed in your email below (discrepancy in treatment area and depth and the statement on page 2, next to last paragraph) are both addressed in the May 28, 2015 Redox Tech proposal (attached). Note, the final volume of soil to be treated will depend on the pre-remedial investigative work. We intend to update the May 28, 2015 proposal once the final volume to be treated has been agreed upon.

Ramboll Environ would like to respectfully request a meeting with the WDNR at the Milwaukee Regional Office Headquarters to discuss the proposed work scope and costs and to answer any additional questions you may have regarding our proposal. We would also like to discuss the bench scale testing and a proposed scope for pre-remediation sampling and testing. We are available to meet any time on August 1, 2, or 3. Please let us know your availability to attend a meeting on these dates.

We look forward to meeting with the WDNR and obtaining WDNR's approval of the proposed work scope/proposal so the site remediation work can begin as soon as possible. Please don't hesitate to contact us if you have any questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

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M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
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Brookfield, WI 53045
USA



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Monday, July 11, 2016 8:11 AM
To: Scott Tarmann
Cc: William P. Scott (wscott@mzmilw.com); Sellwood, Alyssa A - DNR
Subject: Express Cleaners - Ramboll Environ remedial action proposal

Scott,

Thank you for providing the June 24, 2016 response to DNR's questions regarding the proposed work scope and cost estimate submitted for the Express Cleaners remedial action plan. We appreciate your consideration of our questions/concerns. We do have additional requests which are listed below.

1. Consulting Scope and Rates:
 - a. In response to DNR comments about hourly rates, your revised plan indicates that the hourly labor rates were lowered but staff level or allocated hours for each task were not revised. Please provide a table showing the revised rates.
 - b. Task 10, MNA groundwater sampling and reporting: Given the routine nature of work associated with quarterly groundwater monitoring, we believe the groundwater sampling portion of the task could be assigned to a lower staff level. Task 10 also includes costs for reporting for each monitoring event. DNR does not need to receive reports on a quarterly basis. Unless results indicate an unusual departure from what we expect, submittal of annual summary reports and quarterly laboratory sampling results (as required in NR 716) with a simple cover letter should be sufficient. Please consider revising the costs for task 10.
2. Misc. Scope Items
 - a. Are costs associated with investigative waste disposal included in the bid?
 - b. Costs associated with utility clearance and survey are included in pre-remediation activities. Costs for additional utility clearance and surveyor are also included in Tasks 6 and 7 for post-remediation soil sampling and monitoring well replacement. Why would these tasks be needed if utilities have previously been marked, and removed prior to conducting the remediation?
3. Remediation Scope and Cost
 - a. Please provide the basis for the cost estimate of \$31,667 for the contingency activity for off-site disposal of excess soil generated from soil swelling post-remediation.
 - b. You indicate that you will conduct bench-scale tests to determine the optimum amendment dose for the site. Are costs associated with the bench tests included in this cost estimate?
 - c. Clarify treatment area & depth.
 - Your proposal references a treatment area of approximately 5,700 sq. ft to a depth of 9 feet for treatment of approximately 1,900 yd³. But Redox Tech's proposal is for an area of 7,200 sq ft to a depth of 8 feet for an approximate treatment volume of 2,133 yd³. Please confirm the area and basis of cost.
 - Redox Tech proposal on page one states the treatment area will be from ground surface to approximately 8 feet, but on page two, next to last paragraph state "...In preparing this estimate, we have assumed that in 10 percent of the treatment area, the upper 3 feet of soils will not require treatment. Therefore, these soils can be stockpiled and removed from site as non-hazardous soil if excess material is present, or placed back

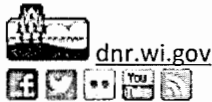
into the excavations once the blending has been completed." Please clarify the meaning of this statement from page two.

In the interest of keeping costs to a reasonable level, we hope that Ramboll Environ will consider further reductions to the estimated costs of your proposal. We appreciate your participation in the DERF bidding process and look forward to receiving a response to these questions.
Thank you and regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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

From: Ryan, Nancy D - DNR
Sent: Monday, July 25, 2016 3:57 PM
To: 'Scott Tarmann'
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Hi Scott,

Thank you for providing a response to our questions. We appreciate your making the effort to review our concerns and provide revisions where possible. Based on this response, we feel that we will be able to approve the remedial action proposal and cost estimate. Some revisions to the linking spreadsheet may be in order, but the overall cost proposal and breakdown between consulting/sub-contractors/ineligibles as shown on Table C-1 seems to be reasonable. That being said, we really don't have any further questions about the proposed scope of work, however, if you want to meet to discuss the bench scale test and sampling not included in the RAP, I would be happy to meet with you and am available either Aug. 1 or 2 in the afternoon. It would be beneficial to me if you could provide a summary describing what the bench test and any other sampling consists of so that I have the chance to review before the meeting. Please let me know if you wish to schedule a meeting – or submit a separate cost estimate for the bench test.

Regards,

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Nancy D. Ryan
Hydrogeologist, Bureau for Remediation and Redevelopment
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2300 N. Dr. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Monday, July 18, 2016 10:07 AM
To: Ryan, Nancy D - DNR
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

In follow-on to your questions and request for additional cost modifications for the former Express Cleaners proposed work scope, please find Ramboll Environ's responses to each of the questions provided in the e-mail below for your consideration.

- 1.a. A revised remediation cost estimate table (Table C-1) with the assigned staff and billing rates for each task identified in our proposal is attached.
- 1.b. For Task 10 costs, we have re-assigned the hours to perform the MNA groundwater sampling to staff having a lower billing rate (from \$118/hr to \$88/hr. In addition, we have changed the routine reporting task from semi-annual to annual report submittals, and the quarterly reports to be brief data report submittals as requested. These changes have resulted in an overall cost reduction for the project of \$8,700. A revised form 4400-214D is also attached for your reference.
- 2.a. Costs associated with investigative-derived waste disposal are not included in the bid. Because the quantity and characteristics of the waste will not be known until samples are collected/analytical results are received and due to differences in disposal costs between hazardous and non-hazardous waste, we cannot estimate what these costs are at this time. Therefore, we request that investigative-derived waste disposal costs be addressed through the change order process following completion of all additional pre-remedial site investigation activities.
- 2.b. Utility clearance is required by state law. In addition, utility marking requests are only valid for a period of 10 days. Therefore, utility clearance has been included in each task where subsurface work is being performed. Also, drilling contractors will not perform any work if utilities have not been marked. Surveying has been included in each of the tasks where new soil borings and/or monitoring wells are being installed. The purpose of the survey work is to obtain location coordinates and well top of casing elevations for subsequent mapping and determination of groundwater elevation relative to the site datum.
- 3.a. The basis for the cost estimate of \$31,667 for the contingency activity for off-site disposal of excess soil generated from soil swelling post-remediation is as follows:
 - The estimated amount of soil swell due to the addition of ZVI material and water during soil blending = 2 vertical feet over the soil blending area. The estimated area of treatment is 5,700 sq.ft. resulting in a volume of excess material equal to 422 cu. yds.
 - Using 1.5 tons per cu.yd. of soil as a conversion results in approximately 633 tons of excess soil material to be disposed.
 - Using an estimated cost of \$50/ton to load, transport, and dispose of the excess 633 tons of soil material results in an estimated cost of \$31,667. This cost assumes the soil is not considered a hazardous waste.
- 3.b. Costs associated with the bench tests are not included in the cost estimate. We estimate that the cost for bench-scale testing to be approximately \$9,500 (\$7,000 for subcontractors, including analytical, plus \$2,500 for consultant costs for subcontractor coordination, sample material collection, and analysis of results). Note, we have not included the bench scale testing cost in our revised estimate as we will be updating the cost estimate to include bench scale testing and pre-remediation investigation sampling tasks (i.e., additional soil source definition and current groundwater sampling round) which were not included in our original proposal. It is our intent to discuss the scope of these two tasks at the meeting we are requesting below.
- 3.c. In my previous e-mail, I had inadvertently attached an incorrect copy of the Redox Tech proposal. The correct proposal that was used in the development of our proposal is attached for your information, which is dated May 28, 2015, and includes the electronic mail correspondence between Ramboll Environ and Redox Tech dated May 28, 2015 for your reference. The questions posed in your email below (discrepancy in treatment area and depth and the statement on page 2, next to last paragraph) are both addressed in the May 28, 2015 Redox Tech proposal (attached). Note, the final volume of soil to be treated will depend on the

pre-remedial investigative work. We intend to update the May 28, 2015 proposal once the final volume to be treated has been agreed upon.

Ramboll Environ would like to respectfully request a meeting with the WDNR at the Milwaukee Regional Office Headquarters to discuss the proposed work scope and costs and to answer any additional questions you may have regarding our proposal. We would also like to discuss the bench scale testing and a proposed scope for pre-remediation sampling and testing. We are available to meet any time on August 1, 2, or 3. Please let us know your availability to attend a meeting on these dates.

We look forward to meeting with the WDNR and obtaining WDNR's approval of the proposed work scope/proposal so the site remediation work can begin as soon as possible. Please don't hesitate to contact us if you have any questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Monday, July 11, 2016 8:11 AM
To: Scott Tarmann
Cc: William P. Scott (wscott@mzmilw.com); Sellwood, Alyssa A - DNR
Subject: Express Cleaners - Ramboll Environ remedial action proposal

Scott,

Thank you for providing the June 24, 2016 response to DNR's questions regarding the proposed work scope and cost estimate submitted for the Express Cleaners remedial action plan. We appreciate your consideration of our questions/concerns. We do have additional requests which are listed below.

1. Consulting Scope and Rates:

- a. In response to DNR comments about hourly rates, your revised plan indicates that the hourly labor rates were lowered but staff level or allocated hours for each task were not revised. Please provide a table showing the revised rates.
- b. Task 10, MNA groundwater sampling and reporting: Given the routine nature of work associated with quarterly groundwater monitoring, we believe the groundwater sampling portion of the task could be assigned to a lower staff level. Task 10 also includes costs for reporting for each monitoring event. DNR does not need to receive reports on a quarterly

basis. Unless results indicate an unusual departure from what we expect, submittal of annual summary reports and quarterly laboratory sampling results (as required in NR 716) with a simple cover letter should be sufficient. Please consider revising the costs for task 10.

2. Misc. Scope Items

- a. Are costs associated with investigative waste disposal included in the bid?
- b. Costs associated with utility clearance and survey are included in pre-remediation activities. Costs for additional utility clearance and surveyor are also included in Tasks 6 and 7 for post-remediation soil sampling and monitoring well replacement. Why would these tasks be needed if utilities have previously been marked, and removed prior to conducting the remediation?

3. Remediation Scope and Cost

- a. Please provide the basis for the cost estimate of \$31,667 for the contingency activity for off-site disposal of excess soil generated from soil swelling post-remediation.
- b. You indicate that you will conduct bench-scale tests to determine the optimum amendment dose for the site. Are costs associated with the bench tests included in this cost estimate?
- c. Clarify treatment area & depth.
 - Your proposal references a treatment area of approximately 5,700 sq. ft to a depth of 9 feet for treatment of approximately 1,900 yd³. But Redox Tech's proposal is for an area of 7,200 sq ft to a depth of 8 feet for an approximate treatment volume of 2,133 yd³. Please confirm the area and basis of cost.
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In the interest of keeping costs to a reasonable level, we hope that Ramboll Environ will consider further reductions to the estimated costs of your proposal. We appreciate your participation in the DERF bidding process and look forward to receiving a response to these questions.

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Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

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Milwaukee, WI 53212

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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Monday, July 18, 2016 10:07 AM
To: Ryan, Nancy D - DNR
Cc: Sellwood, Alyssa A - DNR; William P. Scott; Jeanne Tarvin
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal
Attachments: Combined_Remediation cost estimate_20160714.pdf; 4400-214D_rev_20160714.pdf; Cost Estimate (Racine, WI_Environ)052815_rev.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nancy,

In follow-on to your questions and request for additional cost modifications for the former Express Cleaners proposed work scope, please find Ramboll Environ's responses to each of the questions provided in the e-mail below for your consideration.

- 1.a. A revised remediation cost estimate table (Table C-1) with the assigned staff and billing rates for each task identified in our proposal is attached.
- 1.b. For Task 10 costs, we have re-assigned the hours to perform the MNA groundwater sampling to staff having a lower billing rate (from \$118/hr to \$88/hr. In addition, we have changed the routine reporting task from semi-annual to annual report submittals, and the quarterly reports to be brief data report submittals as requested. These changes have resulted in an overall cost reduction for the project of \$8,700. A revised form 4400-214D is also attached for your reference.
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We look forward to meeting with the WDNR and obtaining WDNR's approval of the proposed work scope/proposal so the site remediation work can begin as soon as possible. Please don't hesitate to contact us if you have any questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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USA
www.ramboll-environ.com

 ENVIRON

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Monday, July 11, 2016 8:11 AM
To: Scott Tarmann
Cc: William P. Scott (wscott@mzmilw.com); Sellwood, Alyssa A - DNR
Subject: Express Cleaners - Ramboll Environ remedial action proposal

Scott,

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1. Consulting Scope and Rates:

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- b. You indicate that you will conduct bench-scale tests to determine the optimum amendment dose for the site. Are costs associated with the bench tests included in this cost estimate?
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Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

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**Table C-1. Remediation Cost Estimate Summary (Revision 2)
Express Cleaners, Racine Wisconsin**

Task No.	Task Description	Ramboll Environ Labor (nearest \$100)	Expenses and Subcontractors (nearest \$100)	Subtotal (nearest \$100)	Ineligible Expenses (nearest \$100)	DERF Subtotal (nearest \$100)
1	Project Management and Setup, Contracts, HASP Preparation	\$6,100	\$200 ?	\$6,300	\$0	\$6,300
2	Pre-Remediation Groundwater Sampling & Abandonment MW3	\$7,600	\$5,700	\$13,300	\$700	\$12,600
3	Remedial Action Plan	\$11,800	\$100	\$11,900	\$100	\$11,800
4	Building Slab Removal	\$4,100	\$16,300	\$20,400	\$5,400	\$15,000
5	In-Situ Enhanced Reductive Dechlorination	\$22,400	\$152,200	\$174,600	\$0	\$174,600
6	Post-Remediation Confirmation Sampling	\$2,000	\$4,800	\$6,800	\$0	\$6,800
7	Well Replacement (MW3)	\$1,600	\$5,000	\$6,600	\$200	\$6,400
8	Well Installation (Optional - 1 Well)	\$500	\$800	\$1,300	\$0	\$1,300
9	Remedial Action Completion Report	\$9,200	\$100	\$9,300	\$100	\$9,200
10	MNA Groundwater Sampling & Reporting (8 qtrs)	\$35,000	\$29,200	\$64,200	\$3,200	\$61,000
11	Sub-Slab VI Sampling	\$3,000	\$2,500	\$5,500	\$200	\$5,300
12	Case Closure Reporting/GIS Registry	\$8,700	\$100	\$8,800	\$100	\$8,700
13	Final Well Abandonment	\$3,700	\$4,000	\$7,700	\$300	\$7,400
Total Estimate		\$115,700	\$221,000	\$336,700	\$10,300	\$326,400

10,300
210700

COST SUMMARY FOR:	<i>Project Management & HASP Express Cleaners - Task 1</i>
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$6,074
Expenses	\$216
Contingency:	0% \$0
Total	\$6,290

COST SUMMARY	
Task 1	\$3,386
Task 2	\$1,120
Task 3	\$1,164
Task 4	\$620
Task 5	\$0
Task 6	\$0
Totals	\$6,290

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Project management	HOURS	4	6	8					4		22
		DOLLARS	\$740	\$930	\$1,240	\$0	\$0	\$0	\$0	\$260	\$3,170	
2	Contracts	HOURS	2		4					2		8
		DOLLARS	\$370	\$0	\$620	\$0	\$0	\$0	\$0	\$130	\$1,120	
3	HASP	HOURS			1		8			1		10
		DOLLARS	\$0	\$0	\$155	\$0	\$944	\$0	\$0	\$65	\$1,164	
4	Scheduling	HOURS		2	2							4
		DOLLARS	\$0	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$620	
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			6	8	15	0	8	0	0	7		44
TOTAL DOLLARS BY CATEGORY			\$1,110	\$1,240	\$2,325	\$0	\$944	\$0	\$0	\$455	\$6,074	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Miscellaneous	1.08	\$200										
		\$216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MARKED-UP TASK TOTALS		\$216	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$216

COST SUMMARY FOR:	Pre-Remediation Well Sampling & Abandonment Express Cleaners - Task 2
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$7,550
Expenses	\$5,740
Contingency:	0%
Total	\$13,290

COST SUMMARY	
Task 1	\$11,434
Task 2	\$1,856
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$13,290

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS	
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65			
1	gw sampling (15 wells) Low flow	HOURS		1	3		50					54	
		DOLLARS	\$0	\$155	\$465	\$0	\$5,900	\$0	\$0	\$0	\$0	\$6,520	
2	Abandon MW3	HOURS	0	1	1		5			2		9	
		DOLLARS	\$0	\$155	\$155	\$0	\$590	\$0	\$0	\$130	\$0	\$1,030	
3	No report, data put into RAP	HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			0	2	4	0	55	0	0	2		63	
TOTAL DOLLARS BY CATEGORY			\$0	\$310	\$620	\$0	\$6,490	\$0	\$0	\$130	\$7,550		

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Air Transportation												\$0
Rental Car	1.08	\$500	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$675
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lodging and/or per diem	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Clearance and Surveyor	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drilling Subcontractor	1.08	\$0	\$640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$691
Analytical Laboratory Subcontractor	1.08	\$2,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,754
Misc Supplies ice, DI water, etc.		\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment and/or miscellaneous Low flow sampling equip.	1.08	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
MARKED-UP TASK TOTALS		\$4,914	\$826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,740

- 675
5 0 6 5

COST SUMMARY FOR:	RAP Express Cleaners - Task 3
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$11,795
Expenses	\$54
Contingency:	0%
Total	\$11,849

COST SUMMARY	
Task 1	\$6,448
Task 2	\$2,850
Task 3	\$2,551
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$11,849

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	RAP Preparation/permitting	HOURS		6	10		24		8	8		
		DOLLARS	\$0	\$930	\$1,550	\$0	\$2,832	\$0	\$616	\$520	\$6,448	56
2	RAP QC Review	HOURS	2	8	8							18
		DOLLARS	\$370	\$1,240	\$1,240	\$0	\$0	\$0	\$0	\$0	\$2,850	
3	Revisions to RAP and Submittal	HOURS	1	2	4		8		4	2		21
		DOLLARS	\$185	\$310	\$620	\$0	\$944	\$0	\$308	\$130	\$2,497	
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			3	16	22	0	32	0	12	10		95
TOTAL DOLLARS BY CATEGORY			\$555	\$2,480	\$3,410	\$0	\$3,776	\$0	\$924	\$650	\$11,795	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Fedex	1.08			\$50								
		\$0	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$54	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
MARKED-UP TASK TOTALS		\$0	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$54	

COST SUMMARY FOR:	Concrete Slab Removal Express Cleaners - Task 4
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/27/2015

COST SUMMARY	
Labor	\$4,065
Expenses	\$16,348
Contingency:	0% \$0
Total	\$20,413

COST SUMMARY	
Task 1	\$20,413
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$20,413

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Scheduling and Oversight Task 1	HOURS	1	2	6			30				39
		DOLLARS	\$185	\$310	\$930	\$0	\$0	\$2,640	\$0	\$0	\$4,065	
		HOURS										0
		DOLLARS										0
		HOURS										0
		DOLLARS										0
		HOURS										0
		DOLLARS										0
TOTAL HOURS BY CATEGORY			1	2	6	0	0	30	0	0		39
TOTAL DOLLARS BY CATEGORY			\$185	\$310	\$930	\$0	\$0	\$2,640	\$0	\$0	\$4,065	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Air Transportation	1.08											
		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Car	1.08	375										
		\$405			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405
Car Mileage (Enter number of miles)	0.565											
		\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Clearance and Surveyor	1.08	1,100										
		\$1,188			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188
North Shore Task 1 Remove Slab (6,804 sq ft)	1.00	\$13,755										
		\$13,755			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,755
Abandoned Utility Removal	1.00	\$1,000										
		\$1,000			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
	1.08	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.08	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MARKED-UP TASK TOTALS		\$16,348	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,348

15930
16348
16348

16348
405
15943

COST SUMMARY FOR:	<i>In-Situ Reductive Dechlorination Express Cleaners - Task 5</i>
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$22,380
Expenses	\$152,191
Contingency:	0% \$0
Total	\$174,571

COST SUMMARY	
Task 1	\$174,571
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$174,571

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Field Implementation of ZVI Soil Blending	HOURS	16	24	24		80	20		12		176
		DOLLARS	\$2,960	\$3,720	\$3,720	\$0	\$9,440	\$1,760	\$0	\$780	\$22,380	
2		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL HOURS BY CATEGORY			16	24	24	0	80	20	0	12		176
TOTAL DOLLARS BY CATEGORY			\$2,960	\$3,720	\$3,720	\$0	\$9,440	\$1,760	\$0	\$780	\$22,380	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS		
		1	2	3	4	5	6	7	8	9			
Excess Soil Disposal	1.00	\$31,667											\$31,667
Soil Blending Contractor	1.00	\$31,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,871
Geoprobe Contractor	1.08	\$112,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laboratory	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.5 ft of #6 crushed stone aggregate	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment/vehicle	1.08	\$4,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,222
Potable Water	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vapor Control and Security Fencing	1.08	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$831
		\$831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$831
		\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
		\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
MARKED-UP TASK TOTALS		\$152,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$152,191

COST SUMMARY FOR:	Post Remediation Confirmation Sampling Express Cleaners - Task 6
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$2,027
Expenses	\$4,772
Contingency:	0% \$0
Total	\$6,799

COST SUMMARY	
Task 1	\$6,799
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$6,799

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Post-remediation Conf Soil Sampling	HOURS		1	1		14			1		17
		DOLLARS	\$0	\$155	\$155	\$0	\$1,652	\$0	\$0	\$65	\$2,027	
2		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5		HOURS				0	\$0	\$0	\$0	\$0	\$0	0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL HOURS BY CATEGORY			0	1	1	0	14	0	0	1		17
TOTAL DOLLARS BY CATEGORY			\$0	\$155	\$155	\$0	\$1,652	\$0	\$0	\$65	\$2,027	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Clearance Contractor	1.00	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Geoprobe Contractor	1.08	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,160
Laboratory	1.08	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment/vehicle	1.08	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$432
	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MARKED-UP TASK TOTALS		\$4,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,772

COST SUMMARY FOR:	Well Replacement (rmw3) Express Cleaners
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$1,551
Expenses	\$4,965
Contingency:	0% \$0
Total	\$6,516

COST SUMMARY	
Task 1	\$1,551
Task 2	\$4,965
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$6,516

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS	
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65			
1	Well installation - replacement	HOURS		1	2		8		1	1			
		DOLLARS	\$0	\$155	\$310	\$0	\$944	\$0	\$77	\$65	\$1,551	13	
2	No Report - Included in Constr. Comp. Rpt	HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
3		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
4		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
5		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
6		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
TOTAL HOURS BY CATEGORY			0	1	2	0	8	0	1	1		13	
TOTAL DOLLARS BY CATEGORY			\$0	\$155	\$310	\$0	\$944	\$0	\$77	\$65	\$1,551		

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Air Transportation	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Car	1.08	\$0	150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lodging and/or per diem	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Clearance and surveyor	1.08	\$0	2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,808
Drilling Subcontractor	1.08	\$0	\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,836
Analytical Laboratory Subcontractor	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment and Miscellaneous Supplies	1.08	\$0	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135
MARKED-UP TASK TOTALS		\$0	\$4,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,965

COST SUMMARY FOR:	Well Installation (Optional) Express Cleaners - Task 8
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$472
Expenses	\$756
Contingency:	0% \$0
Total	\$1,228

COST SUMMARY	
Task 1	\$472
Task 2	\$756
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$1,228

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Well installation (1 new, cost assumes will be installed at same time as the replacm't well)	HOURS					4					4
		DOLLARS	\$0	\$0	\$0	\$0	\$472	\$0	\$0	\$0	\$472	
2	No Report - Included in Constr. Comp. Rpt	HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			0	0	0	0	4	0	0	0	4	
TOTAL DOLLARS BY CATEGORY			\$0	\$0	\$0	\$0	\$472	\$0	\$0	\$0	\$472	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Air Transportation	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Car	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lodging and/or per diem	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Clearance and surveyor	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drilling Subcontractor	1.08	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$756
Analytical Laboratory Subcontractor	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment and Miscellaneous Supplies	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MARKED-UP TASK TOTALS		\$0	\$756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$756

COST SUMMARY FOR:	Remedial Action Completion Report Express Cleaners - Task 9
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$9,184
Expenses	\$54
Contingency:	0% \$0
Total	\$9,238

COST SUMMARY	
Task 1	\$5,438
Task 2	\$990
Task 3	\$2,810
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$9,238

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS	
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65			
1	Report Preparation	HOURS		4	8		24		8	2		46	
		DOLLARS	\$0	\$620	\$1,240	\$0	\$2,832	\$0	\$616	\$130	\$5,438		
2	Report QC Review	HOURS	2	4								6	
		DOLLARS	\$370	\$620	\$0	\$0	\$0	\$0	\$0	\$0	\$990		
3	Revisions to Report and Submittal	HOURS	2	2	6		6		4	2		22	
		DOLLARS	\$370	\$310	\$930	\$0	\$708	\$0	\$308	\$130	\$2,756		
4		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
5		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
6		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
TOTAL HOURS BY CATEGORY			4	10	14	0	30	0	12	4		74	
TOTAL DOLLARS BY CATEGORY			\$740	\$1,550	\$2,170	\$0	\$3,540	\$0	\$924	\$260	\$9,184		

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS		
		1	2	3	4	5	6	7	8	9			
Fed-Ex	1.08			\$50									
		\$0	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
MARKED-UP TASK TOTALS		\$0	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54	

COST SUMMARY FOR:	MNA GW sampling (Per Event) Express Cleaners - Task 10
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$4,374
Expenses	\$3,645
Contingency:	0% \$0
Total	\$8,019

COST SUMMARY	
Task 1	\$6,067
Task 2	\$1,952
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$8,019

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:										
1	Quarterly Sampling (Per Event) 8 wells, 1 Dup, 1 TB	HOURS			2			24	\$77	\$65		26
		DOLLARS	\$0	\$0	\$310	\$0	\$0	\$2,112	\$0	\$0	\$2,422	
2	Reporting (Annual), Qrtly Data Submittals	HOURS	1	1	4		6		2	2		16
		DOLLARS	\$185	\$155	\$620	\$0	\$708	\$0	\$154	\$130	\$1,952	
3		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			1	1	6	0	6	24	2	2		42
TOTAL DOLLARS BY CATEGORY			\$185	\$155	\$930	\$0	\$708	\$2,112	\$154	\$130	\$4,374	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Air Transportation	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Car	1.08	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$405
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lodging and/or per diem	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Clearance and surveyor	1.08	\$0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drilling Subcontractor	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Analytical Laboratory Subcontractor	1.08	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
Field Equipment and Miscellaneous Supplies	1.08	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,620
MARKED-UP TASK TOTALS		\$3,645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,645

COST SUMMARY FOR:	Subslab VI sampling, 2 subslab locations Express Cleaners - Task 11
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$2,963
Expenses	\$2,473
Contingency:	0%
Total	\$5,436

COST SUMMARY	
Task 1	\$4,145
Task 2	\$1,291
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$5,436

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS	
		RATE:											
1	VI Sampling	HOURS		2			12					14	
		DOLLARS	\$0	\$310	\$0	\$0	\$1,416	\$0	\$0	\$0	\$1,726		
2	VI report -will be included in one of the Qtr. GW MNA rpts., Addl time needed shown	HOURS		2			6		2	1		11	
		DOLLARS	\$0	\$0	\$310	\$0	\$708	\$0	\$154	\$65	\$1,237		
3		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
4		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
5		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
6		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
TOTAL HOURS BY CATEGORY			0	2	2	0	18	0	2	1		25	
TOTAL DOLLARS BY CATEGORY			\$0	\$310	\$310	\$0	\$2,124	\$0	\$154	\$65	\$2,963		

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS		
		1	2	3	4	5	6	7	8	9			
Fedex	1.08		\$0										
Rental Car	1.08	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54	
		\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162	
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lodging and per diem	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Utility Clearance	1.08	1,100											
		\$1,188	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,188	
Drilling Subcontractor	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440	
Analytical Laboratory Subcontractor	1.08	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$475	
Field Equipment and Miscellaneous Supplies	1.08	\$550											
		\$594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$594	
MARKED-UP TASK TOTALS		\$2,419	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,473	

COST SUMMARY FOR:	Case closure report and GIS submittal Express Cleaners - Task 12
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/26/2015

COST SUMMARY	
Labor	\$8,685
Expenses	\$108
Contingency:	0%
Total	\$8,793

COST SUMMARY	
Task 1	\$4,032
Task 2	\$990
Task 3	\$1,693
Task 4	\$2,078
Task 5	\$0
Task 6	\$0
Total	\$8,793

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Closure Report Preparation	HOURS		4	8		16		2	2		32
		DOLLARS	\$0	\$620	\$1,240	\$0	\$1,888	\$0	\$154	\$130	\$4,032	
2	Closure Report QC Review	HOURS	2	4								6
		DOLLARS	\$370	\$620	\$0	\$0	\$0	\$0	\$0	\$0	\$990	
3	Revisions to Closure Report and Submittal	HOURS	1	1	4		4		1	2		13
		DOLLARS	\$185	\$155	\$620	\$0	\$472	\$0	\$77	\$130	\$1,639	
4	GIS Registry	HOURS	2	2	6				2	4		16
		DOLLARS	\$370	\$310	\$930	\$0	\$0	\$0	\$154	\$260	\$2,024	
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			5	11	18	0	20	0	5	8		67
TOTAL DOLLARS BY CATEGORY			\$925	\$1,705	\$2,790	\$0	\$2,360	\$0	\$385	\$520	\$8,685	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
miscellaneous FedEx	1.08			\$50	\$50							
		\$0	\$0	\$54	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$108
	1.08											
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0.565											
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.08											
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.08											
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MARKED-UP TASK TOTALS		\$0	\$0	\$54	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$108

COST SUMMARY FOR:	Post remediation well abandonment Express Cleaners - Task 13
PROJECT NUMBER:	P21-15124
PREPARED BY:	cb/sp
DATE:	5/28/2015

COST SUMMARY	
Labor	\$3,733
Expenses	\$4,037
Contingency:	0% \$0
Total	\$7,770

COST SUMMARY	
Task 1	\$7,770
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$7,770

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Well Abandonment 16 wells			2	4		22		1	2	\$3,733	31
		DOLLARS	\$0	\$310	\$620	\$0	\$2,596	\$0	\$77	\$130		0
2		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
3		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
5		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
6		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
TOTAL HOURS BY CATEGORY			0	2	4	0	22	0	1	2		31
TOTAL DOLLARS BY CATEGORY			\$0	\$310	\$620	\$0	\$2,596	\$0	\$77	\$130	\$3,733	

Non North Shore/Redox Expense Mark-up	1.08
Subcontractor Mark-up	1.08

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Air Transportation	1.08											
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Car	1.08	250										
		\$311	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$311
Car Mileage (Enter number of miles)	0.565											
Lodging and per diem	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Analytical Laboratory	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Driller	1.08	\$3,400										
		\$3,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,672
Field equipment	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	1.08	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Supplies	1.08	\$50										
		\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54
MARKED-UP TASK TOTALS		\$4,037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,037

Site Name: Former Express Cleaners
 BRRS #: 02-52-547631
 Type of Action: In Situ Soil Blending, VI Sampling and Groundwater Natural Attenuation Monitoring

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

TASKS	BUDGET			INVOICES					DERF COST BREAKOUT (this claim)								Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks	
	Bid / Budgeted Amount	INSERT	Total Approved Budget	Previous Claims (If applicable)	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	INSERT	Total Invoiced Costs	A Soil Investigation	B Soil Remediation	C Groundwater Investigation	D Groundwater Remediation	E Air/Vapor Investigation	F Air/Vapor Remediation			G Lab & Other Analysis
Consultant Costs																			
1 Project Management and Setup, Contracts, HASP Preparation	\$ 6,300.00		\$ 6,300.00	6100					\$ -										\$ 6,300.00
2 Pre-Remediation Groundwater Sampling & Abandonment MW3	\$ 9,155.00		\$ 9,155.00	4600					\$ -										\$ 9,155.00
3 Remedial Action Plan	\$ 11,800.00		\$ 11,800.00						\$ -										\$ 11,800.00
4 Building Slab Removal	\$ 4,057.00		\$ 4,057.00	4100					\$ -										\$ 4,057.00
5 In-Situ Enhanced Reductive Dechlorination	\$ 22,409.00		\$ 22,409.00	22400					\$ -										\$ 22,409.00
6 Post-Remediation Confirmation Sampling	\$ 2,460.00		\$ 2,460.00	2027					\$ -										\$ 2,460.00
7 Well Replacement (MW3)	\$ 1,756.00		\$ 1,756.00	1557					\$ -										\$ 1,756.00
8 Well Installation (Optional - 1 Well)	\$ 544.00		\$ 544.00						\$ -										\$ 544.00
9 Remedial Action Completion Report	\$ 9,200.00		\$ 9,200.00						\$ -										\$ 9,200.00
10 MNA Groundwater Sampling (8 qtrs) & Reporting	\$ 48,000.00		\$ 48,000.00	35000					\$ -										\$ 48,000.00
11 Sub-Slab VI Sampling	\$ 3,637.00		\$ 3,637.00	3000					\$ -										\$ 3,637.00
12 Case Closure Reporting/GIS Registry	\$ 8,700.00		\$ 8,700.00						\$ -										\$ 8,700.00
13 Final Well Abandonment	\$ 3,728.00		\$ 3,728.00	3032					\$ -										\$ 3,728.00
Consultant Cost Total	\$ 131,746.00	\$-	\$ 131,746.00	\$ 115,300					\$ -										\$ 131,746.00
Sub-Contractor Costs																			
1 Project Management and Setup, Contracts, HASP Preparation	\$ -		\$ -	200					\$ -										\$ -
2 Pre-Remediation Groundwater Sampling & Abandonment MW3	\$ 3,445.00		\$ 3,445.00	5100					\$ -										\$ 3,445.00
3 Remedial Action Plan	\$ -		\$ -						\$ -										\$ -
4 Building Slab Removal	\$ 10,943.00		\$ 10,943.00	76300					\$ -										\$ 10,943.00
5 In-Situ Enhanced Reductive Dechlorination	\$ 152,191.00		\$ 152,191.00	31500					\$ -										\$ 152,191.00
6 Post-Remediation Confirmation Sampling	\$ 4,340.00		\$ 4,340.00	4722					\$ -										\$ 4,340.00
7 Well Replacement (MW3)	\$ 4,644.00		\$ 4,644.00						\$ -										\$ 4,644.00
8 Well Installation (Optional - 1 Well)	\$ 756.00		\$ 756.00						\$ -										\$ 756.00
9 Remedial Action Completion Report	\$ -		\$ -						\$ -										\$ -
10 MNA Groundwater Sampling (8 qtrs) & Reporting	\$ 13,000.00		\$ 13,000.00	39000					\$ -										\$ 13,000.00
11 Sub-Slab VI Sampling	\$ 1,663.00		\$ 1,663.00	2300					\$ -										\$ 1,663.00
12 Case Closure Reporting/GIS Registry	\$ -		\$ -						\$ -										\$ -
13 Final Well Abandonment	\$ 3,672.00		\$ 3,672.00						\$ -										\$ 3,672.00
Sub-Contractor Cost Total	\$ 194,654.00	\$-	\$ 194,654.00	\$ 210,700					\$ -										\$ 194,654.00
DERF ELIGIBLE SUB-TOTALS	\$ 326,400.00	\$-	\$ 326,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326,400.00

1. Miscell. 2008 Misc. 216

Non-Eligible Expenses	Estimated Amount	Actual Amount
2 Pre-Remediation Groundwater Sampling & Abandonment MW3	\$ 700.00	
3 Remedial Action Plan	\$ 100.00	
4 Building Slab Removal	\$ 5,400.00	
7 Well Replacement (MW3)	\$ 200.00	
9 Remedial Action Completion Report	\$ 100.00	
10 MNA Groundwater Sampling & Reporting (8 qtrs)	\$ 3,200.00	
11 Sub-Slab VI Sampling	\$ 200.00	
12 Case Closure Reporting/GIS Registry	\$ 100.00	
13 Final Well Abandonment	\$ 300.00	
Non-Eligible Cost Total	\$ 10,300.00	\$ -
INVOICE GRAND TOTAL		\$ -

Total DERF Eligible Costs This Claim \$ -

Check Numbers

Handwritten notes and calculations:

16-1000
 363-
 100-
 2 20,100
 3037
 \$ 207

Handwritten calculations:

115,700
 210,700

 326,400

REDOX TECH, LLC



"Providing Innovative In Situ Soil and Groundwater Treatment"

May 28, 2015

Via email
Mark Mejac
Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
PH: 262.901.0127
Email: mmejac@environcorp.com

RE: Remediation Services, Express Cleaners, Racine, WI

Dear Mr. Mejac;

Redox Tech has reviewed the information provided in your email dated May 27, 2015 for the above referenced site and is pleased to present this revised proposal for conducting remediation services. As discussed, we feel an enhanced reductive dechlorination (ERD) approach via in situ soil blending may be best suited to treat chlorinated solvents at this site. In preparing these costs we have assumed that an area of approximately 5,500 square feet will be treated from ground surface to approximately 9 feet bgs.

Due to the apparent reducing conditions present at the site (as indicated by the formation of daughter products), Redox Tech is recommending an ERD approach using our ABC+ formula. Anaerobic Biochem Plus (ABC⁺®) is a mixture of our ABC® formula and Zero Valent Iron (ZVI). ABC+ is formulated and mixed on a site-by-site basis and can therefore adjust the amounts of ZVI used. ZVI has been proven and widely accepted as an effective in situ remediation technology for treating chlorinated solvents such as PCE, TCE, and daughter products. The degradation process using ZVI alone is comprised of several abiotic reductive dechlorination processes occurring on the surface of the granular iron, with the iron acting primarily as an electron donor.

The addition of ZVI to the ABC® mixture provides a number of advantages for enhanced reductive dechlorination (ERD). The ZVI will provide an immediate reduction. The ABC® will provide short-term and long-term nutrients to support anaerobic bacteria growth, which also assists in creating a reducing environment. ABC® contains soluble lactic acid and a phosphate buffer that maintains the pH in a range that is best suited for microbial growth and provides an important micronutrient for bioremediation. In addition, the corrosion of iron metal yields ferrous iron and hydrogen, both of which are possible reducing agents. The hydrogen gas produced is also an excellent energy source for a wide variety of anaerobic bacteria.

In Situ Blending

In situ soil blending involves using an in situ blender to effectively distribute chemical amendments throughout the soil medium to treat contaminants of concern. The chemical amendments can range from oxidants, reductants, biostimulants, or soil stabilizers. The in situ blender is mounted on a large excavator with a modified diesel engine and hydraulic power system. The mixer is capable of mixing dry soil as well as sludge material to depths of 18 feet below ground surface. Utilizing hydraulic pressures of 5,000 psi, a 28-inch diameter mixing drum with specially designed “teeth” is rotated at speeds up to 100 rpm with torque of 20,300 foot lbs. This rugged durability allows the mixing drum to penetrate all soil types, even with the presence of backfill materials such as bricks, boulders, and rebar.

Since many chemical remediation alternatives require direct contact with the target contaminants, the effectiveness of the remediation strategy is often limited by the ability to distribute the chemical amendments throughout the soil medium. We believe the in situ blender is the most effective and efficient method to achieve mixing at shallow depths (less than 20 feet). In addition, the production rate of this equipment is comparable to excavating, and is a much cheaper alternative to dig and haul.

The in situ blending process will be performed systematically by subdividing the treatment area into smaller cells. The cell dimensions typically do not exceed 20 feet by 20 feet, depending on location, chemical loading rates, etc. A detailed implementation plan would be developed prior to mobilization to properly coordinate the mixing process.

An excavator will work in tandem with the in situ blending equipment. The excavator will be used to excavate soils as needed and to deliver the oxidants into each cell. The excavator is also used to “loosen” the soils prior to blending. This ensures that there are no buried items such as boulders, utilities, etc, that may damage the blending head. A forklift will also be mobilized and will be used to help with the on-site movement of the chemicals.

The blending and addition of amendments and water will increase the volume of soils. Generally, a mounding effect will be present and for this site we anticipate it would not exceed 2 feet above grade. Over time consolidation and settlement can occur. However, no cost for off site disposal or removal of excess soil is presented.

For this estimate, we are recommending applying 37,500 lbs of ABC+ to the soils with the ZVI content equivalent to approximately 0.5% of the weight of soil (assuming a soil density of 110 lbs per cubic foot). Bench scale testing may be beneficial to determine the optimal dosing required for the site, which could in turn affect costs.

We estimate that the in situ soil blending approach can be completed in a week. **Table 1** provides a cost summary.

Table 1. Cost Summary (In Situ Soil Blending with ABC+)

Item	Quantity	Rate	Subtotal
Project Management (includes design, HASP and Work plan Prep.)	Lump Sum		\$5,000
Mobe/Demobe (includes crews and equipment)	Lump Sum		\$16,000
ABC+ (includes shipping and handling, etc.)*	37,500 lbs	\$1.50 per pound	\$56,250
In Situ Blending (includes all equipment, labor, rentals, PPE, per diems, fuel, etc.)	1,840 cubic yards	\$17 per cubic yard	\$31,280
TOTAL			\$108,530

* Note that Environ or its client would be responsible for any local and state sales/use tax.

The blending process inherently loosens and reduces the bearing capacity of the soils. Over time, the material will consolidate but this is often not acceptable for properties where construction or property transfer is desired. Fly ash, quicklime, or concrete can be added as a stabilizer to strengthen the soil to pre-mixing conditions. If a specific bearing strength is required, bench scale testing can be conducted to determine the required amounts of stabilizer. It is unclear if stabilization would be required for the end use of this property but for cost estimating purposes, Redox Tech has prepared pricing to return to the site and apply 3 percent by weight of Portland cement. Table 2 provides a cost summary.

Table 2. Cost Summary (In Situ Soil Blending with Portland Cement)

Item	Quantity	Rate	Subtotal
Project Management (includes design, HASP and Work plan Prep.)	Lump Sum		\$5,000
Mobe/Demobe (includes crews and equipment)	Lump Sum		\$16,000
Portland Cement (includes shipping and handling, etc.)*	100 tons	\$350 per ton	\$35,000
In Situ Blending (includes all equipment, labor, rentals, PPE, per diems, fuel, etc.)	1,840 cubic yards	\$17 per cubic yard	\$31,280
TOTAL			\$87,280

* Note that Environ or its client would be responsible for any local and state sales/use tax.

The following assumptions are made in preparing budgetary cost estimates for this site:

- Potable water is readily available on site (i.e. fire hydrant or equivalent source)
- The site is secure and a laydown area is available for equipment.
- There is sufficient access and room to maneuver for the in situ blending equipment.
- Chemicals will be purchased by Redox Tech
- Charges for chemicals are invoiced monthly and paid net 45 days
- All other charges are invoiced monthly and paid net 60 days.

05/28/15

Letter to Mark Mejac, Environ

Project: Express Cleaners, Racine, WI

Page 4 of 4

- There is no performance guarantee for this work.
- All work will be completed in modified Level D PPE.
- We assume Environ will conduct all air monitoring, if required.
- No cost for waste management/disposal has been included.
- No cost has been allotted for vapor suppression, if required.
- All general refuse will be properly bagged and collected by Redox Tech, but a dumpster/disposal area will be available (i.e. Redox Tech will not take general trash off site).
- All required permitting will be completed by others.
- Work can be completed during normal daytime working hours, Monday through Sunday.
- Regulatory and client interface is predominantly the responsibility of Environ
- Soil and groundwater sampling and analysis have not been included in this estimate.
- All regulatory reports will be prepared by Environ.
- Redox Tech will prepare daily production logs.
- Redox Tech will provide equipment, personnel, chemicals, and project management to complete the project.
- Utility clearances will be completed by others, and Redox Tech is only responsible for damage to underground utilities when Redox Tech is solely negligent.
- The replacement of asphalt surfaces, concrete surfaces, fencing, and sod will be the responsibility of others
- All associated utility costs will be borne by others.

Thank you for the opportunity to provide you with this estimate. If you have any questions or concerns, please do not hesitate to call me at 630-705-0390.

Regards,

Steve Markesic

From: Mark Mejac
To: Scott Tarmann
Subject: FW: Re[2]: ZVI Clay
Date: Tuesday, July 12, 2016 2:55:49 PM
Attachments: Cost Estimate (Racine, WI Environ)052815.doc

From: Steve Markesic [mailto:markesic@redox-tech.com]
Sent: Thursday, May 28, 2015 10:29 AM
To: Mark Mejac
Subject: Re[2]: ZVI Clay

Mark,

Here is the revised blending bid. I switched from quicklime to portland cement b/c the pricing seemed to be better. Since it's a commodity, we can always decide at time of implementation to determine the most appropriate amendment based on cost. You may also want to test both stabilizers during bench scale testing to see if one performs better than the other at lower dosing. The cost could therefore be minimized.

Regards,

Steve Markesic
Redox Tech, LLC
2800 Centre Circle Drive
Downers Grove, IL 60515
PH: (630) 705-0390
FAX:(630) 705-0409

----- Original Message -----

From: "Mark Mejac" <mmej@environcorp.com>
To: "Steve Markesic" <markesic@redox-tech.com>
Sent: 5/28/2015 9:28:26 AM
Subject: RE: ZVI Clay

Hi Steve,

Thank you very much for taking the time to prepare this very helpful response. I'm working on a Superfund project in Indiana that is still in the early stages of remedial evaluation, where soil blending using ZVI/clay or ABC+ could be applicable. I will stay in touch with you regarding that project down the road. In the meantime, our Express Cleaners proposal needs to be delivered by noon tomorrow, so we'll be under the gun today.

Thank you again for all of your help with this matter, Mark

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Monday, July 11, 2016 8:11 AM
To: Scott Tarmann (starmann@ramboll.com)
Cc: William P. Scott (wscott@mzmilw.com); Sellwood, Alyssa A - DNR
Subject: Express Cleaners - Ramboll Environ remedial action proposal

Scott,

Thank you for providing the June 24, 2016 response to DNR's questions regarding the proposed work scope and cost estimate submitted for the Express Cleaners remedial action plan. We appreciate your consideration of our questions/concerns. We do have additional requests which are listed below.

1. Consulting Scope and Rates:

- a. In response to DNR comments about hourly rates, your revised plan indicates that the hourly labor rates were lowered but staff level or allocated hours for each task were not revised. Please provide a table showing the revised rates.
- b. Task 10, MNA groundwater sampling and reporting: Given the routine nature of work associated with quarterly groundwater monitoring, we believe the groundwater sampling portion of the task could be assigned to a lower staff level. Task 10 also includes costs for reporting for each monitoring event. DNR does not need to receive reports on a quarterly basis. Unless results indicate an unusual departure from what we expect, submittal of annual summary reports and quarterly laboratory sampling results (as required in NR 716) with a simple cover letter should be sufficient. Please consider revising the costs for task 10.

2. Misc. Scope Items

- a. Are costs associated with investigative waste disposal included in the bid?
- b. Costs associated with utility clearance and survey are included in pre-remediation activities. Costs for additional utility clearance and surveyor are also included in Tasks 6 and 7 for post-remediation soil sampling and monitoring well replacement. Why would these tasks be needed if utilities have previously been marked, and removed prior to conducting the remediation?

3. Remediation Scope and Cost

- a. Please provide the basis for the cost estimate of \$31,667 for the contingency activity for off-site disposal of excess soil generated from soil swelling post-remediation.
- b. You indicate that you will conduct bench-scale tests to determine the optimum amendment dose for the site. Are costs associated with the bench tests included in this cost estimate?
- c. Clarify treatment area & depth.
 - Your proposal references a treatment area of approximately 5,700 sq. ft to a depth of 9 feet for treatment of approximately 1,900 yd³. But Redox Tech's proposal is for an area of 7,200 sq ft to a depth of 8 feet for an approximate treatment volume of 2,133 yd³. Please confirm the area and basis of cost.
 - Redox Tech proposal on page one states the treatment area will be from ground surface to approximately 8 feet, but on page two, next to last paragraph state ..."In preparing this estimate, we have assumed that in 10 percent of the treatment area, the upper 3 feet of soils will not require treatment. Therefore, these soils can be stockpiled and removed from site as non-hazardous soil if excess material is present, or placed back into the excavations once the blending has been completed." Please clarify the meaning of this statement from page two.

In the interest of keeping costs to a reasonable level, we hope that Ramboll Environ will consider further reductions to the estimated costs of your proposal. We appreciate your participation in the DERF bidding process and look forward to receiving a response to these questions.

Thank you and regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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

Phone: (414) 263-8533

Fax: (414) 263-8550

nancy.ryan@wisconsin.gov



dnr.wi.gov



From: Scott Tarmann
To: ["Mike Rogowski"](#)
Subject: Bid for Concrete Foundation and Asphalt Removal - Former Express Cleaners, Racine WI
Date: Friday, September 09, 2016 11:39:00 AM
Attachments: [16C7494 Base map 22x34.pdf](#)
[image003.jpg](#)
[image002.png](#)

Mike:

We have recently received additional information from our client relating to the location/size of the contaminated concrete slab as well as a scaled site survey drawing of the property with the remaining building slab and asphalt parking lot dimensions. However, we still do not have an estimate of the linear footage of the subgrade building foundation walls that are contaminated. In light of this additional information, I am requesting revised bids to perform the demolition work that includes the following:

- 1) Mobilize to excavate three (3) sample test pits (4 feet in depth) adjacent to the interior foundation walls to obtain concrete samples for laboratory analysis and waste profiling. Place excavated material and debris on existing concrete slab and backfill excavations with the excavated material after sample collection. A photo of a test pit that was previously completed at the Site is provided below for your information.
- 2) Excavate, load, transport and dispose 7,150 sq. ft. of 6" thick non-contaminated concrete slab material and 340 L.F. of non-contaminated concrete footings/walls (est. 5 feet deep by 1 foot wide).
- 3) Strip, load, transport, and dispose 23,850 sq. ft. of asphalt pavement from the Site.
- 4) Remove and dispose of concrete sign base and sign pole from property (located near Main St.).
- 5) Following receipt of analytical results from the sample test pits (estimate 10 business days), excavate, load, transport and dispose at Waste Management Metro RDF in Franklin, WI an estimated 170 sq. ft. of contaminated concrete slab and 60 L.F. of contaminated concrete foundation wall/footings. Include in your revised bid a separate line item for transportation of the contaminated material to Metro RDF and a separate line item for the unit price (\$/ton) of direct disposal for the contaminated concrete at Metro RDF.

Bids must include a unit price, estimated quantity, and a total price for the each of the work scope items listed above. Any change to the quantities as determined in the field during work implementation will be agreed upon in the field with Ramboll Environ (Engineer) and the cost adjusted accordingly based on the unit price provided in your bid. Erosion controls will be provided by others and can be omitted from your bid.

Please provide your revised bid to me at your earliest opportunity and no later than close of business on Wednesday September 14, if possible.

Please feel free to contact me should you have any questions.

cid:image001.jpg@01D20A7D.379C5DF0



Yours sincerely
Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com



From: Scott Tarmann
To: ["Keith Hitzke"](#)
Subject: RE: Bid for Concrete Foundation and Asphalt Removal - Former Express Cleaners, Racine WI
Date: Friday, September 09, 2016 11:51:00 AM
Attachments: [16C7494_Base_map_22x34.pdf](#)
[image003.jpg](#)
[image002.png](#)

Keith:

We have recently received additional information from our client relating to the location/size of the contaminated concrete slab as well as a scaled site survey drawing of the property with the remaining building slab and asphalt parking lot dimensions. However, we still do not have an estimate of the linear footage of the subgrade building foundation walls that are contaminated. In light of this additional information, I am requesting a revised bid to perform just the demolition work that includes the following:

- 1) Mobilize to excavate three (3) sample test pits (4 feet in depth) adjacent to the interior foundation walls to obtain concrete samples for laboratory analysis and waste profiling. Place excavated material and debris on existing concrete slab and backfill excavations with the excavated material after sample collection. A photo of a test pit that was previously completed at the Site is provided below for your information.
- 2) Excavate, load, transport and dispose 7,150 sq. ft. of 6" thick non-contaminated concrete slab material and 340 L.F. of non-contaminated concrete footings/walls (est. 5 feet deep by 1 foot wide).
- 3) Strip, load, transport, and dispose 23,850 sq. ft. of asphalt pavement from the Site.
- 4) Remove and dispose of concrete sign base and sign pole from property (located near Main St.).
- 5) Following receipt of analytical results from the sample test pits (estimate 10 business days), excavate, load, transport and dispose at Waste Management Metro RDF in Franklin, WI an estimated 170 sq. ft. of contaminated concrete slab and 60 L.F. of contaminated concrete foundation wall/footings. Include in your revised bid a separate line item for transportation of the contaminated material to Metro RDF and a separate line item for the unit price (\$/ton) of direct disposal for the contaminated concrete at Metro RDF.

Bids must include a unit price, estimated quantity, and a total price for the each of the work scope items listed above. Any change to the quantities as determined in the field during work implementation will be agreed upon in the field with Ramboll Environ (Engineer) and the cost adjusted accordingly based on the unit price provided in your bid. For the scope of work associated with the remediation that was previously submitted, can you also please send me a revised bid with the above demolition items removed?

Please provide your revised bids to me at your earliest opportunity and no later than close of

business on Wednesday September 14, if possible.

Please feel free to contact me should you have any questions.

cid:image001.jpg@01D20A7D.379C5DF0



Yours sincerely
Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

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From: Scott Tarmann
To: ["Colleen Spellman"](#)
Subject: RE: Bid for Concrete Foundation and Asphalt Removal - Former Express Cleaners, Racine WI
Date: Friday, September 09, 2016 11:43:00 AM
Attachments: [16C7494 Base map 22x34.pdf](#)
[image003.jpg](#)
[image002.png](#)

Colleen:

We have recently received additional information from our client relating to the location/size of the contaminated concrete slab as well as a scaled site survey drawing of the property with the remaining building slab and asphalt parking lot dimensions. However, we still do not have an estimate of the linear footage of the subgrade building foundation walls that are contaminated. In light of this additional information, I am requesting revised bids to perform the demolition work that includes the following:

- 1) Mobilize to excavate three (3) sample test pits (4 feet in depth) adjacent to the interior foundation walls to obtain concrete samples for laboratory analysis and waste profiling. Place excavated material and debris on existing concrete slab and backfill excavations with the excavated material after sample collection. A photo of a test pit that was previously completed at the Site is provided below for your information.
- 2) Excavate, load, transport and dispose 7,150 sq. ft. of 6" thick non-contaminated concrete slab material and 340 L.F. of non-contaminated concrete footings/walls (est. 5 feet deep by 1 foot wide).
- 3) Strip, load, transport, and dispose 23,850 sq. ft. of asphalt pavement from the Site.
- 4) Remove and dispose of concrete sign base and sign pole from property (located near Main St.).
- 5) Following receipt of analytical results from the sample test pits (estimate 10 business days), excavate, load, transport and dispose at Waste Management Metro RDF in Franklin, WI an estimated 170 sq. ft. of contaminated concrete slab and 60 L.F. of contaminated concrete foundation wall/footings. Include in your revised bid a separate line item for transportation of the contaminated material to Metro RDF and a separate line item for the unit price (\$/ton) of direct disposal for the contaminated concrete at Metro RDF.

Bids must include a unit price, estimated quantity, and a total price for the each of the work scope items listed above. Any change to the quantities as determined in the field during work implementation will be agreed upon in the field with Ramboll Environ (Engineer) and the cost adjusted accordingly based on the unit price provided in your bid. Erosion controls will be provided by others and can be omitted from your bid.

Please provide your revised bid to me at your earliest opportunity and no later than close of business on Wednesday September 14, if possible.

Please feel free to contact me should you have any questions.

cid:image001.jpg@01D20A7D.379C5DF0



Yours sincerely
Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

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Ryan, Nancy D - DNR

From: William P. Scott <wscott@mzmilw.com>
Sent: Wednesday, September 21, 2016 9:36 AM
To: 'Scott Tarmann'; Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

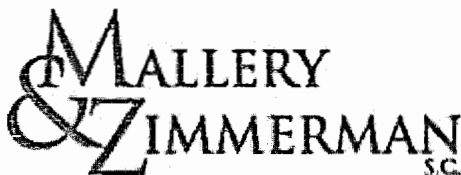
Nancy -

Thank you for your willingness to approve in a manner that allows work to proceed on the other items, and then seek and receive approval later for the items on Scott's table, below, once we have the information necessary to obtain the bids and have bids from at least three bidders. As I understand it, until we get the Remedial Action Plan finalized with the final soil treatment volumes, we cannot seek the needed bids, so it makes sense to proceed in the fashion that you suggest (i.e., approved contingently or via change order once we receive the other bids). This will allow us to keep on track with the schedule and get the bids she is requesting without further delay.

Bill.

William P. Scott

Mallery & Zimmerman, S.C. | A Limited Liability Service Corporation
731 North Jackson Street, Suite 900 | Milwaukee, Wisconsin 53202-4697
414-727-6270 *Direct* | wscott@mzmilw.com
[Website](#) | [Bio](#) | [LinkedIn](#) | [vCard](#)



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From: Scott Tarmann [mailto:starmann@ramboll.com]
Sent: Wednesday, September 21, 2016 9:27 AM
To: Ryan, Nancy D - DNR <Nancy.Ryan@wisconsin.gov>
Cc: William P. Scott <wscott@mzmilw.com>
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

I agree with your suggested approach to proceed via approved contingently or change order once we receive the other contractor bids for the remediation support work. I have identified these tasks (from Task 5 of the Detail Cost Estimate Sheet) and they are summarized below:

Contractor Mobilization & HASP	\$2,530
Install 600 L.F. of silt fence around perimeter of work zone; Install Filter Fabric at storm sewer catch basins	\$2,600
Install temporary chain link fence (panels) for site security (3-4 week rental)	\$3,460
Excavate and load estimated 600 tons of excess c-soil for disposal	\$4,800
Transport Excess Soil (Estimated 600 tons) to Waste Management Metro landfill (\$270/load x 21 loads)	\$5,670
Excess Soil Disposal (Estimated 600 tons) (Waste Management Metro landfill)	\$31,667
0.5 ft of #6 crushed stone aggregate (105 CY)	\$4,644
Vapor monitoring & Control - RT Vapor analyzer (FTIR), Rusmar NTC-8 foam machine for 10-day period; incl 2-55 gallon drums of Rusmar foam	\$17,230
Site restoration, removal of silt fence and temporary fencing & Demobilization	\$2,150

The total estimated dollar amount is \$74,751. Please let me know if you would like to discuss.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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175 North Corporate Drive
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www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Wednesday, September 21, 2016 7:40 AM
To: Scott Tarmann
Cc: William P. Scott (wscott@mzmilw.com)
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Scott,
I'm thinking that we could approve consultant selection and other project costs except for the tasks related to the remediation which haven't been bid by others but North Shore. If you could identify which tasks these are (everything listed in subcontractor costs in Task 5 except for the soil blending contractor, \$75,520?), then I could approve your estimated costs for the whole project minus costs associated with these tasks which could be approved contingently or via change order once you receive and consider other bids? Let me know if that makes sense so that you can get going with the project. Thanks,
Nancy

From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Tuesday, September 20, 2016 4:54 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Agreed. I am currently working to prepare a revised bid request for the remediation items to support the soil blending contractor based on the final soil volume to be treated, which I will be sending to North Shore as well as two other remediation contractors. I am anticipating that the soils handling and disposal costs to account for the soil swell will be refined based on the additional soil investigation data/final soil treatment volume that is being presented in our RAP. Meanwhile, I have attached North Shore's bid that I have been working with to develop the cost estimates to date for your information. I will send the bids and a bid summary to you as soon as I receive the final bids. Please let me know if you have any questions or would like to discuss.

Thank you,

Scott

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Tuesday, September 20, 2016 4:21 PM
To: Scott Tarmann
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. I was also hoping you'd also provide the estimate from North Shore because I'm not sure exactly what work they will be doing. Can you please sum up the work and cost estimate for their work? I'm thinking this is a significant expense and we may want you to get other bids for this work, especially given that North Shore's bid on the demo work was high.
Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customerurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Tuesday, September 20, 2016 3:17 PM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Per your request, please find the attached bids we received from three subcontractors to perform the concrete slab, foundation, and asphalt removal at the Express Cleaners site in Racine. Based on an evaluation of these bids (see the attached cost evaluation/bid comparison table), we propose to select CW Purpero, Inc. (CWP) as the low bidder to perform the remaining demolition work. Please let me know if you have any questions or require any additional information.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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Brookfield, WI 53045
USA
www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Friday, September 16, 2016 11:53 AM
To: Scott Tarmann
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. One more thing, if you could, please provide copies of the sub-contractor bids you received? That should do it.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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

Phone: (414) 263-8533

Fax: (414) 263-8550

nancy.ryan@wisconsin.gov



dnr.wi.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]

Sent: Friday, September 16, 2016 11:11 AM

To: Ryan, Nancy D - DNR

Cc: William P. Scott

Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

As discussed during our phone call yesterday, please find the attached revised cost detail sheet for Task 4 (Building Slab & Foundation Removal) incorporating the requested breakout of the consulting oversight costs for the contaminated vs. non-contaminated building foundation removal at the Former Express Cleaners site. In addition, I have attached WDNR Form 4400-214D and a full copy of the cost estimate detail worksheets with the updated Task 4 table for your records. Please let us know if you have any further questions.

Yours sincerely,

Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Tuesday, September 20, 2016 4:54 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal
Attachments: NSEC_3Environ 16E10 - Revision #3.pdf

Nancy,

Agreed. I am currently working to prepare a revised bid request for the remediation items to support the soil blending contractor based on the final soil volume to be treated, which I will be sending to North Shore as well as two other remediation contractors. I am anticipating that the soils handling and disposal costs to account for the soil swell will be refined based on the additional soil investigation data/final soil treatment volume that is being presented in our RAP. Meanwhile, I have attached North Shore's bid that I have been working with to develop the cost estimates to date for your information. I will send the bids and a bid summary to you as soon as I receive the final bids. Please let me know if you have any questions or would like to discuss.

Thank you,

Scott

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Tuesday, September 20, 2016 4:21 PM
To: Scott Tarmann
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. I was also hoping you'd also provide the estimate from North Shore because I'm not sure exactly what work they will be doing. Can you please sum up the work and cost estimate for their work? I'm thinking this is a significant expense and we may want you to get other bids for this work, especially given that North Shore's bid on the demo work was high.

Regards,

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Tuesday, September 20, 2016 3:17 PM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Per your request, please find the attached bids we received from three subcontractors to perform the concrete slab, foundation, and asphalt removal at the Express Cleaners site in Racine. Based on an evaluation of these bids (see the attached cost evaluation/bid comparison table), we propose to select CW Purperro, Inc. (CWP) as the low bidder to perform the remaining demolition work. Please let me know if you have any questions or require any additional information.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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Brookfield, WI 53045
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www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Friday, September 16, 2016 11:53 AM
To: Scott Tarmann
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. One more thing, if you could, please provide copies of the sub-contractor bids you received? That should do it.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533



September 14, 2016

Mr. Scott Tarmann
Ramboll Environ
175 N. Corporate Drive
Suite 160
Brookfield, WI 53045

RE: Former Express Dry Cleaner, 3941 North Main Street, Racine, WI

Dear Scott,

North Shore Environmental Construction, Inc. (NSEC) appreciates the opportunity to present this proposal for site remediation at the former Express Dry Cleaners, 3941 N. Main Street in Racine, WI.

SCOPE OF WORK

The scope of work for this project will consist of the following:

1. Prepare site specific Health and Safety Plan. Job prep and project management.
2. Contact Digger's Hotline to locate and mark public utilities.
3. Mobilize equipment and personnel to site.
4. Excavate and remove existing utilities in the proposed treatment area including gas, water, and sewer. Telephone (if applicable). Backfill utility trenches with excavated soil.
5. Install 500-600 ft. of silt fence on the perimeter of the work zone.
6. Provide temporary chain link fence (panels) for site security (3-4 weeks).
7. Provide Rusmar NTC-8 foam machine for two period of soil blending including 2-55 gallon drums of Rusmar foam.
8. Provide NSEC technician and 175 CFM air compressor for foam application on a daily basis (8-hour onsite) for duration of soil blending (estimated 10 working days, Monday – Friday).
9. Provide Gasmeter 4040 analyzer for air monitoring.
10. Provide site restoration, removal of silt fence and temporary fencing.
11. Excavate and load estimated 600 tons of c-soil to Waste Management Metro landfill for disposal.
12. Transportation of soil 600 tons to Waste Management Metro landfill.
13. Disposal of estimated CVOC soil to Waste Management Metro landfill, estimated 600 tons.

N117 W18493 FULTON DRIVE	GERMANTOWN, WI 53022
OFFICE (262) 255.4468	FAX (262) 255.6993
INFO@NSECINC.COM	WWW.NSECINC.COM

ESTIMATED PROJECT COST

North Shore proposes to conduct the scope of work defined herein, for an estimated cost of:

Line items # 1 &2	L/S	\$1,780.00
Line item # 3	L/S	\$1,500.00
Line item # 4	L/S	\$6,832.00
Line item # 5	Silt fence 4.30/ft. (600')	\$2,600.00
Line item # 6	500 LF at 6.90/LF	\$3,460.00
Line item # 7	Cost per day 300.00 x 10 days plus foam (800.00)	\$3,800.00
Line item # 8	Cost per Day 1343.00 x 10 days	\$13,430.00
Line item # 9	Gasmet 4040 rental 600.00/day x 10 days	\$6,000.00
Line item # 10		\$1,400.00
Line item # 11	(Excavation) 8.00/ton x 600 tons	\$4,800.00
Line item # 12	(Transportation) 16.60/ton x 600	\$9,960.00
Line item # 13	(Disposal) 52.00/ton x 600 tons	\$31,200.00

Paving rear lot area:

Prepare grass area 70' x 150' for asphalt paving. Install 6" gravel stone base and compact. Machine Pave 2.5' of asphalt to lot area of 70' x 150' compacted to 2.5" Use excess top soil from surface lot prep to grade around the perimeter edge, install seed and erosion matting. This is 2016 pricing

Total Cost: \$36,500.00

Our price for the work described herein will be honored for a period of thirty (60) days. After sixty days we reserve the right to revise our prices.

North Shore appreciates the opportunity to submit this proposal and looks forward to working with you.

Sincerely,

Keith Hitzke

President of Operations
North Shore Environmental Construction Inc.

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Tuesday, September 20, 2016 3:17 PM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal
Attachments: Contractor Cost Comparison_Slab and Foundation Removal (2).pdf; CWP_REVISED PROPOSAL 9-14-2016.pdf; Azarian_Demo 3921-41 North Main.pdf; NSEC_Environ Demo 16E10 - Revision #3.pdf; RE Bid for Concrete Foundation and Asphalt Removal - Former Express Cle....pdf

Nancy,

Per your request, please find the attached bids we received from three subcontractors to perform the concrete slab, foundation, and asphalt removal at the Express Cleaners site in Racine. Based on an evaluation of these bids (see the attached cost evaluation/bid comparison table), we propose to select CW Purpero, Inc. (CWP) as the low bidder to perform the remaining demolition work. Please let me know if you have any questions or require any additional information.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com

 ENVIRON

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Friday, September 16, 2016 11:53 AM
To: Scott Tarmann
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. One more thing, if you could, please provide copies of the sub-contractor bids you received? That should do it.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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

Phone: (414) 263-8533

Fax: (414) 263-8550

nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Friday, September 16, 2016 11:11 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

As discussed during our phone call yesterday, please find the attached revised cost detail sheet for Task 4 (Building Slab & Foundation Removal) incorporating the requested breakout of the consulting oversight costs for the contaminated vs. non-contaminated building foundation removal at the Former Express Cleaners site. In addition, I have attached WDNR Form 4400-214D and a full copy of the cost estimate detail worksheets with the updated Task 4 table for your records. Please let us know if you have any further questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

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Subcontractor Bid Comparison
Concrete Slab, Foundation Asphalt Removal
Former Express Cleaners
Racine, WI

Bid Item #	SUBCONTRACTOR BID COMPARISON Concrete Slab, Foundation & Asphalt Removal Former Express Cleaners, Racine, WI	North Shore			CWP			Azarian		
		Bid Unit cost	Bid Price	Estimated Cost for Bid Comparison	Bid Unit cost	Bid Price	Estimated Cost for Bid Comparison	Bid Unit cost	Bid Price	Estimated Cost for Bid Comparison
1	Mobilization	\$500/mob	NA	\$1,000.00	NA	incl in test pit price below	\$1,000.00	\$500/mob	NA	\$1,000.00
2	Excavate three (3) sample test pits (4 feet in depth) to obtain concrete samples for laboratory analysis and waste profiling.	LS	\$1,500.00	---	LS	\$3,800.00	\$2,800.00	\$300/hr	a	\$1,200.00
3	Excavate, load, transport and dispose 7,150 sq. ft. of 6" thick non-contaminated concrete slab material and 340 L.F. of non-contaminated concrete footings/walls (est. 5 feet deep by 1 foot wide)	\$1.99/sq.ft. \$27.94/L.F.	\$23,750.00	---	\$0.50/sq.ft. \$17/L.F.	\$9,355.00	---	LS	\$7,830.00	---
4	Strip, load, transport, and dispose 23,850 sq. ft. of asphalt pavement	\$0.80/sq.ft.	\$19,080.00	---	\$0.35/sq.ft.	\$8,347.50	---	\$0.49/sq.ft.	\$11,777.00	---
5	Remove and dispose of concrete sign base and sign pole	No estimate	No estimate	---	LS	\$1,900.00	---	LS	\$250.00	---
6	Excavate & load an estimated 170 sq. ft. of contaminated concrete slab and 60 L.F. of contaminated concrete foundation wall/footings.	\$20.00/ton	\$420.00	\$2,015	\$5.00/sq.ft. \$32/L.F.	\$2,770.00	---	LS	\$3,700.00	---
7	Transport contaminated concrete to Waste Management Metro RDF in Franklin, WI	\$16.60/ton	\$348.60	\$1,660.00	\$23/ton	\$2,300	---	\$200/load	No estimate	\$800.00
8	Direct disposal of contaminated concrete at Metro RDF	\$52/ton	\$1,092.00	\$5,200.00	\$40.50/ton	\$4,050	---	\$71/ton	No estimate	\$7,100.00
SUBCONTRACTOR TOTALS		---	---	\$54,205	---	---	\$32,523	---	---	\$33,657
Notes:		Bid adjusted for 2 mobilizations Bid item #6 assumes unit cost rate for #3 is used for comparison purposes Bid item #7 estimates 21 tons of contaminated material. 100 tons used for comparison purposes Bid item #8 estimates 21 tons of contaminated material. 100 tons used for comparison purposes			Bid item #7 estimates 100 tons of contaminated material.			Bid adjusted for 2 mobilizations a - assume 4 hrs to complete For bid item #7, no estimate of tons of contaminated material provided. Estimate revised to use 100 tons for comparison purposes (4 loads). For bid item #8, no estimate of tons of contaminated material provided. Estimate revised to use 100 tons for comparison purposes.		

FORMER EXPRESS CLEANERS 3921-3941 N. MAIN STREET RACINE REMOVALS



C.W. Purpero, Inc.

1190 West Rawson Avenue

Oak Creek, WI 53154

Contact: MICHAEL A. ROGOWSKI

Phone: 414-856-2850 - Office / 414-349-1170 - Cell

Fax: 414-856-2856

Quote To:

SCOTT TARMANN
 RAMBOLL ENVIRON
 175 NORTH CORPORATE DRIVE SUITE 1
 262-901-0093

Date of Proposal:

9/14/2016

Date of Plans:

E-MAIL 9/92016 QTY'S

Phone:

Revision Date:

Fax:

CELL #262-853-9964

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	TEST PITS (3) INCLUDING MOBILIZATION	1.00	LS	3,800.00	3,800.00
110	NON CONTAMINATED CONCRETE REMOVAL	7,150.00	SF	0.50	3,575.00
120	NON CONTAMINATED CONCRETE FOOTINGS/ WALLS	340.00	LF	17.00	5,780.00
130	STRIP AND EXPORT ASPHALT PAVEMENT	23,850.00	SF	0.35	8,347.50
140	REMOVAL AND DISPOSAL SIGN BASE	1.00	EA	1,900.00	1,900.00
150	CONTAMINATED SLAB REMOVAL TO WM	170.00	SF	5.00	850.00
160	CONTAMINATED FOUNDATIONS REMOVAL TO WM	60.00	LF	32.00	1,920.00
170	TRANSPORTAION OF CONTAMINATED MATERIAL	100.00	TON	23.00	2,300.00
180	DISPOSAL PER TON	100.00	TON	40.50	4,050.00
GRAND TOTAL					\$32,522.50

AZARIAN WRECKING LLC
726 Water Street
Racine, WI 53403
(262) 637-4153 FAX (262) 637-7520

September 18, 2016

**CONTRACT AGREEMENT/
QUOTATION**

Scott Tarmann
starmann@ramboll.com

Re: "Ehrlich Express Cleaners Demolition Services RFP 2015-01

3921-41 North Main Street, Racine

Revised Bid Request:

- 1.) Mobilization.....\$500.00 each
 - Truck.....\$100.00 per hour
 - Backhoe.....\$200.00 per hour
- 2.) Excavate, load, transport and dispose of 7,150SF of Non-cont. concrete slab material and 340LF of non-cont. concrete footings/walls.....\$7,830.00
- 3.) Strip, load, transport & dispose of 23,850SF asphalt pavement.....\$11,777.00
- 4.) Remove and dispose of sign base and pole.....\$250.00
- 5.) Excavate, load, transport & dispose of 170SF of contaminated concrete slab and 60LF of contaminated concrete foundation wall/footing.....\$3,700.00
 - Transportation to Metro Landfill.....\$200.00 per load
 - Per ton cost for disposal at Metro.....\$71.00/ton

*Bid is based on work being completed without any frost in the ground. No winter work.

Thank you.

Azarian Wrecking LLC

Sam Azarian Jr.

ACCEPTANCE

I accept and authorize work as per the above.

DATE _____ SIGNED _____

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Wednesday, September 21, 2016 11:59 AM
To: Ryan, Nancy D - DNR; William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Yes, that makes perfect sense. I will proceed with obtaining the remaining contractor bids and forward them to you as soon as they are received.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Wednesday, September 21, 2016 11:34 AM
To: William P. Scott; Scott Tarmann
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Gentlemen,

I hope to provide an approval to you tomorrow for Ramboll Environ's remedial proposal. I think you can solicit the contractor bids now –based on an estimated volume of soil disposal. We can contingently approve contractor costs, refining the approval amount later once bids are in, and by indicating that reimbursement will be contingent on documentation of need for and actual volume of material disposed of.

Make sense?

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



dnr.wi.gov



From: William P. Scott [<mailto:wscott@mzmilw.com>]
Sent: Wednesday, September 21, 2016 9:36 AM
To: 'Scott Tarmann'; Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy -

Thank you for your willingness to approve in a manner that allows work to proceed on the other items, and then seek and receive approval later for the items on Scott's table, below, once we have the information necessary to obtain the bids and have bids from at least three bidders. As I understand it, until we get the Remedial Action Plan finalized with the final soil treatment volumes, we cannot seek the needed bids, so it makes sense to proceed in the fashion that you suggest (i.e., approved contingently or via change order once we receive the other bids). This will allow us to keep on track with the schedule and get the bids she is requesting without further delay.

Bill.

William P. Scott
Mallery & Zimmerman, S.C. | A Limited Liability Service Corporation
731 North Jackson Street, Suite 900 | Milwaukee, Wisconsin 53202-4697
414-727-6270 *Direct* | wscott@mzmilw.com
[Website](#) | [Bio](#) | [LinkedIn](#) | [vCard](#)



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From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Wednesday, September 21, 2016 9:27 AM
To: Ryan, Nancy D - DNR <Nancy.Ryan@wisconsin.gov>
Cc: William P. Scott <wscott@mzmilw.com>
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

I agree with your suggested approach to proceed via approved contingently or change order once we receive the other contractor bids for the remediation support work. I have identified these tasks (from Task 5 of the Detail Cost Estimate Sheet) and they are summarized below:

Contractor Mobilization & HASP	\$2,530
Install 600 L.F. of silt fence around perimeter of work zone; Install Filter Fabric at storm sewer catch basins	\$2,600
Install temporary chain link fence (panels) for site security (3-4 week rental)	\$3,460
Excavate and load estimated 600 tons of excess c-soil for disposal	\$4,800
Transport Excess Soil (Estimated 600 tons) to Waste Management Metro landfill (\$270/load x 21 loads)	\$5,670
Excess Soil Disposal (Estimated 600 tons) (Waste Management Metro landfill)	\$31,667
0.5 ft of #6 crushed stone aggregate (105 CY)	\$4,644
Vapor monitoring & Control - RT Vapor analyzer (FTIR), Rusmar NTC-8 foam machine for 10-day period; incl 2-55 gallon drums of Rusmar foam	\$17,230
Site restoration, removal of silt fence and temporary fencing & Demobilization	\$2,150

The total estimated dollar amount is \$74,751. Please let me know if you would like to discuss.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Wednesday, September 21, 2016 7:40 AM
To: Scott Tarmann
Cc: William P. Scott (wscott@mzmilw.com)
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Scott,

I'm thinking that we could approve consultant selection and other project costs except for the tasks related to the remediation which haven't been bid by others but North Shore. If you could identify which tasks these are (everything listed in subcontractor costs in Task 5 except for the soil blending contractor, \$75,520?), then I could approve your estimated costs for the whole project minus costs associated with these tasks which could be approved contingently or via change order once you receive and consider other bids? Let me know if that makes sense so that you can get going with the project. Thanks,
Nancy

From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Tuesday, September 20, 2016 4:54 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Agreed. I am currently working to prepare a revised bid request for the remediation items to support the soil blending contractor based on the final soil volume to be treated, which I will be sending to North Shore as well as two other remediation contractors. I am anticipating that the soils handling and disposal costs to account for the soil swell will be refined based on the additional soil investigation data/final soil treatment volume that is being presented in our RAP. Meanwhile, I have attached North Shore's bid that I have been working with to develop the cost estimates to date for your information. I will send the bids and a bid summary to you as soon as I receive the final bids. Please let me know if you have any questions or would like to discuss.

Thank you,

Scott

From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Tuesday, September 20, 2016 4:21 PM
To: Scott Tarmann
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. I was also hoping you'd also provide the estimate from North Shore because I'm not sure exactly what work they will be doing. Can you please sum up the work and cost estimate for their work? I'm thinking this is a significant expense and we may want you to get other bids for this work, especially given that North Shore's bid on the demo work was high.
Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



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Sent: Tuesday, September 20, 2016 3:17 PM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Per your request, please find the attached bids we received from three subcontractors to perform the concrete slab, foundation, and asphalt removal at the Express Cleaners site in Racine. Based on an evaluation of these bids (see the attached cost evaluation/bid comparison table), we propose to select CW Purpero, Inc. (CWP) as the low bidder to perform the remaining demolition work. Please let me know if you have any questions or require any additional information.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

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M 262-853-9964
starmann@ramboll.com

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Suite 160
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www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Friday, September 16, 2016 11:53 AM
To: Scott Tarmann
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. One more thing, if you could, please provide copies of the sub-contractor bids you received? That should do it.

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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

Phone: (414) 263-8533

Fax: (414) 263-8550

nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]

Sent: Friday, September 16, 2016 11:11 AM

To: Ryan, Nancy D - DNR

Cc: William P. Scott

Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

As discussed during our phone call yesterday, please find the attached revised cost detail sheet for Task 4 (Building Slab & Foundation Removal) incorporating the requested breakout of the consulting oversight costs for the contaminated vs. non-contaminated building foundation removal at the Former Express Cleaners site. In addition, I have attached WDNR Form 4400-214D and a full copy of the cost estimate detail worksheets with the updated Task 4 table for your records. Please let us know if you have any further questions.

Yours sincerely,

Scott Tarmann, PE

Senior Manager

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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Friday, September 16, 2016 11:11 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal
Attachments: Task 4 - Concrete Slab Removal_Remediation cost estimate detail_20160916.pdf; 4400-214D_rev_20160916.pdf; Remediation cost estimate detail_20160916.pdf

Nancy:

As discussed during our phone call yesterday, please find the attached revised cost detail sheet for Task 4 (Building Slab & Foundation Removal) incorporating the requested breakout of the consulting oversight costs for the contaminated vs. non-contaminated building foundation removal at the Former Express Cleaners site. In addition, I have attached WDNR Form 4400-214D and a full copy of the cost estimate detail worksheets with the updated Task 4 table for your records. Please let us know if you have any further questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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RAMBOLL ENVIRON

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COST SUMMARY FOR:	Concrete Slab Removal Express Cleaners - Task 4
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	9/18/2016

COST SUMMARY	
Labor	\$4,065
Consultant Expenses	\$470
Subcontractors	\$62,443
Total	\$66,978

COST SUMMARY	
Task 1	\$65,448
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$65,448

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Aassoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Contractor Coordination & Field Oversight (Non-contaminated material removal)	HOURS		1	4			20				25
		DOLLARS	\$0	\$155	\$620	\$0	\$0	\$1,760	\$0	\$0	\$0	\$2,535
2	Contractor Coordination & Field Oversight (contaminated material and abandoned utility removal)	HOURS	1	1	2			10				14
		DOLLARS	\$185	\$155	\$310	\$0	\$0	\$880	\$0	\$0	\$0	\$1,530
TOTAL HOURS BY CATEGORY			0	2	6	0	0	30	0	0		39
TOTAL DOLLARS BY CATEGORY			\$185	\$310	\$930	\$0	\$0	\$2,640	\$0	\$0	\$4,065	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	425										\$425
		\$425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Car Mileage (Enter number of miles)	0.565	80										\$45
		\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONSULTANT EXPENSE TOTALS		\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470
SUBCONTRACTOR COSTS												
DEMO: Concrete slab, conc footing, asphalt removal, Load & Disposal (non-contaminated - Est 125 tons + 72 tons)	1.00	\$23,603										\$23,603
		\$23,603	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
DEMO: Concrete footing & slab Removal (~125 tons Conc footings 140' x 5' x 1'; slab 50' x 45' x 8") (Contaminated)	1.00	\$19,048										\$19,048
		\$19,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Laboratory Analytical (Concrete Testing for Disposal (concrete footings); VOC and TCLP VOC - 6 samples)	1.00	\$1,290										\$1,290
		\$1,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
DEMO: Load 125 tons of contaminated concrete for disposal to Waste Management Metro landfill	1.00	\$1,000										\$1,000
		\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Transportation of contaminated concrete to Metro Landfill (\$270.00/load x 20 loads)	1.00	\$5,670										\$5,670
		\$5,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Abandoned Utility Removal (in area of soil treatment only)	1.00	\$6,832										\$6,832
		\$6,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Disposal of estimated 250 tons of contaminated stockpiled concrete (@\$40/ton)	1.00	\$5,000										\$5,000
		\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SUBCONTRACTOR TOTALS		\$62,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,443

Site Name: Former Express Cleaners
 BRRTS #: 02-52-547631
 Type of Action: In Situ Soil Blending, VI Sampling and Groundwater Natural Attenuation Monitoring

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

TASKS	BUDGET			INVOICES						DERF COST BREAKOUT (this claim)								Budget Remaining Use (-) to indicate cost over-run	% Task Complete, Remarks
	Bid / Budgeted Amount	IN-INSERT	Total Approved Budget	Previous Claims (if applicable)	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	Provider Name, Invoice #, Billing Date	IN-INSERT	Total Invoiced Costs	A Soil Investigation	B Soil Remediation	C Groundwater Investigation	D Groundwater Remediation	E Air/Vapor Investigation	F Air/Vapor Remediation	G Lab & Other Analysis		
Consultant Costs																			
1 Project Management and Setup, Contracts, HASP Preparation	\$6,229		\$ 6,229						\$ -										\$ 6,229
2 Pre-Remediation Soil, GW Sampling & Abandonment MW3	\$11,624		\$ 11,624						\$ -										\$ 11,624
3 Remedial Action Plan	\$14,285		\$ 14,285						\$ -										\$ 14,285
4 Building Slab Removal	\$1,530		\$ 1,530						\$ -										\$ 1,530
5 In-Situ Enhanced Reductive Dechlorination	\$22,380		\$ 22,380						\$ -										\$ 22,380
6 Post-Remediation Confirmation Sampling	\$2,427		\$ 2,427						\$ -										\$ 2,427
7 Well Replacement (MW3)	\$1,801		\$ 1,801						\$ -										\$ 1,801
8 Well Installation (Optional - 1 Well)	\$472		\$ 472						\$ -										\$ 472
9 Remedial Action Completion Report	\$9,184		\$ 9,184						\$ -										\$ 9,184
10 MNA Groundwater Sampling (8 qtrs) & Reporting	\$41,392		\$ 41,392						\$ -										\$ 41,392
11 Sub-Slab VI Sampling	\$3,513		\$ 3,513						\$ -										\$ 3,513
12 Case Closure Reporting/GIS Registry	\$8,685		\$ 8,685						\$ -										\$ 8,685
13 Final Well Abandonment	\$3,783		\$ 3,783						\$ -										\$ 3,783
Consultant Cost Total	\$ 127,305	\$-	\$ 127,305	\$ -					\$ -										\$ 127,305
Sub-Contractor Costs																			
1 Project Management and Setup, Contracts, HASP Preparation	\$0		\$ -						\$ -										\$ -
2 Pre-Remediation Soil, GW Sampling & Abandonment MW3	\$11,691		\$ 11,691						\$ -										\$ 11,691
3 Remedial Action Plan	\$0		\$ -						\$ -										\$ -
4 Building Slab Removal	\$33,792		\$ 33,792						\$ -										\$ 33,792
5 In-Situ Enhanced Reductive Dechlorination	\$186,919		\$ 186,919						\$ -										\$ 186,919
6 Post-Remediation Confirmation Sampling	\$3,120		\$ 3,120						\$ -										\$ 3,120
7 Well Replacement (MW3)	\$2,900		\$ 2,900						\$ -										\$ 2,900
8 Well Installation (Optional - 1 Well)	\$1,640		\$ 1,640						\$ -										\$ 1,640
9 Remedial Action Completion Report	\$0		\$ -						\$ -										\$ -
10 MNA Groundwater Sampling (8 qtrs) & Reporting	\$12,000		\$ 12,000						\$ -										\$ 12,000
11 Sub-Slab VI Sampling	\$1,540		\$ 1,540						\$ -										\$ 1,540
12 Case Closure Reporting/GIS Registry	\$0		\$ -						\$ -										\$ -
13 Final Well Abandonment	\$3,400		\$ 3,400						\$ -										\$ 3,400
Sub-Contractor Cost Total	\$ 257,002	\$-	\$ 257,002	\$ -					\$ -										\$ 257,002
DERF ELIGIBLE SUB-TOTALS	\$ 384,307	\$-	\$ 384,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 384,307

Total DERF Eligible Costs This Claim \$ -

Non-Eligible Expenses	Estimated Amount	Actual Amount								
1 Project Management and Setup, Contracts, HASP Preparation	\$ -									
2 Pre-Remediation Soil, GW Sampling & Abandonment MW3	\$ 795									
3 Remedial Action Plan	\$ -									
4 Building Slab Removal	\$ 31,656									
5 In-Situ Reductive Dechlorination	\$ 2,121									
6 Post Remediation Confirmation Sampling	\$ 150									
7 Well Replacement (MW3)	\$ 150									
8 Well Installation (Optional - 1 Well)	\$ -									
9 Remedial Action Completion Report	\$ -									
10 MNA Groundwater Sampling & Reporting (8 qtrs)	\$ 3,000									
11 Sub-Slab VI Sampling	\$ 200									
12 Case Closure Reporting/GIS Registry	\$ -									
13 Final Well Abandonment	\$ 288								\$ -	
Non-Eligible Cost Total	\$ 38,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVOICE GRAND TOTAL			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	##	\$ -

Check Numbers

**Table C-1. Remediation Cost Estimate Summary (Revision 4)
Express Cleaners, Racine Wisconsin**

Task No.	Task Description	Ramboll Environ Labor and Expenses	Subcontractors	Subtotal	Ineligible Expenses	DERF Subtotal
1	Project Management and Setup, Contracts, HASP Preparation	\$6,229	\$0	\$6,229	\$0	\$6,229
2	Pre-Remediation Soil & Groundwater Sampling & MW3 Abandonment	\$12,419	\$11,691	\$24,110	\$795	\$23,315
3	Remedial Action Plan	\$14,285	\$0	\$14,285	\$0	\$14,285
4	Building Slab and Foundation Removal*	\$4,535	\$62,443	\$66,978	\$31,656	\$35,322
5	In-Situ Enhanced Reductive Dechlorination	\$24,501	\$186,919	\$211,421	\$2,121	\$209,299
6	Post-Remediation Confirmation Sampling	\$2,577	\$3,120	\$5,697	\$150	\$5,547
7	Well Replacement (MW3)	\$1,951	\$2,900	\$4,851	\$150	\$4,701
8	Additional Well Installation (Optional - 1 Well)	\$472	\$1,640	\$2,112	\$0	\$2,112
9	Remedial Action Completion Report	\$9,184	\$0	\$9,184	\$0	\$9,184
10	MNA Groundwater Sampling & Reporting (8 qtrs)	\$44,392	\$12,000	\$56,392	\$3,000	\$53,392
11	Pugh Oil Building Sub-Slab Sampling	\$3,713	\$1,540	\$5,253	\$200	\$5,053
12	Case Closure Reporting/GIS Registry	\$8,685	\$0	\$8,685	\$0	\$8,685
13	Final Well Abandonment	\$4,071	\$3,400	\$7,471	\$288	\$7,183
Total Estimate		\$137,014	\$285,653	\$422,667	\$38,360	\$384,307

Notes:

* - For Task 4 Building Slab and Foundation Removal, DERF Eligible costs include \$15,000 for building slab and foundation removal in area of soil treatment, supplemental laboratory analytical testing for disposal facility acceptance, hauling and disposal of contaminated concrete (est 125 tons) to disposal facility, removal of abandoned utilities in soil treatment area, and consultant oversight costs for testing and management of contaminated concrete removal/disposal. Ineligible expenses include subcontractor and consultant oversight cost for removal and disposal of remaining concrete slab/foundation and asphalt parking lot.

COST SUMMARY FOR:	Project Management & HASP Express Cleaners - Task 1
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/15/2016

COST SUMMARY	
Labor	\$6,229
Expenses	\$0
Subcontractors	\$0
Total	\$6,229

COST SUMMARY	
Task 1	\$3,325
Task 2	\$1,120
Task 3	\$1,164
Task 4	\$620
Totals	\$6,229

TASK NO.	TASK DESCRIPTION	STAFF RATE:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
1	Project management	HOURS	4	7	8					4		23
		DOLLARS	\$740	\$1,085	\$1,240	\$0	\$0	\$0	\$0	\$260	\$3,325	
2	Contracts	HOURS	2		4					2		8
		DOLLARS	\$370	\$0	\$620	\$0	\$0	\$0	\$0	\$130	\$1,120	
3	HASP	HOURS		1			8			1		10
		DOLLARS	\$0	\$0	\$155	\$0	\$944	\$0	\$0	\$65	\$1,164	
4	Scheduling	HOURS		2	2							4
		DOLLARS	\$0	\$310	\$310	\$0	\$0	\$0	\$0	\$0	\$620	
TOTAL HOURS BY CATEGORY			6	9	15	0	8	0	0	7		45
TOTAL DOLLARS BY CATEGORY			\$1,110	\$1,395	\$2,325	\$0	\$944	\$0	\$0	\$455	\$6,229	

	1.00
	1.00

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TASK TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

COST SUMMARY FOR:	Pre-Remediation Sampling & Abandonment Express Cleaners - Task 2
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/15/2016

COST SUMMARY	
Labor	\$10,232
Consultant Expenses	\$2,167
Subcontractors	\$11,691
Total	\$24,110

COST SUMMARY	
Task 1	\$9,537
Task 2	\$1,670
Task 3	\$0
Task 4	\$12,903
	\$24,110

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
			RATE:									
1	gw sampling (15 wells) Low flow	HOURS		1	3		50			2		
		DOLLARS	\$0	\$155	\$465	\$0	\$5,900	\$0	\$0	\$130	\$6,650	
2	Abandon MW3	HOURS	0	1	1		5			2		9
		DOLLARS	\$0	\$155	\$155	\$0	\$590	\$0	\$0	\$130	\$1,030	
3	No report, data put into RAP	HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4	Pre-remedial soil sampling 16 SB's	HOURS		2			24			2		28
		DOLLARS	\$0	\$310	\$0	\$0	\$0	\$2,112	\$0	\$130	\$2,552	
TOTAL HOURS BY CATEGORY			0	4	4	0	55	24	0	6		93
TOTAL DOLLARS BY CATEGORY			\$0	\$620	\$620	\$0	\$6,490	\$2,112	\$0	\$390	\$10,232	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	\$500			\$250							
		\$500	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$750
Car Mileage (Enter number of miles)	0.565				80							
		\$0	\$0	\$0	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Field Supplies ice, DI water, etc.	1.00	\$50			\$15							
		\$50	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$65
Field Equipment	1.00	\$1,077			\$250							
		\$1,077	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,327
3-day rental of Low flow GW sampling pump, YSI field parameter equip, flow cell, tubing, decon, water Level Indicator; PID (for soil)												
CONSULTANT EXPENSE TOTALS		\$1,627	\$0	\$0	\$560	\$0	\$0	\$0	\$0	\$0	\$0	\$2,187
SUBCONTRACTOR COSTS												
Utility Clearance/Private Locator	1.00				\$695							
		\$0	\$0	\$0	\$695	\$0	\$0	\$0	\$0	\$0	\$0	\$695
Surveyor	1.00				\$3,500							
		\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
Drilling Subcontractor	1.00		\$640		\$3,356							
		\$0	\$640	\$0	\$3,356	\$0	\$0	\$0	\$0	\$0	\$0	\$3,996
Analytical Laboratory Subcontractor	1.00	\$1,260			\$2,240							
Task 1 GW: 15 samples (VOC), 1 dup, 1 TB, 1 EB. Task 4 SOIL: 32 samples (VOC)		\$1,260	\$0	\$0	\$2,240	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
SUBCONTRACTOR TOTALS		\$1,260	\$640	\$0	\$9,791	\$0	\$0	\$0	\$0	\$0	\$0	\$11,691

COST SUMMARY FOR:	RAP Express Cleaners - Task 3
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/15/2016

COST SUMMARY	
Labor	\$14,285
Consultant Expenses	\$0
Subcontractors	\$0
Total	\$14,285

COST SUMMARY	
Task 1	\$8,938
Task 2	\$2,850
Task 3	\$2,497
	\$14,285

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	RAP Preparation/permitting	HOURS		12	10		32		16	8		
		DOLLARS	\$0	\$1,860	\$1,550	\$0	\$3,776	\$0	\$1,232	\$520	\$8,938	
2	RAP QC Review	HOURS	2	8	8							18
		DOLLARS	\$370	\$1,240	\$1,240	\$0	\$0	\$0	\$0	\$0	\$0	\$2,850
3	Revisions to RAP and Submittal	HOURS	1	2	4		8		4	2		21
		DOLLARS	\$185	\$310	\$620	\$0	\$944	\$0	\$308	\$130	\$2,497	
TOTAL HOURS BY CATEGORY			3	22	22	0	40	0	20	10		117
TOTAL DOLLARS BY CATEGORY			\$555	\$3,410	\$3,410	\$0	\$4,720	\$0	\$1,540	\$650	\$14,285	

	1.00
	1.00

EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXPENSE TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

COST SUMMARY FOR:	Concrete Slab Removal Express Cleaners - Task 4
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	9/16/2016

COST SUMMARY	
Labor	\$4,065
Consultant Expenses	\$470
Subcontractors	\$62,443
Total	\$66,978

COST SUMMARY	
Task 1	\$65,448
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$65,448

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Contractor Coordination & Field Oversight (Non-contaminated material removal)	HOURS		1	4			20				25
		DOLLARS	\$0	\$155	\$620	\$0	\$0	\$1,760	\$0	\$0	\$2,535	
2	Contractor Coordination & Field Oversight (contaminated material and abandoned utility removal)	HOURS	1	1	2			10				14
		DOLLARS	\$185	\$155	\$310	\$0	\$0	\$880	\$0	\$0	\$1,530	
TOTAL HOURS BY CATEGORY			0	2	6	0	0	30	0	0		39
TOTAL DOLLARS BY CATEGORY			\$185	\$310	\$930	\$0	\$0	\$2,640	\$0	\$0	\$4,065	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	425										\$425
Car Mileage (Enter number of miles)	0.565	80	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
CONSULTANT EXPENSE TOTALS		\$470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470
SUBCONTRACTOR COSTS												
DEMO: Concrete slab, conc footing, asphalt removal, Load & Disposal (non-contaminated - Est 125 tons + 72 tons)	1.00	\$23,603										\$23,603
DEMO: Concrete footing & slab Removal (~125 tons, Conc footings 140' x 5' x 1', slab 50' x 45' x 6") (Contaminated)	1.00	\$19,048										\$19,048
Laboratory Analytical (Concrete Testing for Disposal (concrete footings); VOC and TCLP VOC - 6 samples)	1.00	\$1,290										\$1,290
DEMO: Load 125 tons of contaminated concrete for disposal to Waste Management Metro landfill	1.00	\$1,000										\$1,000
Transportation of contaminated concrete to Metro Landfill (\$270.00/load x 20 loads)	1.00	\$5,670										\$5,670
Abandoned Utility Removal (in area of soil treatment only)	1.00	\$6,832										\$6,832
Disposal of estimated 250 tons of contaminated stockpiled concrete (@\$40/ton)	1.00	\$5,000										\$5,000
SUBCONTRACTOR TOTALS		\$62,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,443

COST SUMMARY FOR:	In-Situ Reductive Dechlorination Express Cleaners - Task 5
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/19/2016

COST SUMMARY	
Labor	\$22,380
Consultant Expenses	\$2,121
Subcontractors	\$186,919
Total	\$211,421

COST SUMMARY	
Task 1	\$211,421
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
	\$211,421

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$165	\$155	\$134	\$118	\$88	\$77	\$65		
1	Field Implementation of ZVI Soil Blending	HOURS	16	24	24	0	80	20	0	12		176
		DOLLARS	\$2,960	\$3,720	\$3,720	\$0	\$9,440	\$1,760	\$0	\$780	\$22,380	
TOTAL HOURS BY CATEGORY			16	24	24	0	80	20	0	12		176
TOTAL DOLLARS BY CATEGORY			\$2,960	\$3,720	\$3,720	\$0	\$9,440	\$1,760	\$0	\$780	\$22,380	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Field vehicle	1.00	\$1,850										\$1,850
Car Mileage (Enter number of miles)	0.565	480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$271
ELEGIBLE CONSULTANT EXPENSE TOTALS		\$2,121	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,121
SUBCONTRACTOR COSTS												
Contractor Mobilization & HASP	1.00	\$2,530										\$2,530
Install 600 L.F. of silt fence around perimeter of work zone; Install Filter Fabric at storm sewer catch basins	1.00	\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
Install temporary chain link fence (panels) for site security (3-4 week rental)	1.00	\$3,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,460
Excavate and load estimated 600 tons of excess c-soil for disposal	1.00	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
Laboratory Analyses for excess c-soil waste disposal profile. 4 samples: VOC, TCLP Metals and TCLP VOC.	1.00	\$1,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,440
Transport Excess Soil (Estimated 600 tons) to Waste Management Metro landfill (\$270/load x 21 loads)	1.00	\$5,670	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,670
Excess Soil Disposal (Estimated 600 tons) (Waste Management Metro landfill)	1.00	\$31,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,667
Soil Blending Contractor (Redox Tech; Incl tax on materials purchased)	1.00	\$111,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,399
0.5 ft of #6 crushed stone aggregate (105 CY)	1.00	\$4,644	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,644
Potable Water	1.00	\$770	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$770
Vapor monitoring & Control - RT Vapor analyzer (FTIR), Rusmar NTC-8 foam machine for 10-day period; incl 2-55 gallon drums of Rusmar foam	1.00	\$17,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,230
Site restoration, removal of silt fence and temporary fencing & Demobilization	1.00	\$2,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150
SUBCONTRACTOR TOTALS		\$186,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,919

COST SUMMARY FOR:	Post Remediation Confirmation Sampling Express Cleaners - Task 6
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/15/2016

COST SUMMARY	
Labor	\$2,027
Consultant Expenses	\$550
Subcontractors	\$3,120
Total	\$5,697

COST SUMMARY	
Task 1	\$5,697
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$5,697

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Post-remediation Conf Soil Sampling	HOURS		1	1		14			1		17
		DOLLARS	\$0	\$155	\$155	\$0	\$1,652	\$0	\$0	\$65	\$2,027	
TOTAL HOURS BY CATEGORY			0	1	1	0	14	0	0	1		17
TOTAL DOLLARS BY CATEGORY			\$0	\$155	\$155	\$0	\$1,652	\$0	\$0	\$65	\$2,027	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.										DOLLARS	
		1	2	3	4	5	6	7	8	9			
Field vehicle	1.00	\$150											
Field Equipment (Ice, PPE, PID rental)	1.00	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
CONSULTANT EXPENSE TOTALS		\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
SUBCONTRACTOR COSTS													
Geoprobe Contractor (8 soil probes to 9 ft)	1.00	2,000											
Laboratory (16 soil samples for VOC analysis)	1.00	1,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
SUBCONTRACTOR TOTALS		\$3,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,120

COST SUMMARY FOR:	Well Replacement (mw3) Express Cleaners
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/18/2016

COST SUMMARY	
Labor	\$1,551
Consultant Expenses	\$400
Subcontractors	\$2,900
Total	\$4,851

COST SUMMARY	
Task 1	\$4,851
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$4,851

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:										
1	Well installation - Replacement of MW-3	HOURS		1	2		8		1	1		13
		DOLLARS	\$0	\$155	\$310	\$0	\$944	\$0	\$77	\$65	\$1,551	
2	No Report - Included in Constr. Comp. Rpt	HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			0	1	2	0	8	0	1	1		13
TOTAL DOLLARS BY CATEGORY			\$0	\$155	\$310	\$0	\$944	\$0	\$77	\$65	\$1,551	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Field Vehicle	1.00	\$150										
		\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Field Equipment and Supplies PID, water level meter, Bailer	1.00	\$250										
		\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
CONSULTANT EXPENSE TOTALS		\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
SUBCONTRACTOR COSTS												
Surveyor	1.00	\$800										
		\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Drilling Subcontractor	1.00	\$1,700										
		\$1,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700
Drill Cutting Waste Disposal (1 drum)	1.00	\$400										
		\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
SUBCONTRACTOR TOTALS		\$2,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,900

COST SUMMARY FOR: <i>Well Installation (Optional)</i>	
<i>Express Cleaners - Task 8</i>	
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/16/2016

COST SUMMARY	
Labor	\$472
Consultant Expenses	\$0
Subcontractors	\$1,840
Total	\$2,112

COST SUMMARY	
Task 1	\$2,112
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$2,112

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
1	Well installation (1 new well, cost assumes well will be installed at same time as the replacmt' well)	HOURS					4					4
		DOLLARS	\$0	\$0	\$0	\$0	\$472	\$0	\$0	\$0	\$472	
2	No Report - Included in Constr. Comp. Rpt	HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TOTAL HOURS BY CATEGORY			0	0	0	0	4	0	0	0		4
TOTAL DOLLARS BY CATEGORY			\$0	\$0	\$0	\$0	\$472	\$0	\$0	\$0	\$472	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Field Vehicle	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment and Supplies	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONSULTANT EXPENSE TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBCONTRACTOR COSTS												
Utility Clearance	1.00	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Drilling Subcontractor	1.00	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
		\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Drill Cutting Waste Disposal (1 drum)	1.00	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
		\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Laboratory Analytical (2 soil samples for VOC)	1.00	\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140
		\$140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140
SUBCONTRACTOR TOTALS		\$1,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,640

COST SUMMARY FOR:	Remedial Action Completion Report Express Cleaners - Task 9
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/18/2016

COST SUMMARY	
Labor	\$9,184
Consultant Expenses	\$0
Subcontractors	\$0
Total	\$9,184

COST SUMMARY	
Task 1	\$5,438
Task 2	\$990
Task 3	\$2,756
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$9,184

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Report Preparation	HOURS		4	8		24		8	2		46
		DOLLARS	\$0	\$620	\$1,240	\$0	\$2,832	\$0	\$616	\$130		\$5,438
2	Report QC Review	HOURS	2	4								6
		DOLLARS	\$370	\$620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3	Revisions to Report and Submittal	HOURS	2	2	6		6		4	2		22
		DOLLARS	\$370	\$310	\$930	\$0	\$708	\$0	\$308	\$130		\$2,756
TOTAL HOURS BY CATEGORY			4	10	14	0	30	0	12	4		74
TOTAL DOLLARS BY CATEGORY			\$740	\$1,550	\$2,170	\$0	\$3,540	\$0	\$924	\$260		\$9,184

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONSULTANT EXPENSE TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

COST SUMMARY FOR:	MNA GW sampling (Per Event) Express Cleaners - Task 10
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/16/2016

COST SUMMARY	
Labor	\$4,374
Consultant Expenses	\$1,175
Subcontractors	\$1,500
Total	\$7,049

8 Qtrs \$56,392

COST SUMMARY	
Task 1	\$5,097
Task 2	\$1,952
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
	\$7,049

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Quarterly Sampling (Per Event) 8 wells, 1 Dup, 1 TB	HOURS			2			24				26
		DOLLARS	\$0	\$0	\$310	\$0	\$0	\$2,112	\$0	\$0	\$2,422	
2	Reporting (Annual), Qrtly Data Submittals	HOURS	1	1	4		6		2	2		16
		DOLLARS	\$185	\$155	\$620	\$0	\$708	\$0	\$154	\$130	\$1,952	
TOTAL HOURS BY CATEGORY			1	1	6	0	6	24	2	2		42
TOTAL DOLLARS BY CATEGORY			\$185	\$155	\$930	\$0	\$708	\$2,112	\$154	\$130	\$4,374	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	\$375										\$375
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment and Supplies (2-day rental of Low flow GW sampling pump, YSI field parameter equip, flow cell, Water Level Indicator, supplies - sample tubing, decon)	1.00	\$800										\$800
CONSULTANT EXPENSE TOTALS		\$1,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,175
SUBCONTRACTOR COSTS												
Laboratory Subcontractor (10 samples VOCs and MNA parameters/wet chem)	1.00	\$1,500										\$1,500
SUBCONTRACTOR TOTALS		\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500

COST SUMMARY FOR:	Subslab VI sampling, 2 subslab locations Express Cleaners - Task 11
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/16/2016

COST SUMMARY	
Labor	\$2,963
Consultant Expenses	\$750
Subcontractors	\$1,540
Total	\$5,253

COST SUMMARY	
Task 1	\$4,016
Task 2	\$1,237
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$5,253

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$85		
1	VI Sampling (Pugh Oil Bldg)	HOURS		2			12					14
		DOLLARS	\$0	\$310	\$0	\$0	\$1,416	\$0	\$0	\$0	\$0	\$1,726
2	VI report -will be included in RAP Addl time needed shown	HOURS			2		6		2	1		11
		DOLLARS	\$0	\$0	\$310	\$0	\$708	\$0	\$154	\$65	\$0	\$1,237
TOTAL HOURS BY CATEGORY			0	2	2	0	18	0	2	1		25
TOTAL DOLLARS BY CATEGORY			\$0	\$310	\$310	\$0	\$2,124	\$0	\$154	\$65	\$2,963	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Fedex	1.00	\$50										
		\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
Rental Car	1.00	\$150										
		\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Car Mileage (Enter number of miles)	0.565											
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Equipment and Supplies (2 vapor pins, drill, helium detector, helium gas)	1.00	\$550										
		\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
CONSULTANT EXPENSE TOTALS		\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
SUBCONTRACTOR COSTS												
Utility Clearance/private locator	1.00	\$1,100										
		\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Laboratory Subcontractor (2 Summa Can Samples - VOC TO-15 Analysis)	1.00	\$440										
		\$440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$440
SUBCONTRACTOR TOTALS		\$1,540	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,540

COST SUMMARY FOR:	Case closure report and GIS submittal Express Cleaners - Task 12
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/15/2016

COST SUMMARY	
Labor	\$8,685
Consultant Expenses	\$0
Subcontractors	\$0
Total	\$8,685

COST SUMMARY	
Task 1	\$4,032
Task 2	\$990
Task 3	\$1,639
Task 4	\$2,024
Task 5	\$0
Task 6	\$0
Total	\$8,685

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$165	\$165	\$134	\$118	\$88	\$77	\$65		
1	Closure Report Preparation	HOURS		4	8		16		2	2		32
		DOLLARS	\$0	\$620	\$1,240	\$0	\$1,888	\$0	\$154	\$130	\$4,032	
2	Closure Report QC Review	HOURS	2	4								6
		DOLLARS	\$370	\$620	\$0	\$0	\$0	\$0	\$0	\$0	\$990	
3	Revisions to Closure Report and Submittal	HOURS	1	1	4		4		1	2		13
		DOLLARS	\$185	\$155	\$620	\$0	\$472	\$0	\$77	\$130	\$1,639	
4	GIS Registry	HOURS	2	2	6				2	4		16
		DOLLARS	\$370	\$310	\$930	\$0	\$0	\$0	\$154	\$260	\$2,024	
TOTAL HOURS BY CATEGORY			5	11	18	0	20	0	5	8		67
TOTAL DOLLARS BY CATEGORY			\$925	\$1,705	\$2,790	\$0	\$2,360	\$0	\$385	\$520	\$8,685	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONSULTANT EXPENSE TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

COST SUMMARY FOR:	Post closure well abandonment Express Cleaners - Task 13
PROJECT NUMBER:	P21-15124
PREPARED BY:	ST
DATE:	8/18/2016

COST SUMMARY	
Labor	\$3,733
Consultant Expenses	\$338
Subcontractors	\$3,400
Total	\$7,471

COST SUMMARY	
Task 1	\$7,471
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$7,471

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
1	Well Abandonment 16 wells			2	4	\$0	22	\$0	1	2	\$3,733	31
TOTAL HOURS BY CATEGORY			0	2	4	0	22	0	1	2		31
TOTAL DOLLARS BY CATEGORY			\$0	\$310	\$620	\$0	\$2,596	\$0	\$77	\$130	\$3,733	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	250										
		\$288	\$0			\$0	\$0	\$0	\$0	\$0	\$0	\$288
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Supplies	1.00	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
CONSULTANT EXPENSE TOTALS		\$338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$338
SUBCONTRACTOR COSTS												
Driller	1.00	\$3,400										
		\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
SUBCONTRACTOR TOTALS		\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Wednesday, September 21, 2016 9:27 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott (wscott@mzmilw.com)
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

I agree with your suggested approach to proceed via approved contingently or change order once we receive the other contractor bids for the remediation support work. I have identified these tasks (from Task 5 of the Detail Cost Estimate Sheet) and they are summarized below:

Contractor Mobilization & HASP	\$2,530
Install 600 L.F. of silt fence around perimeter of work zone; Install Filter Fabric at storm sewer catch basins	\$2,600
Install temporary chain link fence (panels) for site security (3-4 week rental)	\$3,460
Excavate and load estimated 600 tons of excess c-soil for disposal	\$4,800
Transport Excess Soil (Estimated 600 tons) to Waste Management Metro landfill (\$270/load x 21 loads)	\$5,670
Excess Soil Disposal (Estimated 600 tons) (Waste Management Metro landfill)	\$31,667
0.5 ft of #6 crushed stone aggregate (105 CY)	\$4,644
Vapor monitoring & Control - RT Vapor analyzer (FTIR), Rusmar NTC-8 foam machine for 10-day period; incl 2-55 gallon drums of Rusmar foam	\$17,230
Site restoration, removal of silt fence and temporary fencing & Demobilization	\$2,150

The total estimated dollar amount is \$74,751. Please let me know if you would like to discuss.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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USA
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From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Wednesday, September 21, 2016 7:40 AM
To: Scott Tarmann
Cc: William P. Scott (wscott@mzmilw.com)
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Scott,
I'm thinking that we could approve consultant selection and other project costs except for the tasks related to the remediation which haven't been bid by others but North Shore. If you could identify which tasks these are (everything listed in subcontractor costs in Task 5 except for the soil blending contractor, \$75,520?), then I could approve your estimated costs for the whole project minus costs associated with these tasks which could be approved contingently or via change order once you receive and consider other bids? Let me know if that makes sense so that you can get going with the project. Thanks,
Nancy

From: Scott Tarmann [mailto:starmann@ramboll.com]
Sent: Tuesday, September 20, 2016 4:54 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Agreed. I am currently working to prepare a revised bid request for the remediation items to support the soil blending contractor based on the final soil volume to be treated, which I will be sending to North Shore as well as two other remediation contractors. I am anticipating that the soils handling and disposal costs to account for the soil swell will be refined based on the additional soil investigation data/final soil treatment volume that is being presented in our RAP. Meanwhile, I have attached North Shore's bid that I have been working with to develop the cost estimates to date for your information. I will send the bids and a bid summary to you as soon as I receive the final bids. Please let me know if you have any questions or would like to discuss.

Thank you,

Scott

From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Tuesday, September 20, 2016 4:21 PM

To: Scott Tarmann

Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Thanks, Scott. I was also hoping you'd also provide the estimate from North Shore because I'm not sure exactly what work they will be doing. Can you please sum up the work and cost estimate for their work? I'm thinking this is a significant expense and we may want you to get other bids for this work, especially given that North Shore's bid on the demo work was high.

Regards,

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Nancy D. Ryan

Hydrogeologist, Bureau for Remediation and Redevelopment

Wisconsin Department of Natural Resources

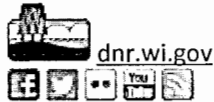
2300 N. Dr. Martin Luther King, Jr. Dr.

Milwaukee, WI 53212

Phone: (414) 263-8533

Fax: (414) 263-8550

nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]

Sent: Tuesday, September 20, 2016 3:17 PM

To: Ryan, Nancy D - DNR

Cc: William P. Scott

Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy,

Per your request, please find the attached bids we received from three subcontractors to perform the concrete slab, foundation, and asphalt removal at the Express Cleaners site in Racine. Based on an evaluation of these bids (see the attached cost evaluation/bid comparison table), we propose to select CW Purpero, Inc. (CWP) as the low bidder to perform the remaining demolition work. Please let me know if you have any questions or require any additional information.

Yours sincerely,

Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160

Brookfield, WI 53045
USA
www.ramboll-environ.com



From: Ryan, Nancy D - DNR [<mailto:Nancy.Ryan@wisconsin.gov>]
Sent: Friday, September 16, 2016 11:53 AM
To: Scott Tarmann
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

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From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Friday, September 16, 2016 11:11 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Nancy:

As discussed during our phone call yesterday, please find the attached revised cost detail sheet for Task 4 (Building Slab & Foundation Removal) incorporating the requested breakout of the consulting oversight costs for the contaminated vs. non-contaminated building foundation removal at the Former Express Cleaners site. In addition, I have attached WDNR Form 4400-214D and a full copy of the cost estimate detail worksheets with the updated Task 4 table for your records. Please let us know if you have any further questions.

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Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Wednesday, September 21, 2016 7:40 AM
To: 'Scott Tarmann'
Cc: William P. Scott (wscott@mzmilw.com)
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

Scott,
I'm thinking that we could approve consultant selection and other project costs except for the tasks related to the remediation which haven't been bid by others but North Shore. If you could identify which tasks these are (everything listed in subcontractor costs in Task 5 except for the soil blending contractor, \$75,520?), then I could approve your estimated costs for the whole project minus costs associated with these tasks which could be approved contingently or via change order once you receive and consider other bids? Let me know if that makes sense so that you can get going with the project. Thanks,
Nancy

From: Scott Tarmann [mailto:starmann@ramboll.com]
Sent: Tuesday, September 20, 2016 4:54 PM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners - Ramboll Environ remedial action proposal

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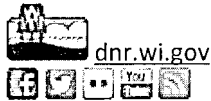
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Yours sincerely,
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M 262-853-9964
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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Thursday, October 20, 2016 3:06 PM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: Site Remediation Support Work Bids, Former Express Cleaners, Racine, WI
Attachments: Contractor Bid Comparison_Site Remediation Support Work.pdf; 20161011_RFB_Soil Blending Support Services.pdf; RLP Diversified Bid Form_Express Cleaners.pdf; Veit Bid Form - Former Express Cleaners 10-18-16.pdf

Nancy,

Ramboll Environ has received contractor bids for the site remediation support work (installation and management of site erosion controls, temporary fence installation, ambient air monitoring, soils management, final site restoration, etc.) and has prepared the attached bid comparison spreadsheet for your information. Also attached is the Bid Request that was sent out to the various contractors.

We requested bids from four contractors; however, one bidder (CW Purpero) withdrew from submitting a bid on the bid due date because they were unable to provide a completed bid form, and North Shore did not bid the project because of a lack of resources. North Shore also indicated they could not perform the work because of previous job commitments and scheduling conflicts. Based on the bids received, we recommend awarding the work to RLP Diversified, Inc. as the low bidder for the support work. The completed bid forms from the contractors are attached for your information.

In general, when comparing RLP's bid to the costs that were provided to WDNR back in September for the same work items, the cost is slightly higher (\$80,398 vs. \$74,751). The higher cost is associated with the temporary construction fencing 760 feet vs. 600 feet that was originally estimated, and the amount of excess soil to be managed after blending – 675 tons vs. 600 tons. These quantities were revised in the bid request because we were able to provide a more accurate estimate of the linear footage of fencing required and the volume of soil with the new site survey map recently completed for the project. Nonetheless, RLP's cost is competitive with the estimate we received from North Shore as presented in Ramboll Environ's cost estimate detail sheet. 80,398 74,080

Furthermore, the new bids also incorporate costs for two additional items that were not previously considered in the original cost estimate. The additional items are associated with the management of the excess soil after blending (application of a superadsorbent polymer to reduce the water content of the excess blended soil that is hauled off-site for disposal at the landfill, and placement of a geocomposite and stone aggregate over the soil blending area for soil stabilization). Following discussions with the client regarding plans for future use of the property after remediation, these additional items were included in the Request for Bid (line items #10b and #13 on the bid form) in order to stabilize the ground surface so it is acceptable for use as a potential parking area and to make the Site more suitable for redevelopment and/or sale. Further detail on the work scope associated with the ground surface stabilization over the soil blending area is also presented in Section 6.3.10 of the RAP. Based on RLP's bid, these two additional items increase the project cost by \$22,375. Considering the added cost from the revised quantities discussed above, the total increase in the cost for the support work when compared to the approved budget estimate sent to WDNR in September is \$28,200.

To update you on the status of delineating the extent of the soil treatment area to the east as discussed in Ramboll Environ's cover letter submitted with the RAP, we are expecting to receive analytical data from additional soil samples collected this past Monday by the middle of next week. Upon receipt of these results, we will prepare a revised soil treatment area map along with the final volume of soil for the in situ enhanced reductive dechlorination remedy and

send it to you as soon as possible along with any revision to the soil blending cost from Redox Tech to address this area. Current estimates from Redox Tech to extend the soil blending area to B-45 is approximately \$6,500.

Currently, the Site work is scheduled to start next Tuesday (10/25) beginning with the installation of the site erosion controls and concrete slab removal, followed by the soil blending work beginning on Tuesday November 1st.

In closing, and on behalf of Ehrlich Family Limited Partnership, we respectfully request that the WDNR accept the costs for the remediation support work described above as a change order to the approved site remediation cost estimate.

If you have any questions, please feel free to contact us anytime.

Yours sincerely
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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Via Electronic Mail

Mr. Michael Mahn
Veit & Company, Inc.
2445 S. 179th Street
Suite E
New Berlin, WI 53146

**RE: REQUEST FOR BID – SOIL REMEDIATION SUPPORT SERVICES
FORMER EXPRESS CLEANERS SITE, 3921-3941 N. MAIN STREET
RACINE, WISCONSIN**

Dear Michael:

October 5, 2016

Ramboll Environ US Corporation (Ramboll Environ) is issuing this Request for Bid (RFB) to perform soil remediation support services at the Former Express Cleaners site located at 3921-3941 N. Main Street, Racine, Wisconsin. Ramboll Environ is providing services to our client for environmental cleanup of the Site pursuant to Chapter NR 724 of the Wisconsin Administrative Code.

Ramboll Environ
175 N. Corporate Dr
Suite 160
Brookfield, Wisconsin
USA

The Site is currently vacant and contains a concrete slab-on-grade that was once part of a one-story, 6,804 square foot strip mall (without a basement). The Site is located on Lot 1, Lot 2, and the north 25 feet of Lot 3 of Block 3, Plat of the Greater North Bay Addition No. 2. The Site is 0.77 acres in size. An adjacent 0.45-acre vacant lot, formerly known as the Community Gardens located at 3936 North Bay Drive is also owned by the client. The northern unit of the strip mall (3941 N. Main Street) was formerly the location of a dry cleaning operation from 1971 until approximately 2006. The Site has been contaminated by dry cleaning solvents; concentrations of tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2 DCE) and vinyl chloride (VC) in groundwater have all historically exceeded the enforcement standards. Impacted soils are present in some locations beneath the asphalt paved surfaces and building slab, and extend beneath the water table to a depth of approximately 11 feet below ground surface (bgs). Impacted soils within 4 feet of the ground surface exceed the direct contact industrial residual contaminant levels (RCLs) for some of the contaminants listed above.

T +1 262 901 0099
F +1 262 901 0079
www.ramboll-environ.com

Ref: 21-41301A

The Site and adjacent property to the east (3936 North Bay Drive) have been the subject of several subsurface investigations since 2006. The WDNR has assigned BRRTS #02-52-547631 to the case file. Ramboll Environ understands that the Site may be redeveloped by the land owner upon completion of active remedial site work.

Based on an evaluation of various remedial alternatives, the selected remedial

Via Electronic Mail

Mr. Keith Hitzke
North Shore Environmental Construction, Inc.
N117 W18493 Fulton Dr.
Germantown, Wisconsin 53022

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Via Electronic Mail

Mr. Michael A. Rogowski
C.W. Purpero, Inc.
1190 West Rawson Ave
Oak Creek, WI 53154

**RE: REQUEST FOR BID – SOIL REMEDIATION SUPPORT SERVICES
FORMER EXPRESS CLEANERS SITE, 3921-3941 N. MAIN STREET
RACINE, WISCONSIN**

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Via Electronic Mail

Mr. Andy Keyes
RLP Diversified, Inc.
207 Front Street
Burlington, WI 53105

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action is enhanced reductive dechlorination of unsaturated and saturated soil using a combined in-situ chemical and biological reduction approach (ZVI and carbon amendment such as ABC+) that is applied with customized in-situ soil blending equipment. This soil remediation alternative will also be coupled with natural attenuation monitoring for groundwater to document attainment of the remedial action goals for impacted soil and groundwater at the Site.

The remaining strip mall building foundation (concrete strip footings), concrete slab and the asphalt parking area will be removed by others prior to conducting the soil remediation activities. Removal of the abandoned utilities within the proposed area of soil remediation will be completed by the selected remediation contractor following the removal of the concrete slab and footings (by others) and before the implementation of the selected soil treatment remedy. The contractor selected for the removal of the concrete slab, footings, and asphalt pavement will contract directly with the Site owner for this portion of the work.

Soil blending will be performed by a contractor specializing in soil mixing of contaminated soil (Redox Tech, LLC) who will be mobilizing customized soil blending equipment to the Site. Redox Tech will contract directly with the Site owner for the soil blending portion of the work. In-situ soil blending involves using the customized equipment (in-situ blender) to effectively distribute chemical amendments throughout the soil medium to treat the contaminants of concern. The in-situ blender is a proprietary system that is mounted on a large excavator with a modified diesel engine and hydraulic system. The in-situ blender utilizes a 28-inch diameter mixing head with specially designed "teeth" which rotates at speeds up to 120 revolutions per minute (rpm). This allows the mixing head to penetrate all soil types, even backfill materials such as bricks and small rocks.

The selected soil remediation support contractor will employ an excavator to work in tandem with the in situ soil blending contractor. The excavator will be used to excavate soils as needed and to "loosen" the soils prior to blending and ensure that there are no buried items such as boulders, debris, utilities, etc., that may damage the blending head. The excavator will also help to manage the movement of the chemical amendments from the designated laydown area on-site to the location of soil blending/treatment area as needed. The in situ blending process will be performed systematically in treatment cells that are approximately 20-feet by 20-feet across the treatment area. The treatment volume for each cell will be further subdivided into two lifts, from 0 to 4.5 feet and from 4.5 to 9 feet below ground surface. When soil blending within a treatment cell, the upper 4.5 feet of soil will be excavated and placed on the adjacent cell within the treatment area. Once the lower lift has been blended with the predetermined quantity of amendment (ABC+), the upper lift will be backfilled and the process repeated with additional ABC+. The purpose of performing the soil blending in lifts is to ensure that the amendments are properly distributed throughout the soil column and to thoroughly mix and homogenize the entire cell. Each cell will be blended independently. This source soil remediation alternative has a relatively short implementation schedule, which is estimated to be approximately seven days for this project. Additional support activities are also to be provided by the selected contractor and are described in detail below. Construction drawings and specifications for this project are provided with this bid solicitation as Attachment 1.

The scope of work in this request for bid to be performed by the selected Contractor is summarized as follows.

Item 1: Health & Safety Plan, Job Prep and Project Management

The selected Contractor and all its subcontractors shall conform to all OSHA safety rules and requirements, including but not limited to having all contractor personnel performing work on-site who will be potentially exposed to contaminated soil or groundwater, be health and safety trained in accordance with OSHA standards 29 CFR 1926.65 and 29 CFR 1910.120. Preparation of your firm's Health and Safety Plan covering your workers safety for the tasks described herein shall be incorporated into your bid. This bid item should also include costs for job preparation and project management costs throughout the duration of the soil remediation activities.

Item 2: Mobilization of Equipment and Personnel to Site

This bid item shall include the cost to mobilize all necessary equipment and personnel to the job site to perform the soil remediation support activities described in this RFB.

Item 3: Soil Erosion and Sediment Control Measures

Prior to implementing the site work, soil erosion and sediment controls measures will be undertaken to prevent runoff, tracking, or loss of soil materials by water or mechanical action from disturbed portions of the Site. The soil erosion and sediment controls will consist of placing silt fence along portions of the Site perimeter where drainage of water from high areas toward low areas is expected to occur. In addition, filter fabric or straw bale barriers must be installed at affected non-curb side and curb side catch basins, where present. The remediation contractor shall establish and maintain the erosion control features until all earthwork and soil blending is completed and final surface materials have been placed onto work area. Details of the extent of silt fence to be provided and lengths of fencing are provided in Attachment 2, Plan Drawings and Specifications.

Item 4: Temporary Construction Fence

For purposes of securing the work area from bystanders and/or pedestrians walking along North Main Street, a temporary chain link construction fence shall be installed along the Site property boundary to enclose the work area (estimated at 760 L.F.). The location and layout of the temporary chain link fence is detailed in Attachment 2, Plan Drawings and Specifications. The temporary chain link fence shall be at least 6 feet tall and contain two gates, one located on the north entrance and on the south entrance to the Former Express Cleaners property. The gates must be locked by the contractor during non-working hours of the day. No privacy screening will be included on the temporary fencing. The temporary chain link fence will remain in-place throughout the duration of soil remediation activities. Once the soil blending activities are complete and the site is restored, the remediation contractor shall remove the chain link fence.

Item 5: Excavate and remove/dispose existing abandoned utilities and Monitoring Wells MW-2 and MW-3 in treatment area

The abandoned subsurface utilities that once serviced the strip mall (water, sanitary sewer, natural gas and electric) currently remain in-place in the area designated for remediation and shall be removed prior to performing the soil remediation activities. The abandoned utilities are presently capped at the property boundary. Your bid shall include the cost for removal and disposal of the utility materials as well as replacement of any soil removed from this activity back into the excavation trench(s).

Prior to commencement of soil blending activities, existing monitoring wells MW-2 and MW-3 located within the target treatment zone shall be abandoned. The monitoring wells shall be abandoned by using excavating equipment during the removal of the abandoned utilities. Monitoring wells MW-2 and MW-3 are 2-inch diameter PVC wells that are 12 feet deep and are constructed with 8-inch diameter flush mounted steel well

compartments concreted in place. The flush-mount well compartments shall be salvaged and set aside for re-use following the soil remediation activities.

Item 6: Soil Blending Contractor Support

The selected contractor shall assist the soil blending contractor with the off-loading, storage, handling and placement of the chemical amendments on-site during soil blending. Your bid shall include costs for the necessary equipment (backhoe, fork lift, etc.) and personnel for the duration of the soil blending operation. Your bid shall include a unit cost on a per day basis for work conducted during regular weekday hours and on weekends (see Time Schedule section below for additional information regarding the proposed work times for the project). The contact at Redox Tech is Steve Markesic, Phone #630-705-0390.

Item 7: Potable Water Supply

During blending, additional water will be added to the treatment cell to assist in the blending process. The client has obtained permission/approval from the City of Racine to use the fire hydrant located to the west of the blending area (in N. Main Street right-of-way, see attached drawings in Attachment 2). The amount of water that is used will be monitored by a meter (supplied by the City) that will be connected to the hydrant. The City of Racine Water Utility will also install a back-flow preventer and sweeper valve with chain for safety purposes. The remediation contractor shall lock the appurtenances to prevent theft and/or misuse. Your bid shall include costs for insulating the backflow preventer, water meter, and sweeper valve to protect it from freezing at times of non-use during cold weather. The contractor will be responsible for the equipment should it become damaged due to freezing and/or misuse. The volume of water estimated for the project is 25,000 gallons and the cost for the water shall be included in your bid. The cost for water from the City is \$365 for the connection fee, plus a per gallon charge of \$2.28/748 gallons. Contractor shall sign a contract with the City for the use/hookup of the temporary water supply at the time of connection and shall direct-pay the City for the necessary usage fees.

Item 8: Ambient Air Monitoring

During implementation of the *in situ* soil blending activities, air quality around the Site must be monitored to ensure that safe conditions are maintained and on-Site workers and the surrounding community is protected. Therefore, an ambient air monitoring program will be conducted during the soil remediation activities.

To monitor the concentrations in air during the soil remediation activities, an air monitoring technician and the specified air monitoring equipment shall be provided (portable Gasmeter DX4040 gas analyzer instrument that utilizes Fourier Transformed Infrared Spectroscopy [FTIR]) to operate and measure the concentration of tetrachloroethene and trichloroethene in ambient air. During routine operations, the air monitoring technician shall monitor the work zone and Site perimeter air quality throughout the soil blending operations. Your bid shall include the cost for the technician and rental/use of the necessary equipment for an estimated 7-day period.

Item 9: Vapor Suppression and Control

Vapor controls shall be provided during soil blending activities to suppress volatile vapors that may be driven off during soil blending. A vapor control system consisting of Rusmar® Foam shall be available at the Site to apply a foam barrier within the blending area for immediate control of VOCs, if necessary based on the air monitoring readings. If required, the foam shall be applied during active soil blending activities or for overnight coverage of exposed contaminated soils within the blending area.

The foam shall be obtained from Rusmar® in 450-pound drums (55-gallons) of liquid concentrate and will require dilution with water prior to application (6.5 parts water to 1 part chemical). Each drum of chemical will cover approximately 4,500 square feet. A Rusmar® pneumatic foam unit shall also be used to apply the foam to the soil blending area. This unit is a completely self-contained and portable foam-generating system and can be mobilized around the Site with a pickup truck. The unit includes an air compressor, pump, hoses, nozzles, a 400-gallon solution storage tank, and freeze protection for use during cold weather and can be rented from Rusmar®. A protective barrier of foam shall be applied to the extent of the soil blending area as often as necessary, depending on the real-time ambient air quality data supplied by the ambient air monitoring personnel. Action levels have been developed by Ramboll Environ for PCE and TCE, the contaminants of interest at the Site, for determination on when to apply a foam barrier within the blending area for immediate control of VOCs. *What are the a...*

Item 10: Excess Soil Management

The soil blending process, combined with the addition of amendments and water will likely result in an expansion of soil volume resulting in mounding or soil swell. If this occurs, the excess soils will be moved towards the center of the blending/treatment area by the excavator/remediation support contractor and tapered towards the edges of the target area. Segregated soil material that is accumulated shall be temporarily stored within the “area of contamination” in accordance with all applicable federal and state laws and regulations.

Potentially contaminated waste materials shall be handled in the same manner as materials that are known to be contaminated. In the event the amount of swell needs to be further managed or reduced, the excess treated soil material will be placed into lined roll-offs to provide temporary on-site storage prior to receipt of laboratory analytical results needed for disposal off-site at a pre-approved solid waste disposal facility. Sampling and laboratory analysis of the soil will be the responsibility of Ramboll Environ. As the excess blended soil material to be removed from the treatment area will have a high water content, the remedial support contractor shall amend the soil to be excavated with a superabsorbent polymer to reduce the free liquid content to acceptable levels to meet the requirements of the landfill prior to off-site disposal. Superabsorbent polymers such as CETCO QUIK-SOLID® superabsorbent media or equivalent can be mixed with the excavated soil material prior to loading it into the lined roll-offs. Additional information on the CETCO QUIK-SOLID® superabsorbent media can be found at <http://www.cetco.com/en-us/Applications/Environmental-Products/Solidification-Stabilization>. The contact at CETCO for the QUIK-SOLID® absorbent polymer is Chuck Hornaday – 224-365-9207. Your bid for this item shall include the cost to manage the excess soil material within the upper 2 feet of the treatment area, including the cost for obtaining (shipping/handling) and mixing the superabsorbent material and loading the soil into lined roll-offs. Material quantities have been provided in the Bid Form contained in Attachment 2.

Lined roll-offs shall be provided and staged on-site to temporarily store any excess treated/blended soil that must be removed from the soil blending area. A sufficient number of roll-offs shall be provided to temporarily store and adequately manage an estimated 450 cubic yards of treated soil with superabsorbent polymer. Your bid shall also provide a unit cost per roll-off in your bid as indicated on the attached Bid Form.

Item 11: Transportation of Excess soil for disposal

Your bid should include a line item cost to transport the excess soil material from the Site to Waste Management's Metro Landfill located in Franklin, Wisconsin. Transport of the excess soil mater will commence following receipt of analytical results and acceptance of the waste characterization profile by Waste Management. Waste characterization, profiling and manifesting will be performed by Ramboll Environ. For converting the stockpiled soil volume into a unit weight measure, we have assumed a conversion factor of 1.5 tons/cubic yard. Your bid shall provide a unit cost per ton for transportation as indicated on the attached Bid Form.

Item 12: Disposal of Excess soil at Waste Management Metro Landfill

Your bid shall include the cost to dispose the excess soil material at Waste Management's Metro Landfill located in Franklin, Wisconsin. Waste characterization, profiling and manifesting will be performed by Ramboll Environ. For purposes of this RFB, we have estimated the quantity of excess soil will be approximately 675 tons. For converting the given soil volume into a unit weight measure, we have assumed a conversion factor of 1.5 tons/cubic yard. Actual soil weight will be determined using weigh tickets issued by landfill.

Item 13: Site Grading and Restoration

After completion of soil blending and/or removal of excess soil from the treatment area, the selected remediation support contractor shall grade all uneven surfaces around the immediate soil blending area and prepare the site for final restoration. The primary objective of site restoration will be to re-establish the surface of the soil blending area to a condition that is acceptable for re-use of the property as a potential parking lot. As the average soil blending depth is approximately 9 feet below grade, the soil treatment area will be stabilized at the surface by first placing a Geotextile Geonet Geocomposite (TENAX TN 450 or equivalent laminated geonet with geotextile) over the soil blending area (approximately 5,800 sq. ft.). Eight inches of No. 2 stone (1½" - 2½"), based on AASHTO Standard Sizes of Processed Aggregate shall be placed on the geocomposite followed with four inches of No. 56 stone (1" - 3/8"). The finished surface should be uniform with the surrounding property/ground elevation and graded to create mild positive runoff of surface water and prevent erosion of final stone aggregate surface. Additional details on the area of site restoration are included in Appendix A, Plan Drawings and Specifications.

Item 14: Demobilize Equipment, Remove Temporary Construction Fencing and Erosion Controls, site clean-up, and closeout

Your bid shall include costs for demobilization of the equipment used during the site remediation/restoration activities, removal of the temporary construction fencing and erosion controls, clean-up of the site, removal of any trash generated during the site activities, and contract closeout.

Time Schedule

Time is of the essence as soil blending activities may be difficult to perform in freezing conditions. Soil blending activities are scheduled to commence on November 1, 2016. The soil blending work is currently planned to be completed over a period of 7 continuous working days, including the one weekend following the scheduled date for which the soil blending work is scheduled to begin. Following the completion of soil blending, work can proceed on a regular schedule 5-day per week basis. Site preparation work to be performed by others (concrete slab and asphalt removal) is tentatively scheduled to begin the week of

October 17, 2016. As part of your firm's bid and if awarded the work as the selected Contractor, a commitment by your firm to meet the below schedule is requested.

1. Mobilization of equipment and setup of site fencing and erosion controls (by October 27, 2016).
2. Removal of abandoned utilities (completed by October 31, 2016).
3. Commence with soil blending support activities (by November 1, 2016).
4. Site grading and restoration (by November 11, 2016)
5. Demobilize Equipment, Remove Temporary Construction Fencing and Erosion Controls, clean-up, and Site closeout (by November 22, 2016).

Bid Requirements

Questions on this RFB can be submitted anytime during the bid period. Electronic submittal of questions and/or bid proposals via electronic mail (e-mail) is acceptable. All questions on this RFB and complete bid proposals shall be submitted to:

Ramboll Environ US Corporation
ATTN.: Scott Tarmann, P.E.
175 N. Corporate Drive
Brookfield, WI 53045
Phone: 262-901-0093
Email: starmann@ramboll.com

Bids shall be submitted by electronic means (E-mailed or faxed bids will be accepted) on or before **3:00 p.m. (CDT), October 18, 2016.**

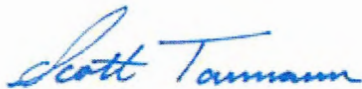
Your bid must include the following:

- 1.) A completed bid form (Attachment 2) with your firm's pricing for the requested scope of services;
- 2.) Your firm's proposed unit rates (e.g., daily and hourly) for equipment and personnel for additional work on the project, if needed (NOTE: Your unit rate schedules should include labor for straight time and also for work that is performed after normal working hours or on weekends, e.g., overtime);
- 3.) A statement from your firm regarding its ability to meet the requested time schedule in this RFB;
- 4.) A summary of any assumptions or exclusions to scope of work as defined in this RFB;
- 5.) Identification of key subcontractors and suppliers planned for use by your firm in the execution of the requested scope of work in this RFB;
- 6.) A certificate providing your firm's current insurance coverages; and,
- 7.) If awarded the scope of services provided in this RFB, the ability of your firm to prepare and execute a contract agreement directly with the Site Owner (Ehrlich Family Limited Partnership).

Please note that this RFB does not constitute a guarantee that a contract will be awarded. All costs associated with responding to this RFB and preparation of your firm's bid proposal shall be the responsibility of the respective bidder. Ramboll Environ will evaluate bids on behalf of the site Owner in response to this solicitation and will make recommendations to Owner who will award a contract to the responsible bidder whose bid, conforming to the solicitation, will be most advantageous.

Should you have any questions concerning the preparation of your proposal, please do not hesitate to contact me.

Sincerely,



Scott Tarmann, PE

Senior Manager

D 262.901.0093

starmann@ramboll.com

Attachments:

Attachment 1 (Plan Drawings and Specifications)

Attachment 2 (Bid Form)

ATTACHMENT 1
Plan Drawings and Specifications

PLAN DRAWINGS AND SPECIFICATIONS

SOURCE AREA SOIL AND GROUNDWATER REMEDIATION

FORMER EXPRESS CLEANERS

3921-3941 N. MAIN STREET, RACINE, WISCONSIN

OCTOBER 2016



SOURCE: AERIAL IMAGERY: GOOGLE EARTH™, IMAGE DATED 06/18/2016.



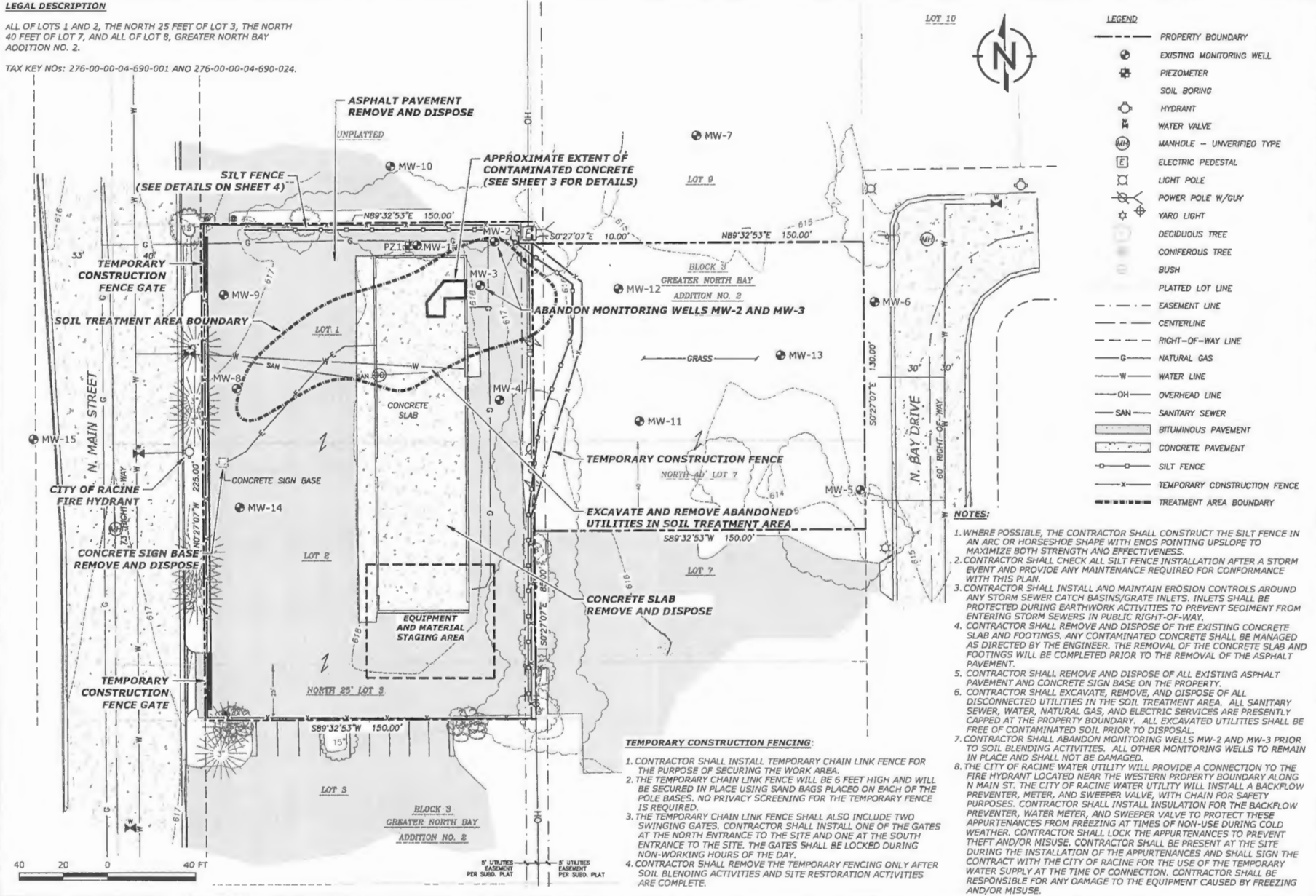
INDEX TO DRAWINGS	
SHEET 1	COVER SHEET
SHEET 2	PRE-REMEDIAION SITE CONSTRUCTION PLAN
SHEET 3	DETAILS FOR MANAGEMENT OF CONTAMINATED CONCRETE
SHEET 4	DETAILS ON EROSION CONTROLS
SHEET 5	SOIL BLENDING AREA
SHEET 6	SOIL BLENDING TREATMENT CELLS
SHEET 7	SITE RESTORATION PLAN

PREPARED BY
RAMBOLL ENVIRON

LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2, THE NORTH 25 FEET OF LOT 3, THE NORTH 40 FEET OF LOT 7, AND ALL OF LOT 8, GREATER NORTH BAY ADDITION NO. 2.

TAX KEY NOS: 275-00-00-04-690-001 AND 275-00-00-04-690-024.



LEGEND

	PROPERTY BOUNDARY
	EXISTING MONITORING WELL
	PIEZOMETER
	SOIL BORING
	HYDRANT
	WATER VALVE
	MANHOLE - UNVERIFIED TYPE
	ELECTRIC PEDESTAL
	LIGHT POLE
	POWER POLE W/GUY
	YARD LIGHT
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH
	PLATTED LOT LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT-OF-WAY LINE
	NATURAL GAS
	WATER LINE
	OVERHEAD LINE
	SANITARY SEWER
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	SILT FENCE
	TEMPORARY CONSTRUCTION FENCE
	TREATMENT AREA BOUNDARY

- NOTES:**
- WHERE POSSIBLE, THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCE IN AN ARC OR HORSESHOE SHAPE WITH ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
 - CONTRACTOR SHALL CHECK ALL SILT FENCE INSTALLATION AFTER A STORM EVENT AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN.
 - CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROLS AROUND ANY STORM SEWER CATCH BASINS/GRATE INLETS. INLETS SHALL BE PROTECTED DURING EARTHWORK ACTIVITIES TO PREVENT SEGMENT FROM ENTERING STORM SEWERS IN PUBLIC RIGHT-OF-WAY.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONCRETE SLAB AND FOOTINGS. ANY CONTAMINATED CONCRETE SHALL BE MANAGED AS DIRECTED BY THE ENGINEER. THE REMOVAL OF THE CONCRETE SLAB AND FOOTINGS WILL BE COMPLETED PRIOR TO THE REMOVAL OF THE ASPHALT PAVEMENT.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING ASPHALT PAVEMENT AND CONCRETE SIGN BASE ON THE PROPERTY.
 - CONTRACTOR SHALL EXCAVATE, REMOVE, AND DISPOSE OF ALL DISCONNECTED UTILITIES IN THE SOIL TREATMENT AREA. ALL SANITARY SEWER, WATER, NATURAL GAS, AND ELECTRIC SERVICES ARE PRESENTLY CAPPED AT THE PROPERTY BOUNDARY. ALL EXCAVATED UTILITIES SHALL BE FREE OF CONTAMINATED SOIL PRIOR TO DISPOSAL.
 - CONTRACTOR SHALL ABANDON MONITORING WELLS MW-2 AND MW-3 PRIOR TO SOIL BLENDING ACTIVITIES. ALL OTHER MONITORING WELLS TO REMAIN IN PLACE AND SHALL NOT BE DAMAGED.
 - THE CITY OF RACINE WATER UTILITY WILL PROVIDE A CONNECTION TO THE FIRE HYDRANT LOCATED NEAR THE WESTERN PROPERTY BOUNDARY ALONG N MAIN ST. THE CITY OF RACINE WATER UTILITY WILL INSTALL A BACKFLOW PREVENTER, METER, AND SWEEPER VALVE, WITH CHAIN FOR SAFETY PURPOSES. CONTRACTOR SHALL INSTALL INSULATION FOR THE BACKFLOW PREVENTER, WATER METER, AND SWEEPER VALVE TO PROTECT THESE APPURTENANCES FROM FREEZING AT TIMES OF NON-USE DURING COLD WEATHER. CONTRACTOR SHALL LOCK THE APPURTENANCES TO PREVENT THEFT AND/OR MISUSE. CONTRACTOR SHALL BE PRESENT AT THE SITE DURING THE INSTALLATION OF THE APPURTENANCES AND SHALL SIGN THE CONTRACT WITH THE CITY OF RACINE FOR THE USE OF THE TEMPORARY WATER SUPPLY AT THE TIME OF CONNECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EQUIPMENT CAUSED BY FREEZING AND/OR MISUSE.

- TEMPORARY CONSTRUCTION FENCING:**
- CONTRACTOR SHALL INSTALL TEMPORARY CHAIN LINK FENCE FOR THE PURPOSE OF SECURING THE WORK AREA.
 - THE TEMPORARY CHAIN LINK FENCE WILL BE 6 FEET HIGH AND WILL BE SECURED IN PLACE USING SAND BAGS PLACED ON EACH OF THE POLE BASES. NO PRIVACY SCREENING FOR THE TEMPORARY FENCE IS REQUIRED.
 - THE TEMPORARY CHAIN LINK FENCE SHALL ALSO INCLUDE TWO SWINGING GATES. CONTRACTOR SHALL INSTALL ONE OF THE GATES AT THE NORTH ENTRANCE TO THE SITE AND ONE AT THE SOUTH ENTRANCE TO THE SITE. THE GATES SHALL BE LOCKED DURING NON-WORKING HOURS OF THE DAY.
 - CONTRACTOR SHALL REMOVE THE TEMPORARY FENCING ONLY AFTER SOIL BLENDING ACTIVITIES AND SITE RESTORATION ACTIVITIES ARE COMPLETE.

ISSUED FOR	
NO.	DESCRIPTION

PROJECT NO.:	ST
DRAFTED BY:	AFR
CHECKED BY:	ST
SCALE:	AS SHOWN
DATE:	10/9/16

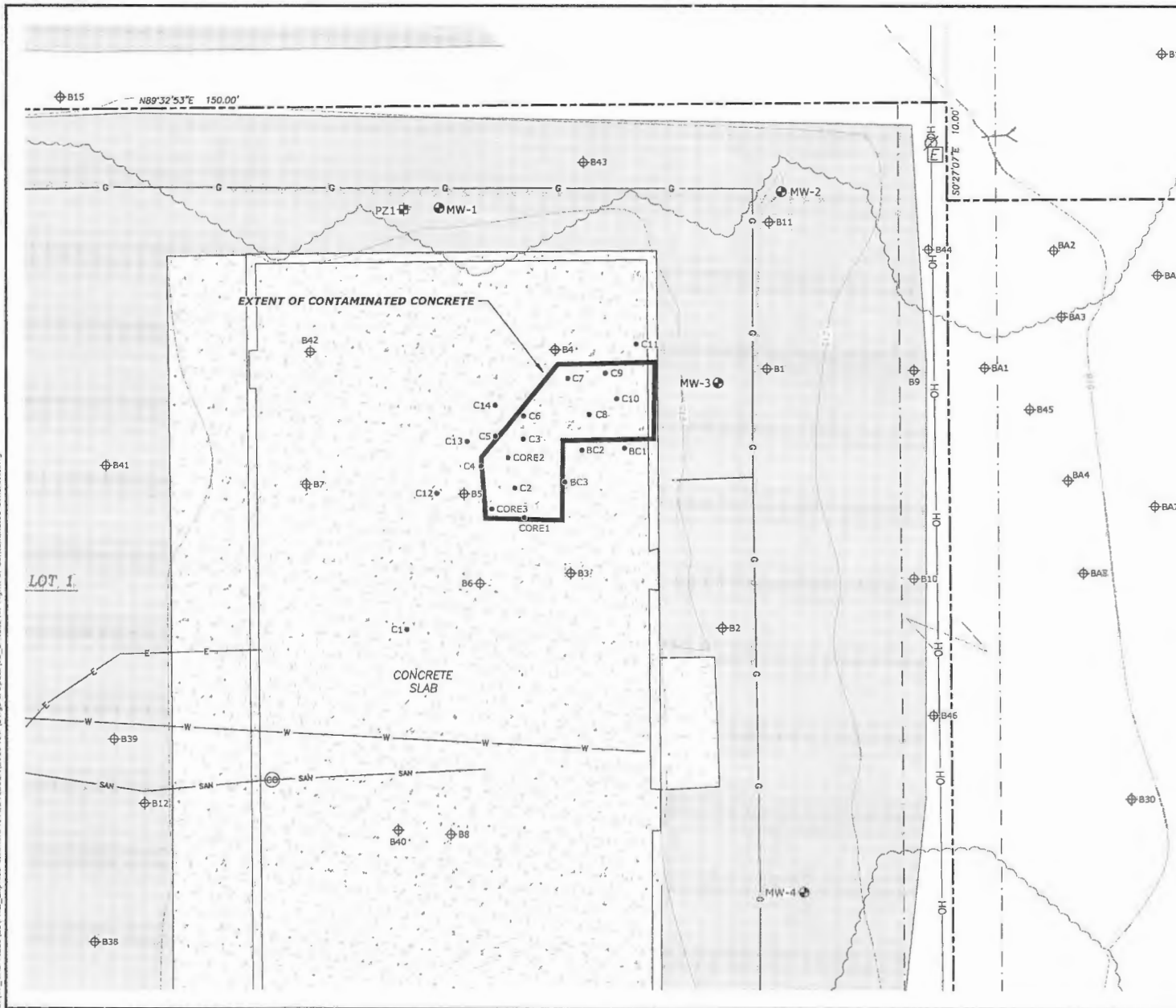
**PRE-REMEDIATION
SITE CONSTRUCTION PLAN
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN**

RAMBOLL ENVIRON

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- LEGEND**
- PROPERTY BOUNDARY
 - ⊕ EXISTING MONITORING WELL
 - ⊕ PIEZOMETER
 - ⊕ SOIL BORING
 - CORE SAMPLE
 - ⊕ ELECTRIC PIEDestal
 - ⊕ POWER POLE W/GUY
 - - - EASEMENT LINE
 - G - NATURAL GAS
 - W - WATER LINE
 - OH - OVERHEAD LINE
 - SAN - SANITARY SEWER
 - ▭ BITUMINOUS PAVEMENT
 - ▭ CONCRETE PAVEMENT

- NOTES:**
1. THE EXTENT OF IDENTIFIED CONTAMINATED CONCRETE, ALSO SHOWN ON SHEET 2, IS TO BE MANAGED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL REMOVE AND DISPOSE OF CONTAMINATED CONCRETE AND ANY CONTAMINATED CONCRETE FOOTINGS AS DIRECTED BY THE ENGINEER BASED ON ADDITIONAL CONCRETE TESTING (BY OTHERS).
 2. THE CONTAMINATED CONCRETE SHALL BE DISPOSED AT WASTE MANAGEMENT'S METRO RECYCLING AND SOLID WASTE DISPOSAL FACILITY IN FRANKLIN, WISCONSIN.

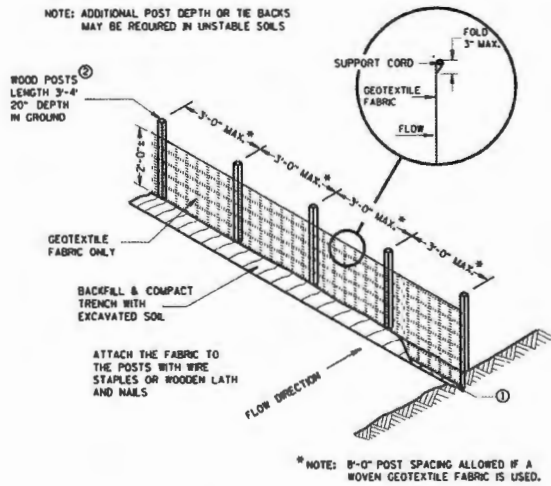
LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2, THE NORTH 25 FEET OF LOT 3, THE NORTH 40 FEET OF LOT 7, AND ALL OF LOT 8, GREATER NORTH BAY ADDITION NO. 2.
 TAX KEY NOS: 276-00-00-04-690-001 AND 276-00-00-04-690-024.

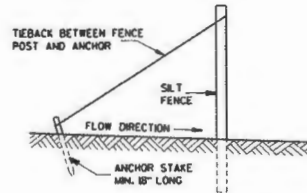


NO.	DATE	ISSUED FOR DESCRIPTION
PROJECT MGR: ST	DRAFTED BY: APR	<p>DETAILS FOR MANAGEMENT OF CONTAMINATED CONCRETE FORMER EXPRESS CLEANERS RACINE, WISCONSIN</p>
CHECKED BY: ST	SCALE: AS SHOWN	
DATE: 10/5/16		
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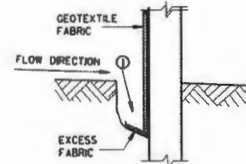
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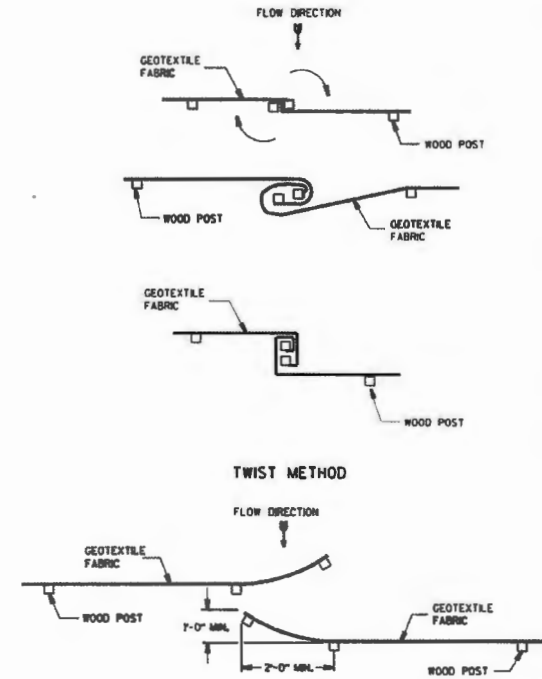
SILT FENCE



**SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)**



TRENCH DETAIL



JOINING TWO LENGTHS OF SILT FENCE

SILT FENCE INSTALLATION GENERAL NOTES:

- SILT FENCE SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1056.
- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. CONTRACTOR SHALL FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONTRACTOR SHALL CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
 - TWIST METHOD - OVERLAP THE ENDPPOSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
 - HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.
- CONTRACTOR SHALL ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

EROSION CONTROL:

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL REFER TO THE PRE-REMEDIATION SITE CONSTRUCTION PLAN FOR LOCATION OF SILT FENCING.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING SOIL REMEDIATION. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF THE MODIFICATIONS CONFORM TO WONR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY MODIFICATIONS TO THE SEDIMENT CONTROL DESIGN.
- CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AFTER EACH RAINFALL EVENT OF 1/2" OR GREATER WITHIN A 24 HR PERIOD. CONTRACTOR SHALL REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE PER WISCONSIN ADMINISTRATIVE CODE NR 216.46.
- CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES ROUTINELY (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING A STONE AGGREGATE COVER.
- SOIL EROSION CONTROL MAINTENANCE ITEMS ARE TO BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.

ISSUED FOR	
NO.	DESCRIPTION

PROJECT MGR: ST	DRAFTED BY: APR	CHECKED BY: ST	SCALE: AS SHOWN	DATE: 10/5/16
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DETAILS ON EROSION CONTROLS
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN

RAMBOLL ENVIRON

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SHEET

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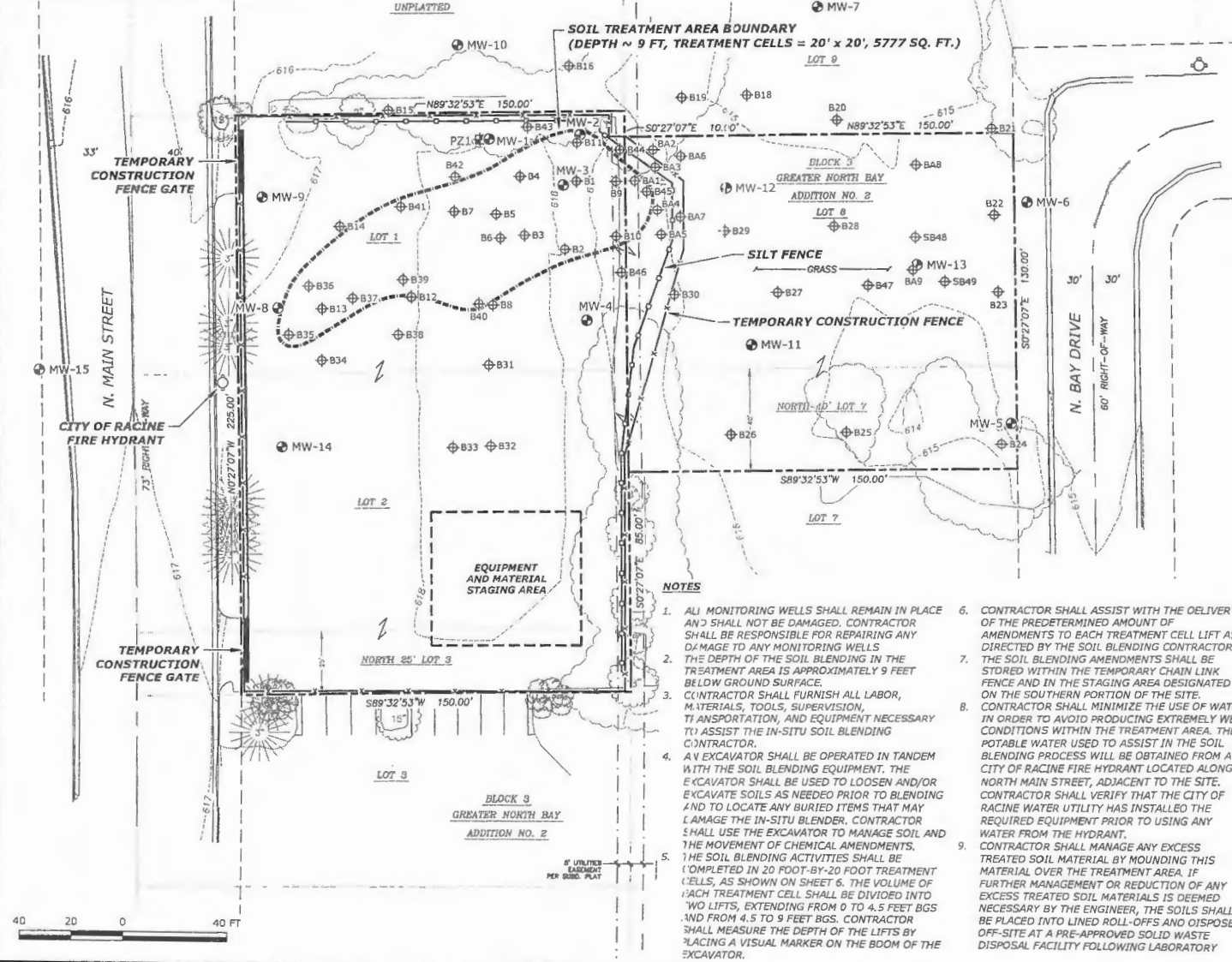
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This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2, THE NORTH 25 FEET OF LOT 3, THE NORTH 40 FEET OF LOT 7, AND ALL OF LOT 8, GREATER NORTH BAY ADDITION NO. 2.

TAX KEY NOS: 276-00-00-04-690-001 AND 276-00-00-04-690-024.



LEGEND

---	PROPERTY BOUNDARY
⊕	EXISTING MONITORING WELL
⊕	PIEZOMETER
⊕	SOIL BORING
⊕	HYDRANT
- - -	PLATTED LOT LINE
- - -	EASEMENT LINE
---	CENTERLINE
- - -	RIGHT-OF-WAY LINE
- - -	SILT FENCE
- - -	TEMPORARY CONSTRUCTION FENCE
⊕	TREATMENT AREA BOUNDARY

NOTES

- ALL MONITORING WELLS SHALL REMAIN IN PLACE AND SHALL NOT BE DAMAGED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY MONITORING WELLS.
- THE DEPTH OF THE SOIL BLENDING IN THE TREATMENT AREA IS APPROXIMATELY 9 FEET BELOW GROUND SURFACE.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, SUPERVISION, TRANSPORTATION, AND EQUIPMENT NECESSARY TO ASSIST THE IN-SITU SOIL BLENDING CONTRACTOR.
- AN EXCAVATOR SHALL BE OPERATED IN TANDEM WITH THE SOIL BLENDING EQUIPMENT. THE EXCAVATOR SHALL BE USED TO LOOSEN AND/OR EXCAVATE SOILS AS NEEDED PRIOR TO BLENDING AND TO LOCATE ANY BURIED ITEMS THAT MAY DAMAGE THE IN-SITU BLENDER. CONTRACTOR SHALL USE THE EXCAVATOR TO MANAGE SOIL AND THE MOVEMENT OF CHEMICAL AMENDMENTS.
- THE SOIL BLENDING ACTIVITIES SHALL BE COMPLETED IN 20 FOOT-BY-20 FOOT TREATMENT CELLS, AS SHOWN ON SHEET 6. THE VOLUME OF EACH TREATMENT CELL SHALL BE DIVIDED INTO TWO LIFTS, EXTENDING FROM 0 TO 4.5 FEET BGS AND FROM 4.5 TO 9 FEET BGS. CONTRACTOR SHALL MEASURE THE DEPTH OF THE LIFTS BY PLACING A VISUAL MARKER ON THE BDOM OF THE EXCAVATOR.
- CONTRACTOR SHALL ASSIST WITH THE DELIVERY OF THE PREDETERMINED AMOUNT OF AMENDMENTS TO EACH TREATMENT CELL LIFT AS DIRECTED BY THE SOIL BLENDING CONTRACTOR.
- THE SOIL BLENDING AMENDMENTS SHALL BE STORED WITHIN THE TEMPORARY CHAIN LINK FENCE AND IN THE STAGING AREA DESIGNATED ON THE SOUTHERN PORTION OF THE SITE.
- CONTRACTOR SHALL MINIMIZE THE USE OF WATER IN ORDER TO AVOID PRODUCING EXTREMELY WET CONDITIONS WITHIN THE TREATMENT AREA. THE POTABLE WATER USED TO ASSIST IN THE SOIL BLENDING PROCESS WILL BE OBTAINED FROM A CITY OF RACINE FIRE HYDRANT LOCATED ALONG NORTH MAIN STREET, ADJACENT TO THE SITE. CONTRACTOR SHALL VERIFY THAT THE CITY OF RACINE WATER UTILITY HAS INSTALLED THE REQUIRED EQUIPMENT PRIOR TO USING ANY WATER FROM THE HYDRANT.
- CONTRACTOR SHALL MANAGE ANY EXCESS TREATED SOIL MATERIAL BY MOUNDING THIS MATERIAL OVER THE TREATMENT AREA. IF FURTHER MANAGEMENT OR REDUCTION OF ANY EXCESS TREATED SOIL MATERIALS IS DEEMED NECESSARY BY THE ENGINEER, THE SOILS SHALL BE PLACED INTO LINED ROLL-OFFS AND DISPOSED OFF-SITE AT A PRE-APPROVED SOLID WASTE DISPOSAL FACILITY FOLLOWING LABORATORY

- ANALYSIS (BY OTHERS) AND AT THE DIRECTION OF THE ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NEEDED TO DECONTAMINATE THE SOIL BLENDER AND EXCAVATOR. DECONTAMINATION SHALL BE COMPLETED USING POTABLE WATER AND/OR A STEAM CLEANER. DECONTAMINATION SHALL BE COMPLETED ABOVE THE TREATMENT ZONE IN ORDER TO MINIMIZE THE MANAGEMENT AND DISPOSAL OF DECONTAMINATION RINSE WATER.
- SOIL BLENDING AREAS SHALL BE COVERED WITH VAPOR SUPPRESSANT FOAM AS DIRECTED BY ENGINEER OR FIELD CONSTRUCTION MANAGER.
 - THE VAPOR SUPPRESSANT FOAM SHALL BE RUSMAR FOAM, AND THE CONTRACTOR SHALL MAINTAIN TWO 450-POUND DRUMS OF LIQUID CONCENTRATE ON-SITE.
 - CONTRACTOR SHALL OBTAIN THE RUSMAR® PNEUMATIC FOAM UNIT USED TO APPLY THE FOAM TO THE SOIL BLENDING AREA AS DIRECTED.



NO.	DATE	ISSUED FOR DESCRIPTION

PROJECT NO: ST	DRAFTED BY: APR
CHECKED BY: ST	SCALE: AS SHOWN
DATE: 10/5/15	

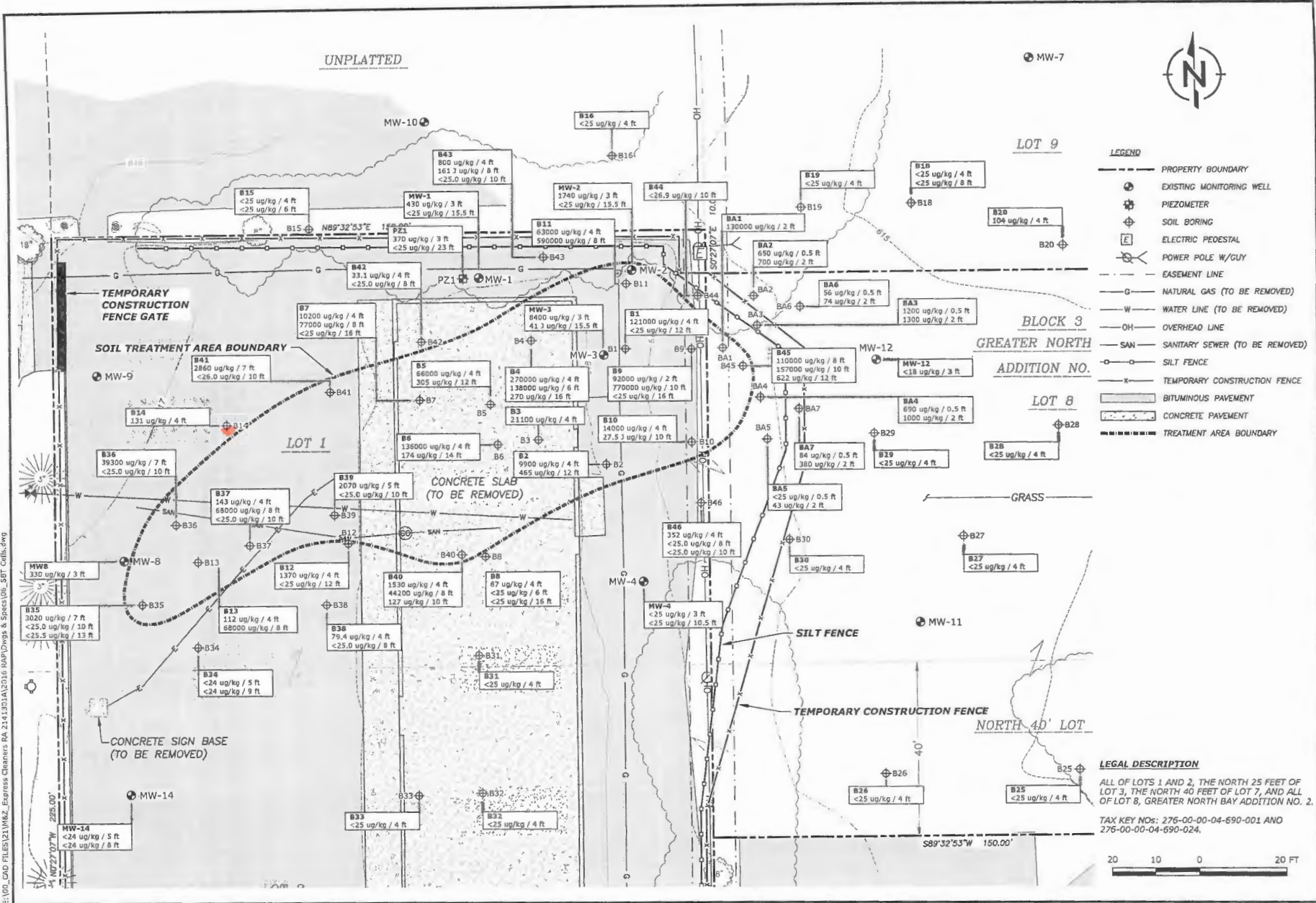
SOIL BLENDING AREA
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN

RAMBOLL ENVIRON

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NO.	DATE	ISSUED FOR	DESCRIPTION

PROJECT MGR: ST
DRAFTED BY: APR
CHECKED BY: ST
SCALE: AS SHOWN
DATE: 10/9/16

SOIL BLENDING TREATMENT CELLS
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN

RAMBOLL ENVIRON

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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Thursday, October 27, 2016 11:30 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Site Remediation Support Work Bids, Former Express Cleaners, Racine, WI
Attachments: Remediation cost estimate detail_20161026_Change Orders.pdf; Redox-Tech Change Order Oct 26 2016 (00627067xC3B04).pdf; 06A_Soil Blending Area_0 to 5 ft.pdf; 06B_Soil Blending Area_5 to 11 ft.pdf

Nancy,

In response to our discussions this past week regarding the proposed expansion of the soil blending treatment area based on the results from the additional soil sampling activities performed at the Site, this e-mail is to seek your approval for additional costs provided in the attached Remediation change order in order to complete the soil remediation. The costs presented in the change order is for work performed to complete the additional soil sampling activities for delineation of the treatment area, the remedial support work as presented in the contractor bids as summarized in the below email (minus the site restoration cost for placement of geotextile and additional stone over the blending area), and for soil treatment of an additional 135 cubic yards of impacted soil as detailed in the attached change order from Redox-Tech dated October 26, 2016. Details of the requested changes are provided in the cost detail spreadsheets in the change order attachment, which also includes a revised cost summary table for the project.

Also attached for your information is Figure 6A and Figure 6B, which illustrate the soil sample results and revised extent of soil blending/treatment within the upper 5 feet of soil and from 5 to 11 feet below ground surface, respectively. The extent of soil blending has been modified without significantly increasing the cost for blending by omitting the upper 5 feet of soil on the west end of the property as PCE concentrations within the upper soil in this area are below the 1,500 ug/kg clean-up goal. Based on the soil data, soil blending/treatment will extend slightly farther to the east and west of the previously defined treatment area and blending will be limited to the depth interval of 5 to 9 feet in the western portion of the treatment area. To facilitate this, the soil in the upper 5 feet will be excavated and stockpiled on the adjacent treatment cell during soil blending. Once soil blending has been completed, the excavated soil will be backfilled in the same general location from where it was excavated from.

We appreciate your review and consideration of the attached change order request. If you have any questions or would like to discuss, please feel free to contact us anytime.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com

From: Scott Tarmann
Sent: Thursday, October 20, 2016 3:03 PM
To: 'Ryan, Nancy D - DNR'
Cc: 'William P. Scott'
Subject: Site Remediation Support Work Bids, Former Express Cleaners, Racine, WI

Nancy,

Ramboll Environ has received contractor bids for the site remediation support work (installation and management of site erosion controls, temporary fence installation, ambient air monitoring, soils management, final site restoration, etc.) and has prepared the attached bid comparison spreadsheet for your information. Also attached is the Bid Request that was sent out to the various contractors.

We requested bids from four contractors; however, one bidder (CW Purpero) withdrew from submitting a bid on the bid due date because they were unable to provide a completed bid form, and North Shore did not bid the project because of a lack of resources. North Shore also indicated they could not perform the work because of previous job commitments and scheduling conflicts. Based on the bids received, we recommend awarding the work to RLP Diversified, Inc. as the low bidder for the support work. The completed bid forms from the contractors are attached for your information.

In general, when comparing RLP's bid to the costs that were provided to WDNR back in September for the same work items, the cost is slightly higher (\$80,398 vs. \$74,751). The higher cost is associated with the temporary construction fencing 760 feet vs. 600 feet that was originally estimated, and the amount of excess soil to be managed after blending – 675 tons vs. 600 tons. These quantities were revised in the bid request because we were able to provide a more accurate estimate of the linear footage of fencing required and the volume of soil with the new site survey map recently completed for the project. Nonetheless, RLP's cost is competitive with the estimate we received from North Shore as presented in Ramboll Environ's cost estimate detail sheet.

Furthermore, the new bids also incorporate costs for two additional items that were not previously considered in the original cost estimate. The additional items are associated with the management of the excess soil after blending (application of a superadsorbent polymer to reduce the water content of the excess blended soil that is hauled off-site for disposal at the landfill, and placement of a geocomposite and stone aggregate over the soil blending area for soil stabilization). Following discussions with the client regarding plans for future use of the property after remediation, these additional items were included in the Request for Bid (line items #10b and #13 on the bid form) in order to stabilize the ground surface so it is acceptable for use as a potential parking area and to make the Site more suitable for redevelopment and/or sale. Further detail on the work scope associated with the ground surface stabilization over the soil blending area is also presented in Section 6.3.10 of the RAP. Based on RLP's bid, these two additional items increase the project cost by \$22,375. Considering the added cost from the revised quantities discussed above, the total increase in the cost for the support work when compared to the approved budget estimate sent to WDNR in September is \$28,200.

To update you on the status of delineating the extent of the soil treatment area to the east as discussed in Ramboll Environ's cover letter submitted with the RAP, we are expecting to receive analytical data from additional soil samples collected this past Monday by the middle of next week. Upon receipt of these results, we will prepare a revised soil treatment area map along with the final volume of soil for the in situ enhanced reductive dechlorination remedy and send it to you as soon as possible along with any revision to the soil blending cost from Redox Tech to address this area. Current estimates from Redox Tech to extend the soil blending area to B-45 is approximately \$6,500.

Currently, the Site work is scheduled to start next Tuesday (10/25) beginning with the installation of the site erosion controls and concrete slab removal, followed by the soil blending work beginning on Tuesday November 1st.

In closing, and on behalf of Ehrlich Family Limited Partnership, we respectfully request that the WDNR accept the costs for the remediation support work described above as a change order to the approved site remediation cost estimate.

If you have any questions, please feel free to contact us anytime.

Yours sincerely

Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

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**Table C-1. Remediation Cost Estimate Summary (Revision 5)
Express Cleaners, Racine Wisconsin**

Task No.	Task Description	Ramboll Environ Labor and Expenses	Subcontractors	Subtotal	Ineligible Expenses	DERF Subtotal
1	Project Management and Setup, Contracts, HASP Preparation	\$6,229	\$0	\$6,229	\$0	\$6,229
2	Pre-Remediation Soil & Groundwater Sampling & MW3 Abandonment	\$12,419	\$11,691	\$24,110	\$795	\$23,315
2a	Task 2 Change Order Amount	\$1,730	\$3,080	\$4,810	\$100	\$4,710
3	Remedial Action Plan	\$14,285	\$0	\$14,285	\$0	\$14,285
3a	Task 3 Change Order Amount	\$4,724	\$0	\$4,724	\$0	\$4,724
4	Building Slab and Foundation Removal*	\$4,535	\$62,443	\$66,978	\$31,656	\$35,322
5	In-Situ Enhanced Reductive Dechlorination	\$24,501	\$186,919	\$211,421	\$2,121	\$209,299
5a	Task 5 Change Order Amount	\$1,180	\$19,601	\$20,781	\$0	\$20,781
6	Post-Remediation Confirmation Sampling	\$2,577	\$3,120	\$5,697	\$150	\$5,547
7	Well Replacement (MW3)	\$1,951	\$2,900	\$4,851	\$150	\$4,701
8	Additional Well Installation (Optional - 1 Well)	\$472	\$1,640	\$2,112	\$0	\$2,112
9	Remedial Action Completion Report	\$9,184	\$0	\$9,184	\$0	\$9,184
10	MNA Groundwater Sampling & Reporting (8 qtrs)	\$44,392	\$12,000	\$56,392	\$3,000	\$53,392
11	Pugh Oil Building Sub-Slab Sampling	\$3,713	\$1,540	\$5,253	\$200	\$5,053
12	Case Closure Reporting/GIS Registry	\$8,685	\$0	\$8,685	\$0	\$8,685
13	Final Well Abandonment	\$4,071	\$3,400	\$7,471	\$288	\$7,183
Total Estimate		\$144,648	\$308,334	\$452,982	\$38,460	\$414,522

Notes:

* - For Task 4 Building Slab and Foundation Removal, DERF Eligible costs include \$15,000 for building slab and foundation removal in area of soil treatment, supplemental laboratory analytical testing for disposal facility acceptance, hauling and disposal of contaminated concrete (est 125 tons) to disposal facility, removal of abandoned utilities in soil treatment area, and consultant oversight costs for testing and management of contaminated concrete removal/disposal. Ineligible expenses include subcontractor and consultant oversight cost for removal and disposal of remaining concrete slab/foundation and asphalt parking lot.

COST SUMMARY FOR:	Pre-Remediation Sampling & Abandonment Express Cleaners - Task 2 Change Order
PROJECT NUMBER:	P21-41301A
PREPARED BY:	ST
DATE:	10/26/2016

COST SUMMARY	
Labor	\$1,505
Consultant Expenses	\$225
Subcontractors	\$3,080
Total	\$4,810

COST SUMMARY	
Task 1	\$4,810
Task 2	\$0
Task 3	\$0
Task 4	\$0
	\$4,810

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS	
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65			
1	Additional Pre-Remedial Soil Sampling 6 SB's to 12 feet	HOURS	1	2						2		15	
		DOLLARS	\$185	\$310	\$0	\$0	\$0	\$880	\$0	\$130	\$1,505		
2		HOURS	0									0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
3		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
4		HOURS										0	
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
TOTAL HOURS BY CATEGORY			1	2	0	0	0	10	0	2		15	
TOTAL DOLLARS BY CATEGORY			\$185	\$310	\$0	\$0	\$0	\$880	\$0	\$130	\$1,505		

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	\$100										\$100
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Supplies ice, DI water, etc.	1.00	\$25										\$25
Field Equipment 1-day rental of PID	1.00	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
CONSULTANT EXPENSE TOTALS		\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
SUBCONTRACTOR COSTS												
Utility Clearance/Private Locator	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surveyor	1.00	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Drilling Subcontractor	1.00	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300
Analytical Laboratory Subcontractor SOIL: 12 samples (VOC)	1.00	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780
SUBCONTRACTOR TOTALS		\$3,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,080

COST SUMMARY FOR:	RAP Express Cleaners - Task 3 Change Order
PROJECT NUMBER:	P21-41301A
PREPARED BY:	ST
DATE:	10/26/2016

COST SUMMARY	
Labor	\$4,194
Consultant Expenses	\$530
Subcontractors	\$0
Total	\$4,724

COST SUMMARY	
Task 1	\$4,724
Task 2	\$0
Task 3	\$0
Total	\$4,724

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS	
		RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65			
1	RAP/Plans & Specification Updates and City of Racine Permit Acquisition	HOURS		8			12	2	16	2		40	
		DOLLARS	\$0	\$1,240	\$0	\$0	\$1,416	\$176	\$1,232	\$130	\$4,194	0	
		HOURS											0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0
		HOURS											0
TOTAL HOURS BY CATEGORY			0	8	0	0	12	2	16	2		40	
TOTAL DOLLARS BY CATEGORY			\$0	\$1,240	\$0	\$0	\$1,416	\$176	\$1,232	\$130	\$4,194		

	1.00
	1.00

CONSULTANT EXPENSE CATEGORY	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
City of Racine Erosion Control Permit Fee	1.00	\$530										
		\$530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
EXPENSE TOTALS		\$530	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530

COST SUMMARY FOR:	<i>In-Situ Reductive Dechlorination</i>
	<i>Express Cleaners - Task 5 Change Order</i>
PROJECT NUMBER:	P21-41301A
PREPARED BY:	ST
DATE:	10/28/2016

COST SUMMARY	
Labor	\$1,180
Consultant Expenses	\$0
Subcontractors	\$19,601
Total	\$20,781

COST SUMMARY	
Task 1	\$20,781
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
	\$20,781

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
1	Field Implementation of ZVI Soil Blending (One additional day for soil blending extra area)	RATE:	\$185	\$155	\$155	\$134	\$118	\$88	\$77	\$65		
		HOURS					10					10
		DOLLARS	\$0	\$0	\$0	\$0	\$1,180	\$0	\$0	\$0	\$1,180	
TOTAL HOURS BY CATEGORY			0	0	0	0	10	0	0	0		10
TOTAL DOLLARS BY CATEGORY			\$0	\$0	\$0	\$0	\$1,180	\$0	\$0	\$0	\$1,180	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Field vehicle	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELEGIBLE CONSULTANT EXPENSE TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBCONTRACTOR COSTS												
Original Remediation Support Work Budget as presented in detailed estimate dated 9/16/2016	1.00	(\$74,571)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$74,571)
Revised Bid Amount (minus item #13 for site restoration - geotextile and add'l stone mat'l)	1.00	\$88,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,274
Original Soil Blending Cost Estimate as presented in detailed estimate dated 9/16/2016	1.00	(\$111,399)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$111,399)
Revised Soil Blending Cost Estimate with additional Area (incl tax on materials)	1.00	\$117,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,297
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL SUBCONTRACTOR CHANGE ORDER AMOUNT		\$19,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,601

REDOX TECH, LLC



"Providing Innovative In Situ Soil and Groundwater Treatment"

October 26, 2016

Via email

James C. Small, - Trustee

For: Ehrlich Family Limited Partnership

By: Phydele G. Ehrlich Irrevocable Trust

PO BOX 081007

Racine, WI 53408

RE: Remediation Services, Express Cleaners, Racine, WI

Dear Mr. Small;

Redox Tech is pleased to present the following proposal for conducting additional remediation services at the above referenced site. As discussed with Ramboll Environmental, and based on recent soil sampling results, soil blending will extend both east and west of the previously defined treatment area as discussed in our original proposal dated September 21, 2016. Also, blending will be limited to depths of 5 to 9 feet in the western portion of the treatment area. In these areas, the upper clean soil will be excavated and stockpiled adjacent to the treatment cell during soil blending. Once soil blending has been completed, these soils will be backfilled.

The following provides costs to address the additional soil volume. Based on an updated soil delineation map provided by Ramboll (received October 25, 2016) we have calculated an increased soil volume of 135 cubic yards. This will require an additional 2,000lbs of ABC⁺. Soil blending with ABC⁺ will be performed in the same manner as discussed in our proposal dated September 21, 2016.

We estimate that the additional in situ soil blending scope will not increase the schedule by more than a day. **Table 1** provides a summary of the additional costs.

Table 1. Cost Summary (In Situ Soil Blending with ABC⁺)

Item	Quantity	Rate	Subtotal
ABC ⁺ (does not include shipping and handling, etc.)*	2,000 lbs	\$1.50 per pound	\$3,000
Shipping		Lump Sum	\$450
In Situ Blending (includes all equipment, labor, rentals, PPE, per diems, fuel, etc.)	135 cubic yards	\$17 per cubic yard	\$2,295
TOTAL		\$5,745	

* Note that Ramboll or its client would be responsible for any local and state sales/use tax.

The blending process inherently loosens and reduces the bearing capacity of the soils. Over time, the material will consolidate but this is often not acceptable for properties

where construction or property transfer is desired. Fly ash, quicklime, or concrete can be added as a stabilizer to strengthen the soil to pre-mixing conditions. If a specific bearing strength is required, bench scale testing can be conducted to determine the required amounts of stabilizer. It is unclear if stabilization would be required for the end use of this property and no cost estimate to perform this work has been given.

The following assumptions are made in preparing budgetary cost estimates for this site:

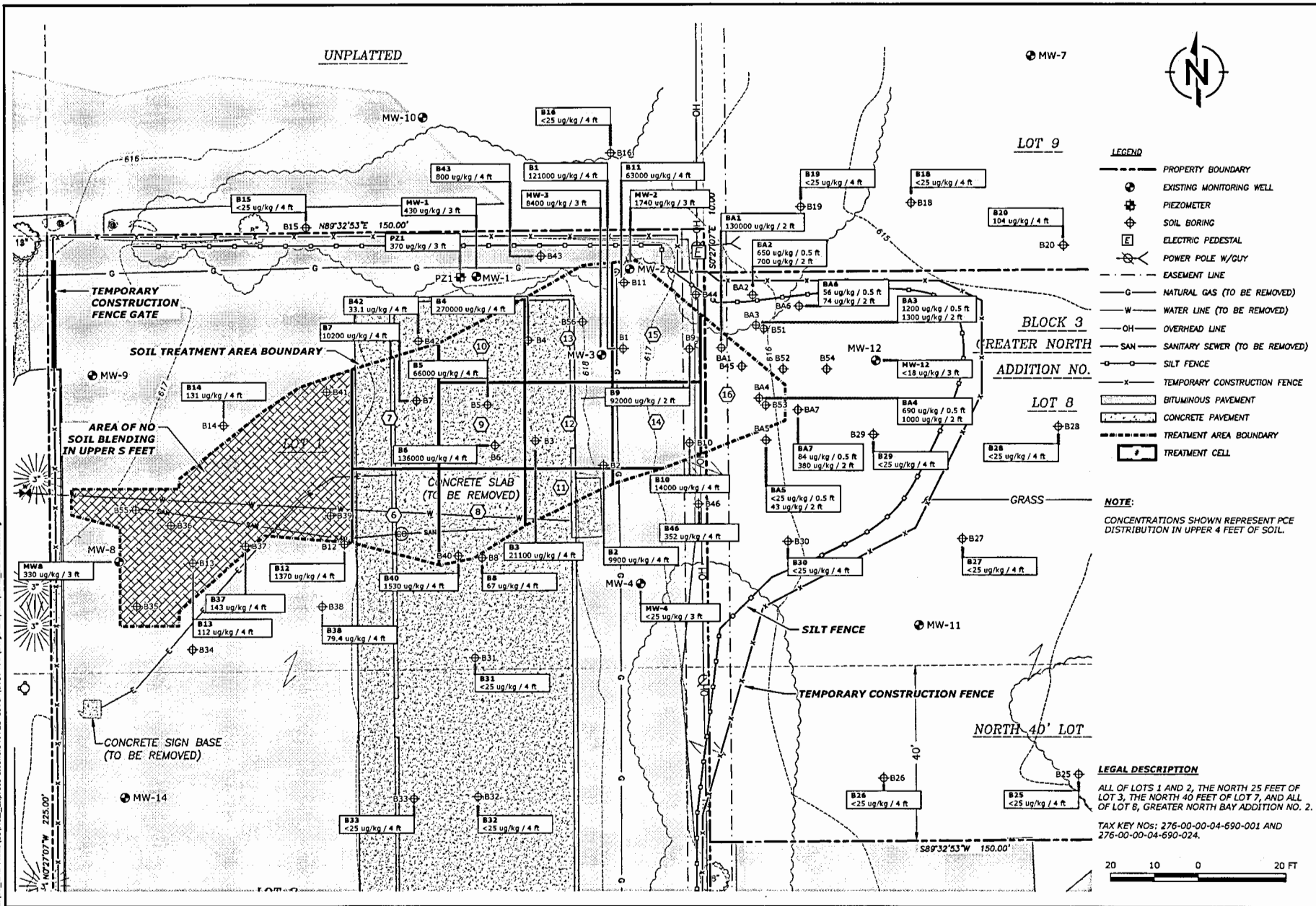
- Potable water is readily available on site (i.e. fire hydrant or equivalent source)
- The site is secure as provided in Ramboll Environ's Remedial Action Plan for this project attached as Exhibit B to the Agreement, and a laydown area is available for equipment.
- There is sufficient access and room to maneuver for the in situ blending equipment.
- Chemicals will be purchased by Redox Tech
- All charges are invoiced monthly and paid net 30 days.
- There is no performance guarantee for this work.
- All work will be completed in modified Level D PPE.
- We assume Ramboll will conduct all air monitoring, if required.
- No cost for waste management/disposal has been included.
- No cost has been allotted for vapor suppression, if required.
- All general refuse will be properly bagged and collected by Redox Tech, but a dumpster/disposal area will be available (i.e. Redox Tech will not take general trash off site).
- All required permitting will be completed by others.
- Work can be completed during normal daytime working hours, Monday through Sunday.
- Regulatory and client interface is predominantly the responsibility of others.
- Soil and groundwater sampling and analysis have not been included in this estimate.
- All regulatory reports will be prepared by others.
- Redox Tech will prepare daily production logs.
- Redox Tech will provide equipment, personnel, chemicals, and project management to complete the project.
- Utility clearances will be completed by others, and Redox Tech is only responsible for damage to underground utilities when Redox Tech is solely negligent.
- The replacement of asphalt surfaces, concrete surfaces, fencing, and sod will be the responsibility of others
- All associated utility costs will be borne by others.

Thank you for the opportunity to provide you with this estimate. If you have any questions or concerns, please do not hesitate to call me at 630-705-0390.

Regards,

Steve Markesic

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UNPLATTED

MW-7



LOT 9

LEGEND

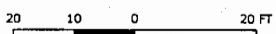
- PROPERTY BOUNDARY
- ⊕ EXISTING MONITORING WELL
- ⊕ PIEZOMETER
- ⊕ SOIL BORING
- ⊕ ELECTRIC PEDESTAL
- ⊕ POWER POLE W/GUY
- EASEMENT LINE
- NATURAL GAS (TO BE REMOVED)
- WATER LINE (TO BE REMOVED)
- OH OVERHEAD LINE
- SAN SANITARY SEWER (TO BE REMOVED)
- ⊕ SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- TREATMENT AREA BOUNDARY
- ⊕ TREATMENT CELL

NOTE:
CONCENTRATIONS SHOWN REPRESENT PCE DISTRIBUTION IN UPPER 4 FEET OF SOIL.

LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2, THE NORTH 25 FEET OF LOT 3, THE NORTH 40 FEET OF LOT 7, AND ALL OF LOT 8, GREATER NORTH BAY ADDITION NO. 2.

TAX KEY NOS: 276-00-00-04-690-001 AND 276-00-00-04-690-024.



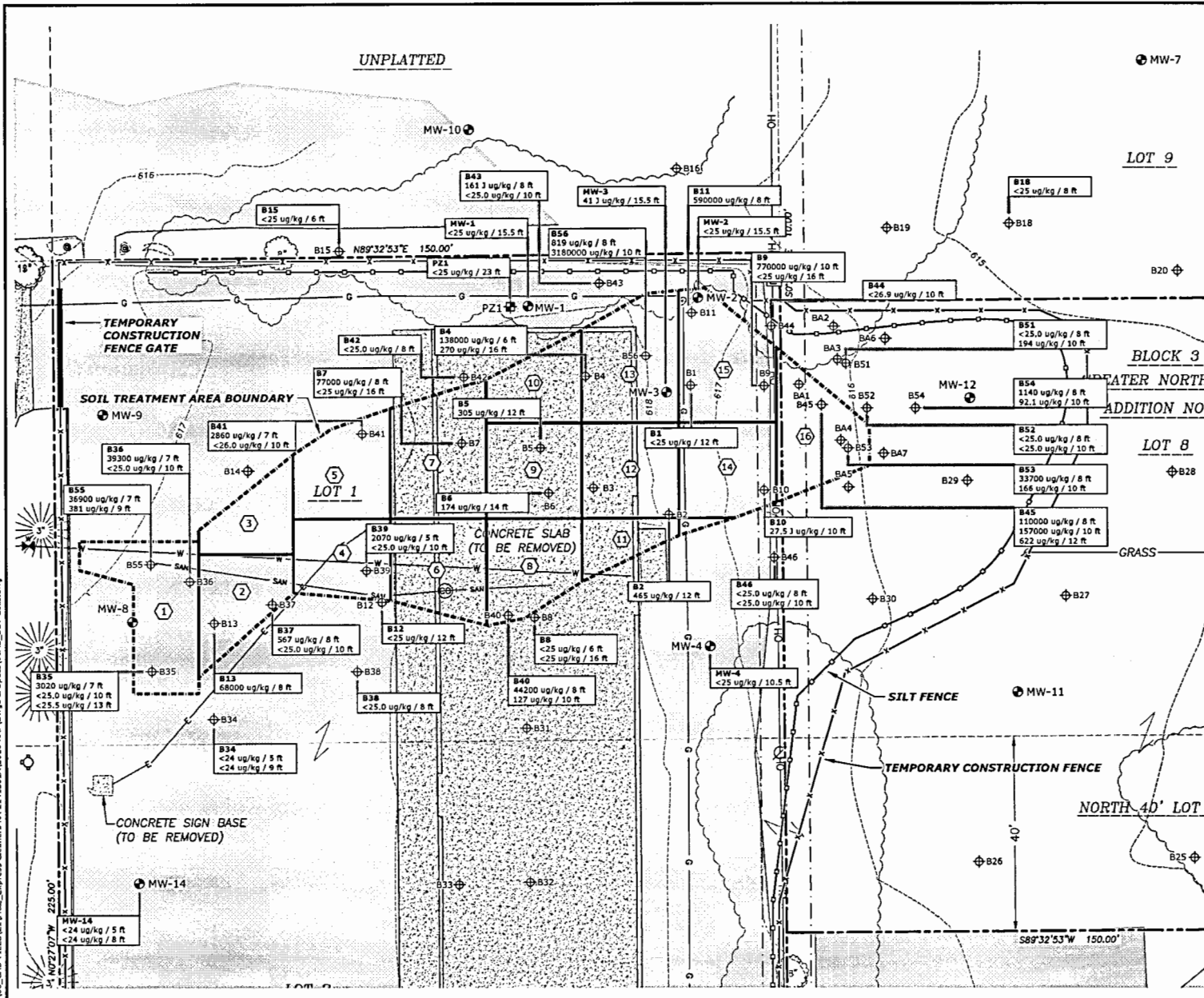
ISSUED FOR	DESCRIPTION
NO.	DATE
PROJECT MGR.: ST	DRAFTED BY: APR
CHECKED BY: ST	SCALE: AS SHOWN
DATE: 10/27/16	


SOIL BLENDING AREA
0 TO 5 FEET BGS
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN

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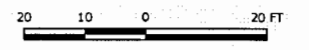
LEGEND

- PROPERTY BOUNDARY
- ⊕ EXISTING MONITORING WELL
- ⊕ PIEZOMETER
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- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- TREATMENT AREA BOUNDARY
- ⊕ TREATMENT CELL

NOTE:
CONCENTRATIONS SHOWN REPRESENT PCE DISTRIBUTION DEEPER THAN 5 FEET BGS.

LEGAL DESCRIPTION
ALL OF LOTS 1 AND 2, THE NORTH 25 FEET OF LOT 3, THE NORTH 40 FEET OF LOT 7, AND ALL OF LOT 8, GREATER NORTH BAY ADDITION NO. 2.

TAX KEY NOS: 276-00-00-04-690-001 AND 276-00-00-04-690-024.



ISSUED FOR	
NO.	DESCRIPTION

PROJECT MOR: ST
DRAFTED BY: APR
CHECKED BY: ST
SCALE: AS SHOWN
DATE: 10/27/16

**SOIL BLENDING AREA
5 TO 11 FEET BGS
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN**

RAMBOCILL ENVIRON

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2141301A

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Thursday, October 27, 2016 11:30 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott
Subject: RE: Site Remediation Support Work Bids, Former Express Cleaners, Racine, WI
Attachments: Remediation cost estimate detail_20161026_Change Orders.pdf; Redox-Tech Change Order Oct 26 2016 (00627067xC3B04).pdf; 06A_Soil Blending Area_0 to 5 ft.pdf; 06B_Soil Blending Area_5 to 11 ft.pdf

Nancy,

In response to our discussions this past week regarding the proposed expansion of the soil blending treatment area based on the results from the additional soil sampling activities performed at the Site, this e-mail is to seek your approval for additional costs provided in the attached Remediation change order in order to complete the soil remediation. The costs presented in the change order is for work performed to complete the additional soil sampling activities for delineation of the treatment area, the remedial support work as presented in the contractor bids as summarized in the below email (minus the site restoration cost for placement of geotextile and additional stone over the blending area), and for soil treatment of an additional 135 cubic yards of impacted soil as detailed in the attached change order from Redox-Tech dated October 26, 2016. Details of the requested changes are provided in the cost detail spreadsheets in the change order attachment, which also includes a revised cost summary table for the project.

Also attached for your information is Figure 6A and Figure 6B, which illustrate the soil sample results and revised extent of soil blending/treatment within the upper 5 feet of soil and from 5 to 11 feet below ground surface, respectively. The extent of soil blending has been modified without significantly increasing the cost for blending by omitting the upper 5 feet of soil on the west end of the property as PCE concentrations within the upper soil in this area are below the 1,500 ug/kg clean-up goal. Based on the soil data, soil blending/treatment will extend slightly farther to the east and west of the previously defined treatment area and blending will be limited to the depth interval of 5 to 9 feet in the western portion of the treatment area. To facilitate this, the soil in the upper 5 feet will be excavated and stockpiled on the adjacent treatment cell during soil blending. Once soil blending has been completed, the excavated soil will be backfilled in the same general location from where it was excavated from.

We appreciate your review and consideration of the attached change order request. If you have any questions or would like to discuss, please feel free to contact us anytime.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com

From: Scott Tarmann
Sent: Thursday, October 20, 2016 3:03 PM
To: 'Ryan, Nancy D - DNR'
Cc: 'William P. Scott'
Subject: Site Remediation Support Work Bids, Former Express Cleaners, Racine, WI

Nancy,

Ramboll Environ has received contractor bids for the site remediation support work (installation and management of site erosion controls, temporary fence installation, ambient air monitoring, soils management, final site restoration, etc.) and has prepared the attached bid comparison spreadsheet for your information. Also attached is the Bid Request that was sent out to the various contractors.

We requested bids from four contractors; however, one bidder (CW Purpero) withdrew from submitting a bid on the bid due date because they were unable to provide a completed bid form, and North Shore did not bid the project because of a lack of resources. North Shore also indicated they could not perform the work because of previous job commitments and scheduling conflicts. Based on the bids received, we recommend awarding the work to RLP Diversified, Inc. as the low bidder for the support work. The completed bid forms from the contractors are attached for your information.

In general, when comparing RLP's bid to the costs that were provided to WDNR back in September for the same work items, the cost is slightly higher (\$80,398 vs. \$74,751). The higher cost is associated with the temporary construction fencing 760 feet vs. 600 feet that was originally estimated, and the amount of excess soil to be managed after blending – 675 tons vs. 600 tons. These quantities were revised in the bid request because we were able to provide a more accurate estimate of the linear footage of fencing required and the volume of soil with the new site survey map recently completed for the project. Nonetheless, RLP's cost is competitive with the estimate we received from North Shore as presented in Ramboll Environ's cost estimate detail sheet.

Furthermore, the new bids also incorporate costs for two additional items that were not previously considered in the original cost estimate. The additional items are associated with the management of the excess soil after blending (application of a superadsorbent polymer to reduce the water content of the excess blended soil that is hauled off-site for disposal at the landfill, and placement of a geocomposite and stone aggregate over the soil blending area for soil stabilization). Following discussions with the client regarding plans for future use of the property after remediation, these additional items were included in the Request for Bid (line items #10b and #13 on the bid form) in order to stabilize the ground surface so it is acceptable for use as a potential parking area and to make the Site more suitable for redevelopment and/or sale. Further detail on the work scope associated with the ground surface stabilization over the soil blending area is also presented in Section 6.3.10 of the RAP. Based on RLP's bid, these two additional items increase the project cost by \$22,375. Considering the added cost from the revised quantities discussed above, the total increase in the cost for the support work when compared to the approved budget estimate sent to WDNR in September is \$28,200.

To update you on the status of delineating the extent of the soil treatment area to the east as discussed in Ramboll Environ's cover letter submitted with the RAP, we are expecting to receive analytical data from additional soil samples collected this past Monday by the middle of next week. Upon receipt of these results, we will prepare a revised soil treatment area map along with the final volume of soil for the in situ enhanced reductive dechlorination remedy and send it to you as soon as possible along with any revision to the soil blending cost from Redox Tech to address this area. Current estimates from Redox Tech to extend the soil blending area to B-45 is approximately \$6,500.

Currently, the Site work is scheduled to start next Tuesday (10/25) beginning with the installation of the site erosion controls and concrete slab removal, followed by the soil blending work beginning on Tuesday November 1st.

In closing, and on behalf of Ehrlich Family Limited Partnership, we respectfully request that the WDNR accept the costs for the remediation support work described above as a change order to the approved site remediation cost estimate.

If you have any questions, please feel free to contact us anytime.

Yours sincerely

Scott Tarmann, PE

Senior Manager

D 262-901-0093

M 262-853-9964

starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com



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REDOX TECH, LLC



"Providing Innovative In Situ Soil and Groundwater Treatment"

October 26, 2016

Via email

James C. Small, - Trustee

For: Ehrlich Family Limited Partnership

By: Phydele G. Ehrlich Irrevocable Trust

PO BOX 081007

Racine, WI 53408

RE: Remediation Services, Express Cleaners, Racine, WI

Dear Mr. Small;

Redox Tech is pleased to present the following proposal for conducting additional remediation services at the above referenced site. As discussed with Ramboll Environmental, and based on recent soil sampling results, soil blending will extend both east and west of the previously defined treatment area as discussed in our original proposal dated September 21, 2016. Also, blending will be limited to depths of 5 to 9 feet in the western portion of the treatment area. In these areas, the upper clean soil will be excavated and stockpiled adjacent to the treatment cell during soil blending. Once soil blending has been completed, these soils will be backfilled.

The following provides costs to address the additional soil volume. Based on an updated soil delineation map provided by Ramboll (received October 25, 2016) we have calculated an increased soil volume of 135 cubic yards. This will require an additional 2,000lbs of ABC⁺. Soil blending with ABC⁺ will be performed in the same manner as discussed in our proposal dated September 21, 2016.

We estimate that the additional in situ soil blending scope will not increase the schedule by more than a day. **Table 1** provides a summary of the additional costs.

Table 1. Cost Summary (In Situ Soil Blending with ABC⁺)

Item	Quantity	Rate	Subtotal
ABC ⁺ (does not include shipping and handling, etc.)*	2,000 lbs	\$1.50 per pound	\$3,000
Shipping		Lump Sum	\$450
In Situ Blending (includes all equipment, labor, rentals, PPE, per diems, fuel, etc.)	135 cubic yards	\$17 per cubic yard	\$2,295
TOTAL		\$5,745	

* Note that Ramboll or its client would be responsible for any local and state sales/use tax.

The blending process inherently loosens and reduces the bearing capacity of the soils. Over time, the material will consolidate but this is often not acceptable for properties

where construction or property transfer is desired. Fly ash, quicklime, or concrete can be added as a stabilizer to strengthen the soil to pre-mixing conditions. If a specific bearing strength is required, bench scale testing can be conducted to determine the required amounts of stabilizer. It is unclear if stabilization would be required for the end use of this property and no cost estimate to perform this work has been given.

The following assumptions are made in preparing budgetary cost estimates for this site:

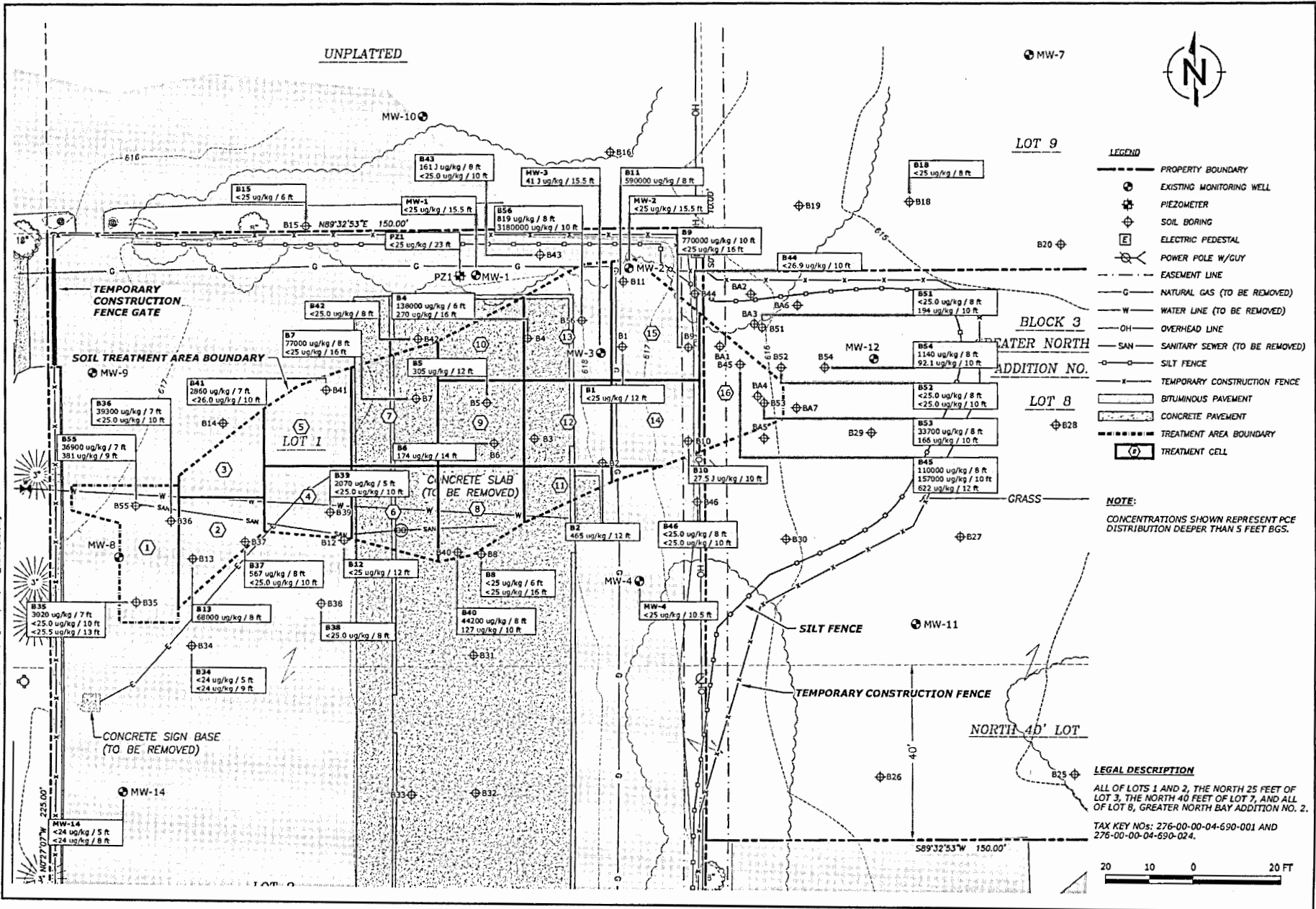
- Potable water is readily available on site (i.e. fire hydrant or equivalent source)
- The site is secure as provided in Ramboll Environ's Remedial Action Plan for this project attached as Exhibit B to the Agreement, and a laydown area is available for equipment.
- There is sufficient access and room to maneuver for the in situ blending equipment.
- Chemicals will be purchased by Redox Tech
- All charges are invoiced monthly and paid net 30 days.
- There is no performance guarantee for this work.
- All work will be completed in modified Level D PPE.
- We assume Ramboll will conduct all air monitoring, if required.
- No cost for waste management/disposal has been included.
- No cost has been allotted for vapor suppression, if required.
- All general refuse will be properly bagged and collected by Redox Tech, but a dumpster/disposal area will be available (i.e. Redox Tech will not take general trash off site).
- All required permitting will be completed by others.
- Work can be completed during normal daytime working hours, Monday through Sunday.
- Regulatory and client interface is predominantly the responsibility of others.
- Soil and groundwater sampling and analysis have not been included in this estimate.
- All regulatory reports will be prepared by others.
- Redox Tech will prepare daily production logs.
- Redox Tech will provide equipment, personnel, chemicals, and project management to complete the project.
- Utility clearances will be completed by others, and Redox Tech is only responsible for damage to underground utilities when Redox Tech is solely negligent.
- The replacement of asphalt surfaces, concrete surfaces, fencing, and sod will be the responsibility of others
- All associated utility costs will be borne by others.

Thank you for the opportunity to provide you with this estimate. If you have any questions or concerns, please do not hesitate to call me at 630-705-0390.

Regards,

Steve Markesic

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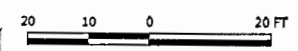


- LEGEND**
- PROPERTY BOUNDARY
 - ⊙ EXISTING MONITORING WELL
 - ⊕ PIEZOMETER
 - ⊕ SOIL BORING
 - E ELECTRIC PEDESTAL
 - ⊕ POWER POLE W/GUY
 - - - EASEMENT LINE
 - G NATURAL GAS (TO BE REMOVED)
 - W WATER LINE (TO BE REMOVED)
 - OH OVERHEAD LINE
 - SAN SANITARY SEWER (TO BE REMOVED)
 - SILT FENCE
 - X TEMPORARY CONSTRUCTION FENCE
 - ▨ BITUMINOUS PAVEMENT
 - ▨ CONCRETE PAVEMENT
 - - - TREATMENT AREA BOUNDARY
 - ⊙ TREATMENT CELL

NOTE:
CONCENTRATIONS SHOWN REPRESENT PCE DISTRIBUTION DEEPER THAN 5 FEET BGS.

LEGAL DESCRIPTION
ALL OF LOTS 1 AND 2, THE NORTH 25 FEET OF LOT 3, THE NORTH 40 FEET OF LOT 7, AND ALL OF LOT 8, GREATER NORTH BAY ADDITION NO. 2.

TAX KEY NOS: 276-00-00-04-690-001 AND 276-00-00-04-690-024.



ISSUED FOR		DESCRIPTION	
NO.	DATE		

PROJECT INCH: ST	DRAFTED BY: AVR	CHECKED BY: ST	SCALE: AS SHOWN	DATE: 10/27/16
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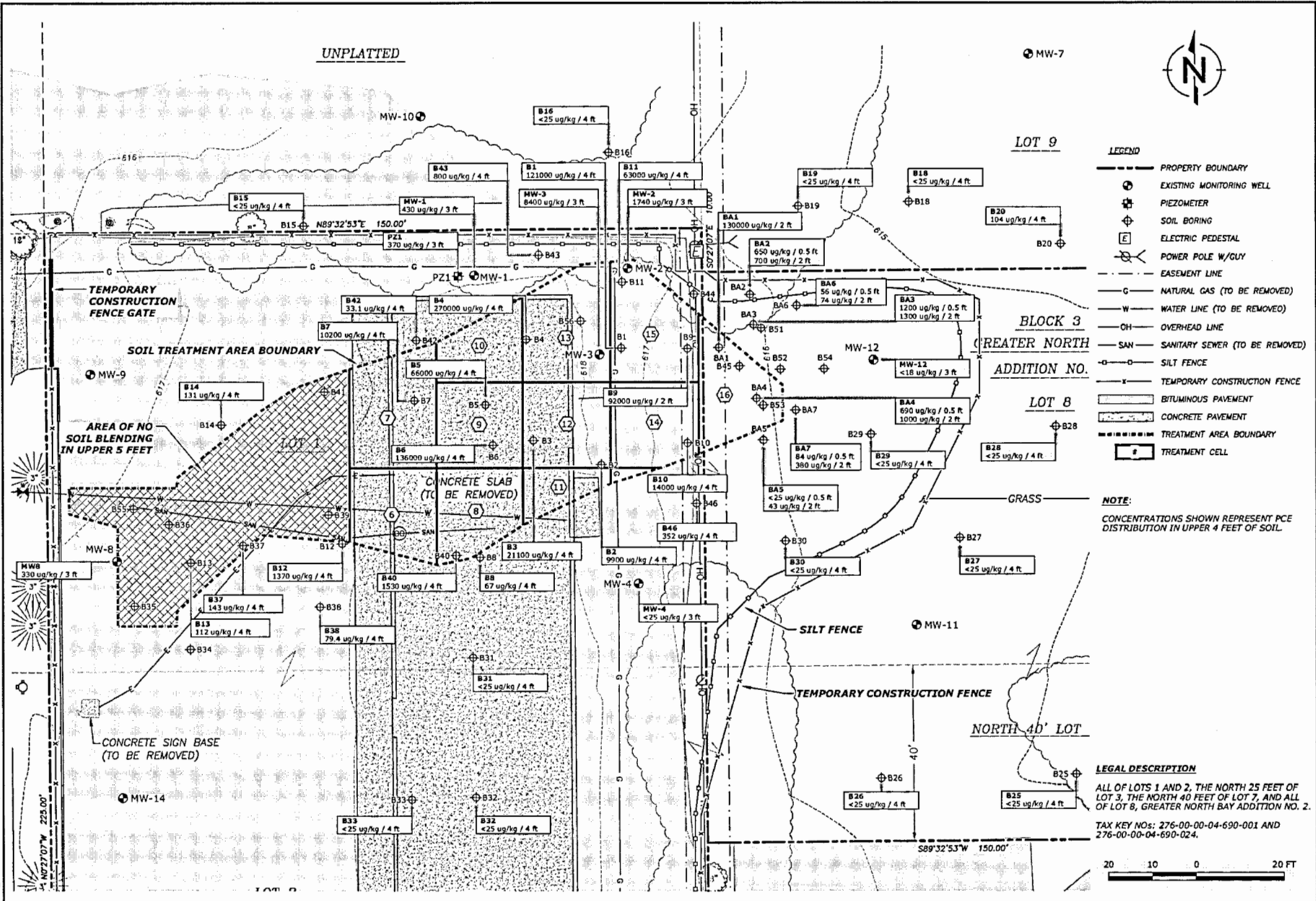
SOIL BLENDING AREA
5 TO 11 FEET BGS
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN

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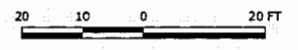


- LEGEND**
- PROPERTY BOUNDARY
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NOTE:
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TAX KEY NOS: 276-00-00-04-690-001 AND 276-00-00-04-690-024.



ISSUED FOR	
NO.	DESCRIPTION

PROJECT MGR: ST	DRAWN BY: APR	CHECKED BY: ST	SCALE: AS SHOWN	DATE: 10/27/16
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SOIL BLENDING AREA
0 TO 5 FEET BGS
FORMER EXPRESS CLEANERS
RACINE, WISCONSIN

ENVIRON

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**Table C-1. Remediation Cost Estimate Summary (Revision 5)
Express Cleaners, Racine Wisconsin**

Task No.	Task Description	Ramboll	Subcontractors	Subtotal	Ineligible	DERF Subtotal
		Environ Labor and Expenses			Expenses	
1	Project Management and Setup, Contracts, HASP Preparation	\$6,229	\$0	\$6,229	\$0	\$6,229
2	Pre-Remediation Soil & Groundwater Sampling & MW3 Abandonment	\$12,419	\$11,691	\$24,110	\$795	\$23,315
2a	Task 2 Change Order Amount	\$1,730	\$3,080	\$4,810	\$100	\$4,710
3	Remedial Action Plan	\$14,285	\$0	\$14,285	\$0	\$14,285
3a	Task 3 Change Order Amount	\$4,724	\$0	\$4,724	\$0	\$4,724
4	Building Slab and Foundation Removal*	\$4,535	\$62,443	\$66,978	\$31,656	\$35,322
5	In-Situ Enhanced Reductive Dechlorination	\$24,501	\$186,919	\$211,421	\$2,121	\$209,299
5a	Task 5 Change Order Amount	\$1,180	\$19,601	\$20,781	\$0	\$20,781
6	Post-Remediation Confirmation Sampling	\$2,577	\$3,120	\$5,697	\$150	\$5,547
7	Well Replacement (MW3)	\$1,951	\$2,900	\$4,851	\$150	\$4,701
8	Additional Well Installation (Optional - 1 Well)	\$472	\$1,640	\$2,112	\$0	\$2,112
9	Remedial Action Completion Report	\$9,184	\$0	\$9,184	\$0	\$9,184
10	MNA Groundwater Sampling & Reporting (8 qtrs)	\$44,392	\$12,000	\$56,392	\$3,000	\$53,392
11	Pugh Oil Building Sub-Slab Sampling	\$3,713	\$1,540	\$5,253	\$200	\$5,053
12	Case Closure Reporting/GIS Registry	\$8,685	\$0	\$8,685	\$0	\$8,685
13	Final Well Abandonment	\$4,071	\$3,400	\$7,471	\$288	\$7,183
Total Estimate		\$144,648	\$308,334	\$452,982	\$38,460	\$414,522

Notes:

* - For Task 4 Building Slab and Foundation Removal, DERF Eligible costs include \$15,000 for building slab and foundation removal in area of soil treatment, supplemental laboratory analytical testing for disposal facility acceptance, hauling and disposal of contaminated concrete (est 125 tons) to disposal facility, removal of abandoned utilities in soil treatment area, and consultant oversight costs for testing and management of contaminated concrete removal/disposal. Ineligible expenses include subcontractor and consultant oversight cost for removal and disposal of remaining concrete slab/foundation and asphalt parking lot.

COST SUMMARY FOR:	Pre-Remediation Sampling & Abandonment Express Cleaners - Task 2 Change Order
PROJECT NUMBER:	P21-41301A
PREPARED BY:	ST
DATE:	10/26/2016

COST SUMMARY	
Labor	\$1,505
Consultant Expenses	\$225
Subcontractors	\$3,080
Total	\$4,810

COST SUMMARY	
Task 1	\$4,810
Task 2	\$0
Task 3	\$0
Task 4	\$0
Total	\$4,810

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$185	\$165	\$155	\$134	\$118	\$88	\$77	\$65		
1	Additional Pre-Remedial Soil Sampling 6 SB's to 12 feet	HOURS	1	2				10		2		
		DOLLARS	\$185	\$310	\$0	\$0	\$0	\$880	\$0	\$130	\$0	\$1,505
2		HOURS	0									0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4		HOURS										0
		DOLLARS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL HOURS BY CATEGORY			1	2	0	0	0	10	0	2		15
TOTAL DOLLARS BY CATEGORY			\$185	\$310	\$0	\$0	\$0	\$880	\$0	\$130	\$1,505	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Rental Car	1.00	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Car Mileage (Enter number of miles)	0.585	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Supplies ice, DI water, etc.	1.00	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Field Equipment 1-day rental of PID	1.00	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
CONSULTANT EXPENSE TOTALS		\$225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$225
SUBCONTRACTOR COSTS												
Utility Clearance/Private Locator	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Surveyor	1.00	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Drilling Subcontractor	1.00	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300
Analytical Laboratory Subcontractor SOIL: 12 samples (VOC)	1.00	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780
SUBCONTRACTOR TOTALS		\$3,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,080

COST SUMMARY FOR:	In-Situ Reductive Dechlorination Express Cleaners - Task 5 Change Order
PROJECT NUMBER:	P21-41301A
PREPARED BY:	ST
DATE:	10/26/2016

COST SUMMARY	
Labor	\$1,180
Consultant Expenses	\$0
Subcontractors	\$19,601
Total	\$20,781

COST SUMMARY	
Task 1	\$20,781
Task 2	\$0
Task 3	\$0
Task 4	\$0
Task 5	\$0
Task 6	\$0
Total	\$20,781

TASK NO.	TASK DESCRIPTION	STAFF:	Principal	Manager 10	Manager 9	Manager 8	Sr. Assoc 6	Assoc 4	Drafting	Support	DOLLARS	HOURS
		RATE:	\$186	\$156	\$156	\$134	\$118	\$88	\$77	\$65		
1	Field Implementation of ZVI Soil Blending (One additional day for soil blending extra area)	HOURS					10					10
		DOLLARS	\$0	\$0	\$0	\$0	\$1,180	\$0	\$0	\$0	\$1,180	
TOTAL HOURS BY CATEGORY			0	0	0	0	10	0	0	0		10
TOTAL DOLLARS BY CATEGORY			\$0	\$0	\$0	\$0	\$1,180	\$0	\$0	\$0	\$1,180	

	1.00
	1.00

CONSULTANT EXPENSES	COST FACTOR	PROJECT TASK NO.									DOLLARS	
		1	2	3	4	5	6	7	8	9		
Field vehicle	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Car Mileage (Enter number of miles)	0.565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELEGIBLE CONSULTANT EXPENSE TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBCONTRACTOR COSTS												
Original Remediation Support Work Budget as presented in detailed estimate dated 9/16/2016	1.00	(\$74,571)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$74,571)
Revised Bid Amount (minus item #13 for site restoration - geotextile and addl stone mat)	1.00	\$88,274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$88,274
Original Soil Blending Cost Estimate as presented in detailed estimate dated 9/16/2016	1.00	(\$111,399)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$111,399)
Revised Soil Blending Cost Estimate with additional Area (incl tax on materials)	1.00	\$117,297	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$117,297
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL SUBCONTRACTOR CHANGE ORDER AMOUNT		\$19,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,601

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Friday, October 28, 2016 5:38 PM
To: William P. Scott; Ryan, Nancy D - DNR
Cc: Jeanne Tarvin
Subject: Former Express Cleaners, Racine, WI

Bill and Nancy:

Just to update you on the schedule and progress of the remediation work at the Express Cleaners Site, the concrete slab and abandoned utilities were successfully removed this week and the construction fencing and erosion controls are in place. The soil blending equipment is in route and will be arriving at the site on Monday. Our current schedule is to finish all the site prep work on Monday and to begin soil blending on Tuesday. Please feel free to contact me if you have any questions.

Yours sincerely
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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Brookfield, WI 53045
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Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Monday, October 31, 2016 3:19 PM
To: 'Scott Tarmann'; William P. Scott
Cc: Jeanne Tarvin; Sellwood, Alyssa A - DNR
Subject: RE: Former Express Cleaners, Racine, WI

Scott, Bill,

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1. September 22, 2016, DNR approval of the RAP. The approval was **conditioned on DNR's receiving a revised cost estimate** for Task 5 sub-contracted work based on sub-contractor bids. The total sub-contractor bid for task 5 conditionally approved was \$186,919.
2. On October 14, Scott Tarmann submitted a Remedial Action Plan presenting details on the implementation of the proposed remedial action as well as providing results of pre-remediation soil and off-site vapor sampling. The report also included information on Ramboll Environ's proposed work zone ambient air action levels and fence line air action levels for PCE and TCE which had not previously been provided to DNR. The ambient air action levels are suggested to be used during air monitoring during active remediation and used to trigger vapor reduction actions, described as likely use of vapor suppressant foam in the soil blending area.

With regard to the proposed fence line screening levels developed by Ramboll Environ, DNR does not agree with the basis used to develop the ambient air screening levels using indoor air target risk levels which are based on chronic exposure assumptions and the resulting screening levels do not take into account dispersion and dilution that occur from non-impacted ambient air surrounding the site. Although we agree that it is appropriate to monitor risk from fugitive emissions, we do not approve the very conservative screening levels you propose. We also do not support the proposed response to utilize foam suppressant in the event that fence line screening levels are exceeded as we have concerns that such suppression could potentially compromise the remedy by reducing contaminant volatilization. Given that the remediation is scheduled to begin tomorrow, which does not leave time to agree on an appropriate fence line screening level or response, DNR conditionally approves the costs associated with vapor monitoring based on the following: Vapor monitoring should be conducted during remediation of the most impacted areas with the highest concentrations of PCE, which we have been told will occur on the first days of the soil blending activities. Utilizing your screening levels, if no exceedances are noted during the first two days of treatment, vapor monitoring should be suspended. Report vapor monitoring results to the DNR after each day of monitoring. In the event that your screening levels are exceeded, stop soil blending activities, continue monitoring and re-evaluate the risk. Do not apply foam suppressant without DNR approval. You may wish to consider state air standards NR 445.07 Wis. Adm. Code or NIOSH exposure limits to determine alternative risk levels.

3. On October 24, 2016, Scott submitted contractor bids, bid comparison form and request for DNR change order approval for sub-contractor services – described as an increase of \$28,200 from the original conditionally approved costs associated with sub-contractor expenses for task 5. (Note: According to DNR calculations, the original conditionally approved cost estimate minus lab fees and soil blending contractor was \$74,080 (\$111,399 for soil blending contractor and Laboratory analysis samples \$1,440 for a total of \$112,839) DNR calculates the difference to be an increase of \$28,693.) The cost increase is a result of better estimate of fencing requirements and adjusted volume of soil, and the new bid also included two new items, Task #13 related to

ground surface stabilization over blending area (\$14,500) and Task 10a and 10b addition of adsorbent materials to reduce water contact of excess blended soil destined for landfill disposal (\$11,362.50).

4. On October 24 or 25, 2016, DNR called to discuss the Oct. 24 change order request with questions specifically related costs associated with Task 13 and the vapor suppression activities and appropriateness of vapor risk screening levels presented in Appendix C of the Oct, 14, 2016 RAP. Also discussed was the additional soil sampling conducted to provide additional delineation of treatment areas and indoor air sampling conducted at the neighboring property which apparently had already been conducted without approval of costs under the DERF program.
5. October 27, 2016 DNR received a revised request for change order approval of costs related to revised Tasks 2 (Pre-remedial soil and groundwater sampling, Task 3, Remedial action plan and Task 5 – In-situ Enhanced reductive dechlorination). The cover email states that the costs presented in the change order request is for work performed to complete the additional soil sampling activities, remedial support work For Task 5 and additional treatment costs for revised soil treatment volume.

We interpret the Task 5 costs as follows: Approval of tasks outlined in subcontractor bid for supporting activities of \$88,274 + Soil blending Costs \$117,297 + costs for lab analysis (from 9/16/16 estimate) \$1,440 = total Task 5 \$207,011. The difference between approved cost \$186,919 and \$207,011 = \$20,092

DNR approves costs of \$20,092 to complete task 5 activities. The approval is conditioned on compliance with the vapor monitoring actions described above. Actual vapor monitoring costs must be adjusted in the event that monitoring is discontinued after initial conditions have been assessed.

This approval does not guarantee the reimbursement of costs under the DERF program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review. I am sending approval under separate cover. Please contact me if you wish to clarify the difference between your estimate and mine.

For additional costs associated with Task 2 and 3, we cannot approve these costs as a change order. Ch. NR 169 Dry Cleaner Environmental Response Program rules - change orders are approvals for work not yet completed. Please see ch. 169 for reimbursement rules for work that has been completed but not previously approved. These costs may be eligible for reimbursement but may require obtaining a variance to the rules.

I hope to visit the site later this week to see the soil treatment activities. Please let me know if you have other questions. I will be in all week in the event that you need to discuss vapor monitoring and need for re-evaluation or response actions.

Regards,

 *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

(📞) phone: (414) 263-8533

(✉) e-mail: nancy.ryan@wisconsin.gov

Web site: dnr.wi.gov

Find us on Facebook: www.facebook.com/WIDNR

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From: Scott Tarmann [mailto:starmann@ramboll.com]
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Subject: Former Express Cleaners, Racine, WI

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Yours sincerely
Scott Tarmann, PE

Senior Manager

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Ryan, Nancy D - DNR

From: William P. Scott <wscott@mzmilw.com>
Sent: Monday, October 31, 2016 4:16 PM
To: Ryan, Nancy D - DNR; Scott Tarmann
Cc: Jeanne Tarvin; Sellwood, Alyssa A - DNR
Subject: RE: Former Express Cleaners, Racine, WI

Nancy –

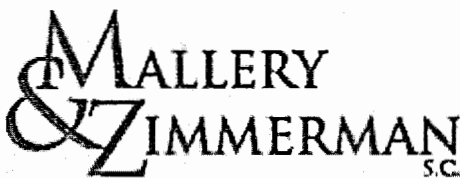
As to the air testing and foam, it is difficult to determine the site safety plan is overkill, and accept more air emissions than previously determined safe, knowing that if a workplace death occurs someone will be talking to OSHA and the District Attorney. On my client's behalf, I reserve the right to continue to discuss this issue, I will revisit the safety plan with Scott Tarmann and I look forward to seeing the air monitoring results. However, I cannot now conclude that ambient air monitoring is unnecessary or that an available means to stop a sudden and accidental release should not be maintained at the work site and deployed to avert disaster.

As for the recent soil testing that showed the area of treatment had to be modified to treat all the material greater than the proposed treatment threshold, we have been talking for years about the need to perform similar testing and you have been in agreement. In fact, we did find it necessary to adjust the treatment area as a result of the test, thus allowing treatment of those areas without need for re-mobilization costs and without sacrificing the project's success. We will submit those costs as a variance request as you suggest.

Bill.

William P. Scott

Mallery & Zimmerman, S.C. | A Limited Liability Service Corporation
731 North Jackson Street, Suite 900 | Milwaukee, Wisconsin 53202-4697
414-727-6270 Direct | wscott@mzmilw.com
[Website](#) | [Bio](#) | [LinkedIn](#) | [vCard](#)



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From: Ryan, Nancy D - DNR [mailto:Nancy.Ryan@wisconsin.gov]
Sent: Monday, October 31, 2016 3:19 PM
To: Scott Tarmann <starmann@ramboll.com>; William P. Scott <wscott@mzmilw.com>

Cc: Jeanne Tarvin <jtarvin@ramboll.com>; Sellwood, Alyssa A - DNR <Alyssa.Sellwood@wisconsin.gov>

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From: Scott Tarmann [<mailto:starmann@ramboll.com>]

Sent: Friday, October 28, 2016 5:38 PM

To: William P. Scott; Ryan, Nancy D - DNR

Cc: Jeanne Tarvin

Subject: Former Express Cleaners, Racine, WI

Bill and Nancy:

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Yours sincerely
Scott Tarmann, PE

Senior Manager

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Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Monday, November 07, 2016 10:11 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott; Jeanne Tarvin
Subject: Express Cleaners - Former Pugh Oil Building Indoor Air Sampling Results
Attachments: Table 1_Indoor Air Sample Results_Former Pugh Oil Building.pdf; 10366687_frc.pdf

Nancy,

Please find the attached laboratory analytical results and summary table for the former Pugh Oil building indoor air samples for your information. As shown in the summary table, no exceedances of any indoor air standards (OSHA PEL's and/or the 2016 Indoor Air Vapor Action Levels) were present inside the building. Please feel free to contact us if you have any questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

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M 262-853-9964
starmann@ramboll.com

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Table 1: Indoor Air Analytical Results
 Former Pugh Oil Building ¹
 3953 North Main Street, Racine, Wisconsin

Parameters Analyte ($\mu\text{g}/\text{m}^3$)	OSHA Permissible Exposure Limits (PELs)	WDNR Indoor Air Vapor Action Levels (VALs) ^A	IA-1 ^B	IA-2 ^C
			Express Cleaners 10/18/2016	Auto Repair Garage 10/18/2016
Dichloroethylene, 1,2-cis-	790,000	--	<0.34	<0.40
Dichloroethylene, 1,2-trans-	790,000	--	<0.53	<0.62
Tetrachloroethylene	670,000	180	0.79 J	2.4
Trichloroethylene	535,000	8.8	3.9	0.47 J
Vinyl Chloride	2,560	28	<0.27	<0.31

Notes:

1 - The former Pugh Oil building is an active dry cleaning facility (also called Express Cleaners), which occupies the western one-half of the building. The eastern one-half of the former Pugh Oil building is occupied as an auto repair garage.

Indoor air samples collected utilizing a 6 Liter summa canister regulated over 8 hours.

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

J = Estimated concentration at or above the LOD and below the LOQ.

Permissible Exposure Limits are based on an 8-hour Time Weighted Average (TWA).

Indoor Air Vapor Action Levels are based on Small Commercial use classification.

-- No standard established.

^A Indoor Air Vapor Levels are based on May 2016 USEPA Regional Screening Level Tables.

^B Indoor Air results for Express Cleaners are compared to OSHA Permissible Exposure Limits due to existing dry cleaning operations.

^C Indoor Air results for Auto Repair Garage are compared to WDNR Indoor Air Vapor Action Levels.



October 31, 2016

Michelle Peters
Ramboll Environ- WI
175 North Corporate Drive
Brookfield, WI 53045

RE: Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

Dear Michelle Peters:

Enclosed are the analytical results for sample(s) received by the laboratory on October 19, 2016. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Carolynne Trout

Carolynne Trout
carolynne.trout@pacelabs.com
Project Manager

Enclosures

cc: Jon Fuqua, Ramboll Environ- WI
Dave Markelz, Ramboll Environ- WI
Scott Tarmann, Ramboll Environ- WI
Jeanne Tarvin, Ramboll Environ- WI



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

Minnesota Certification IDs

1700 Elm Street SE Suite 200, Minneapolis, MN 55414
Alaska Certification UST-107
525 N 8th Street, Salina, KS 67401
A2LA Certification #: 2926.01
Alaska Certification #: UST-078
Alaska Certification #MN00064
Alabama Certification #40770
Arizona Certification #: AZ-0014
Arkansas Certification #: 88-0680
California Certification #: 01155CA
Colorado Certification #Pace
Connecticut Certification #: PH-0256
EPA Region 8 Certification #: 8TMS-L
Florida/NELAP Certification #: E87605
Guam Certification #:14-008r
Georgia Certification #: 959
Georgia EPD #: Pace
Idaho Certification #: MN00064
Hawaii Certification #MN00064
Illinois Certification #: 200011
Indiana Certification#C-MN-01
Iowa Certification #: 368
Kansas Certification #: E-10167
Kentucky Dept of Envi. Protection - DW #90062
Kentucky Dept of Envi. Protection - WW #:90062
Louisiana DEQ Certification #: 3086
Louisiana DHH #: LA140001
Maine Certification #: 2013011
Maryland Certification #: 322

Michigan DEPH Certification #: 9909
Minnesota Certification #: 027-053-137
Mississippi Certification #: Pace
Montana Certification #: MT0092
Nevada Certification #: MN_00064
Nebraska Certification #: Pace
New Jersey Certification #: MN-002
New York Certification #: 11647
North Carolina Certification #: 530
North Carolina State Public Health #: 27700
North Dakota Certification #: R-036
Ohio EPA #: 4150
Ohio VAP Certification #: CL101
Oklahoma Certification #: 9507
Oregon Certification #: MN200001
Oregon Certification #: MN300001
Pennsylvania Certification #: 68-00563
Puerto Rico Certification
Saipan (CNMI) #:MP0003
South Carolina #:74003001
Texas Certification #: T104704192
Tennessee Certification #: 02818
Utah Certification #: MN000642013-4
Virginia DGS Certification #: 251
Virginia/VELAP Certification #: Pace
Washington Certification #: C486
West Virginia Certification #: 382
West Virginia DHHR #:9952C
Wisconsin Certification #: 999407970

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SAMPLE SUMMARY

Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10366687001	IA-1	Air	10/18/16 15:12	10/19/16 09:10
10366687002	IA-2	Air	10/18/16 15:15	10/19/16 09:10
10366687003	IA-1 CERT#1278	Air	10/18/16 15:12	10/19/16 09:10
10366687004	IA-2 CERT#2748	Air	10/18/16 15:15	10/19/16 09:10

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SAMPLE ANALYTE COUNT

Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

Lab ID	Sample ID	Method	Analysts	Analytes Reported
10366687001	IA-1	TO-15	MJL	5
10366687002	IA-2	TO-15	NCK	5
10366687003	IA-1 CERT#1278	TO-15	NCK	5
10366687004	IA-2 CERT#2748	TO-15	MJL	5

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ANALYTICAL RESULTS

Project: 21-41301A Fmr Express Cleaner
 Pace Project No.: 10366687

Sample: IA-1 **Lab ID: 10366687001** Collected: 10/18/16 15:12 Received: 10/19/16 09:10 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR Analytical Method: TO-15									
cis-1,2-Dichloroethene	<0.34	ug/m3	1.1	0.34	1.39		10/24/16 11:20	156-59-2	
trans-1,2-Dichloroethene	<0.53	ug/m3	1.1	0.53	1.39		10/24/16 11:20	156-60-5	
Tetrachloroethene	0.79J	ug/m3	0.96	0.39	1.39		10/24/16 11:20	127-18-4	
Trichloroethene	3.9	ug/m3	0.76	0.38	1.39		10/24/16 11:20	79-01-6	
Vinyl chloride	<0.27	ug/m3	0.36	0.27	1.39		10/24/16 11:20	75-01-4	

Sample: IA-2 **Lab ID: 10366687002** Collected: 10/18/16 15:15 Received: 10/19/16 09:10 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
TO15 MSV AIR Analytical Method: TO-15									
cis-1,2-Dichloroethene	<0.40	ug/m3	1.3	0.40	1.61		10/25/16 17:01	156-59-2	
trans-1,2-Dichloroethene	<0.62	ug/m3	1.3	0.62	1.61		10/25/16 17:01	156-60-5	
Tetrachloroethene	2.4	ug/m3	1.1	0.45	1.61		10/25/16 17:01	127-18-4	
Trichloroethene	0.47J	ug/m3	0.89	0.44	1.61		10/25/16 17:01	79-01-6	
Vinyl chloride	<0.31	ug/m3	0.42	0.31	1.61		10/25/16 17:01	75-01-4	

Sample: IA-1 CERT#1278 **Lab ID: 10366687003** Collected: 10/18/16 15:12 Received: 10/19/16 09:10 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Individual Can Certification Analytical Method: TO-15									
cis-1,2-Dichloroethene	<0.25	ug/m3	0.81	0.25	1		10/06/16 09:27	156-59-2	
trans-1,2-Dichloroethene	<0.38	ug/m3	0.81	0.38	1		10/06/16 09:27	156-60-5	
Tetrachloroethene	<0.28	ug/m3	0.69	0.28	1		10/06/16 09:27	127-18-4	
Trichloroethene	<0.28	ug/m3	0.55	0.28	1		10/06/16 09:27	79-01-6	
Vinyl chloride	<0.20	ug/m3	0.26	0.20	1		10/06/16 09:27	75-01-4	

Sample: IA-2 CERT#2748 **Lab ID: 10366687004** Collected: 10/18/16 15:15 Received: 10/19/16 09:10 Matrix: Air

Parameters	Results	Units	LOQ	LOD	DF	Prepared	Analyzed	CAS No.	Qual
Individual Can Certification Analytical Method: TO-15									
cis-1,2-Dichloroethene	<0.25	ug/m3	0.81	0.25	1		10/08/16 12:36	156-59-2	
trans-1,2-Dichloroethene	<0.38	ug/m3	0.81	0.38	1		10/08/16 12:36	156-60-5	
Tetrachloroethene	<0.28	ug/m3	0.69	0.28	1		10/08/16 12:36	127-18-4	
Trichloroethene	<0.28	ug/m3	0.55	0.28	1		10/08/16 12:36	79-01-6	
Vinyl chloride	<0.20	ug/m3	0.26	0.20	1		10/08/16 12:36	75-01-4	

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QUALITY CONTROL DATA

Project: 21-41301A Fmr Express Cleaner
 Pace Project No.: 10366687

QC Batch: 442941 Analysis Method: TO-15
 QC Batch Method: TO-15 Analysis Description: TO15 MSV AIR Low Level
 Associated Lab Samples: 10366687001

METHOD BLANK: 2413720 Matrix: Air
 Associated Lab Samples: 10366687001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.25	0.81	10/24/16 10:49	
Tetrachloroethene	ug/m3	<0.28	0.69	10/24/16 10:49	
trans-1,2-Dichloroethene	ug/m3	<0.38	0.81	10/24/16 10:49	
Trichloroethene	ug/m3	<0.28	0.55	10/24/16 10:49	
Vinyl chloride	ug/m3	<0.20	0.26	10/24/16 10:49	

LABORATORY CONTROL SAMPLE: 2413721

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
cis-1,2-Dichloroethene	ug/m3	40.3	42.0	104	65-139	
Tetrachloroethene	ug/m3	69	67.7	98	60-142	
trans-1,2-Dichloroethene	ug/m3	40.3	41.0	102	67-137	
Trichloroethene	ug/m3	54.6	55.6	102	60-144	
Vinyl chloride	ug/m3	26	26.1	101	63-135	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

QC Batch: 443193 Analysis Method: TO-15
QC Batch Method: TO-15 Analysis Description: TO15 MSV AIR Low Level
Associated Lab Samples: 10366687002

METHOD BLANK: 2415296 Matrix: Air
Associated Lab Samples: 10366687002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.25	0.81	10/25/16 16:34	
Tetrachloroethene	ug/m3	<0.28	0.69	10/25/16 16:34	
trans-1,2-Dichloroethene	ug/m3	<0.38	0.81	10/25/16 16:34	
Trichloroethene	ug/m3	<0.28	0.55	10/25/16 16:34	
Vinyl chloride	ug/m3	<0.20	0.26	10/25/16 16:34	

LABORATORY CONTROL SAMPLE: 2415297

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
cis-1,2-Dichloroethene	ug/m3	43.5	39.5	91	65-139	
Tetrachloroethene	ug/m3	72.4	67.6	93	60-142	
trans-1,2-Dichloroethene	ug/m3	41.1	41.5	101	67-137	
Trichloroethene	ug/m3	57.4	54.1	94	60-144	
Vinyl chloride	ug/m3	26.5	25.7	97	63-135	

SAMPLE DUPLICATE: 2416759

Parameter	Units	10366687002 Result	Dup Result	RPD	Max RPD	Qualifiers
cis-1,2-Dichloroethene	ug/m3	<0.40	<0.40			25
Tetrachloroethene	ug/m3	2.4	2.4	1		25
trans-1,2-Dichloroethene	ug/m3	<0.62	<0.62			25
Trichloroethene	ug/m3	0.47J	0.50J			25
Vinyl chloride	ug/m3	<0.31	<0.31			25

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALIFIERS

Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above LOD.

J - Estimated concentration at or above the LOD and below the LOQ.

LOD - Limit of Detection adjusted for dilution factor and percent moisture.

LOQ - Limit of Quantitation adjusted for dilution factor and percent moisture.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected at or above the adjusted LOD.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: 21-41301A Fmr Express Cleaner
Pace Project No.: 10366687

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10366687001	IA-1	TO-15	442941		
10366687002	IA-2	TO-15	443193		
10366687003	IA-1 CERT#1278	TO-15	443106		
10366687004	IA-2 CERT#2748	TO-15	443106		

REPORT OF LABORATORY ANALYSIS

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10366687



AIR: CHAIN-OF-CUSTODY / Analytical Request Document

The Chain-of-Custody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.

Section A
Required Client Information:

Section B
Required Project Information:

Section C
Invoice Information:

29264

Page: of

Company: Ramboll Environ	Report To: Scott Tarmann	Attention: Scott Tarmann
Address: 175 N. Corporate Dr.	Copy To: Michelle Peters	Company Name: Ramboll Environ
Email To: starmann@ramboll.com	Purchase Order No.: 21-41301A	Address: 175 N. Corporate Dr. Ste. 1100
Phone: 762-901-0093	Project Name: Imp Express Cleaners	Pace Quote Reference:
Requested Due Date/TAT: standard	Project Number: 21-41301A	Pace Project Manager/Sales Rep.
		Pace Profile #:

Program

UST Superfund Emissions Clean Air Act

Voluntary Clean Up Dry Clean RCRA Other

Location of Sampling by State _____

Reporting Units
 ug/m³ _____ mg/m³ _____
 PPDV _____ PPMV _____
 Other _____

Report Level: II III IV Other _____

ITEM #	'Section D Required Client Information AIR SAMPLE ID Sample IDs MUST BE UNIQUE	Media Codes MEDIA CODE	PID Reading (Client only)	COLLECTED				Canister Pressure (Initial Field - psig)	Canister Pressure (Final Field - psig)	Summa Can Number	Flow Control Number	Method:							Pace Lab ID	
				COMPOSITE START		COMPOSITE -						PM10	SC - Fixed Gas (%)	TO-3	TO-15M (Methane)	TO-17 (PCBs)	TO-15 (PAH)	TO-14		TO-15 Short List
				DATE	TIME	DATE	TIME													
1	IA-1	bLC		10/18/16	0734	10/18/16	1512	-15" Hg	0" Hg	1278	FC1065							X	DD1, 003	
2	IA-2	bLC		10/18/16	0739	10/18/16	1515	-23" Hg	-4" Hg	2748	FC1055								X	DD2, 004
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
11																				
12																				

Comments:	RELINQUISHED BY / AFFILIATION	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS			
	1. Report only the following: PCE TCE cis-1,2-DCE trans-1,2-DCE VC ORIGINAL	<i>Michelle Peters</i> Ramboll Environ	10/18/16	10:15	<i>Scott Tarmann</i> Pace	10/19/16	04:10	Temp in °C	Received on Ice	Custody Sealed Cooler
2. Can #1278 had an initial vacuum reading of 15" Hg										

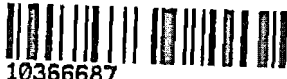
SAMPLER NAME AND SIGNATURE

PRINT Name of SAMPLER:

SIGNATURE of SAMPLER:

DATE Signed (MM/DD/YY)

Page 10 of 11

Air Sample Condition Upon Receipt	Client Name: <u>Ramboll-wi</u>	Project #: <u>WO#: 10366687</u>
	Courier: <input checked="" type="checkbox"/> Fed Ex <input type="checkbox"/> UPS <input type="checkbox"/> Speedee <input type="checkbox"/> Client <input type="checkbox"/> Commercial <input type="checkbox"/> Pace <input type="checkbox"/> Other: _____	 10366687
Tracking Number: <u>6637 5039 6205</u>		

Custody Seal on Cooler/Box Present? Yes No Seals Intact? Yes No Optional: Proj. Due Date: Proj. Name:

Packing Material: Bubble Wrap Bubble Bags Foam None Tin Can Other: _____ Temp Blank rec: Yes No

Temp. (TO17 and TO13 samples only) (°C): 8 Corrected Temp (°C): P Thermom. Used: 888A912167504 151401163
 888A0143310098 151401164

Temp should be above freezing to 6°C Correction Factor: 0 Date & Initials of Person Examining Contents: 10/21/16

Type of ice Received Blue Wet None

Comments:

Chain of Custody Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	1.
Chain of Custody Filled Out?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	2.
Chain of Custody Relinquished?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	3.
Sampler Name and/or Signature on COC?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	4.
Samples Arrived within Hold Time?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	5.
Short Hold Time Analysis (<72 hr)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	6.
Rush Turn Around Time Requested?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	7.
Sufficient Volume?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.
Correct Containers Used?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.
-Pace Containers Used?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Containers Intact?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	10.
Media: <u>Air Can</u> Airbag Filter TDT Passive		11.
Sample Labels Match COC?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	12.

Samples Received:					
Canisters			Canisters		
Sample Number	Can ID	Flow Controller ID	Sample Number	Can ID	Flow Controller ID
xtra FC	---	0456			
xtra FC	---	0763			

CLIENT NOTIFICATION/RESOLUTION Field Data Required? Yes No

Person Contacted: _____ Date/Time: _____

Comments/Resolution: IA-1 was received at -1 vacuum indicating that the sample was still in collection progress at time canister was shut off.

Pace initially provided 24 hour FC for this order. Client replaced with 8 hour flow regulators provided by Pace.

Project Manager Review: Carolynne Trout Date: 10/21/16

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e. out of hold, incorrect preservative, out of temp, incorrect containers)

Ryan, Nancy D - DNR

From: Scott Tarmann <starmann@ramboll.com>
Sent: Monday, November 07, 2016 10:11 AM
To: Ryan, Nancy D - DNR
Cc: William P. Scott; Jeanne Tarvin
Subject: Express Cleaners - Former Pugh Oil Building Indoor Air Sampling Results
Attachments: Table 1_Indoor Air Sample Results_Former Pugh Oil Building.pdf; 10366687_frc.pdf

Nancy,

Please find the attached laboratory analytical results and summary table for the former Pugh Oil building indoor air samples for your information. As shown in the summary table, no exceedances of any indoor air standards (OSHA PEL's and/or the 2016 Indoor Air Vapor Action Levels) were present inside the building. Please feel free to contact us if you have any questions.

Yours sincerely,
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

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Brookfield, WI 53045
USA
www.ramboll-environ.com

RAMBOLL ENVIRON

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Table 1: Indoor Air Analytical Results
 Former Pugh Oil Building ¹
 3953 North Main Street, Racine, Wisconsin

Parameters Analyte ($\mu\text{g}/\text{m}^3$)	OSHA Permissible Exposure Limits (PELs)	WDNR Indoor Air Vapor Action Levels (VALs) ^A	IA-1 ^B	IA-2 ^C
			Express Cleaners 10/18/2016	Auto Repair Garage 10/18/2016
Dichloroethylene, 1,2-cis-	790,000	--		
Dichloroethylene, 1,2-trans-	790,000	--		
Tetrachloroethylene	670,000	180	0.79 J	2.4
Trichloroethylene	535,000	8.8	3.9	0.47 J
Vinyl Chloride	2,560	28		

Notes:

1 - The former Pugh Oil building is an active dry cleaning facility (also called Express Cleaners), which occupies the western one-half of the building. The eastern one-half of the former Pugh Oil building is occupied as an auto repair garage.

Indoor air samples collected utilizing a 6 Liter summa canister regulated over 8 hours.

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

J = Estimated concentration at or above the LOD and below the LOQ.

Permissible Exposure Limits are based on an 8-hour Time Weighted Average (TWA).

Indoor Air Vapor Action Levels are based on Small Commercial use classification.

-- No standard established.

^A Indoor Air Vapor Levels are based on May 2016 USEPA Regional Screening Level Tables.

^B Indoor Air results for Express Cleaners are compared to OSHA Permissible Exposure Limits due to existing dry cleaning operations.

^C Indoor Air results for Auto Repair Garage are compared to WDNR Indoor Air Vapor Action Levels.

Ryan, Nancy D - DNR

From: Ryan, Nancy D - DNR
Sent: Monday, August 21, 2017 12:19 PM
To: 'Scott Tarmann'
Subject: RE: Express Cleaners Information Request
Attachments: Former Express Cleaners - Revised Pilot test; Pilot test work plan and approval request; Pilot test approval - Express Cleaners

Scott,
I provide here what I could find electronically. I think you'll need to review the file to find the other documents. I don't seem to have them electronically.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

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
Phone: (414) 263-8533
Fax: (414) 263-8550
nancy.ryan@wisconsin.gov



From: Scott Tarmann [<mailto:starmann@ramboll.com>]
Sent: Monday, August 21, 2017 11:53 AM
To: Ryan, Nancy D - DNR
Subject: RE: Express Cleaners Information Request

Nancy:

As discussed during our phone conversation moments ago, the following items would be helpful to verify that the costs we will be submitting from other consultants for the Express Cleaners DERF Claim are within the approved budgets. In particular we are looking for the change order requests and WDNR response documentation for the following:

Date	Code	Name	Comment
2/3/2011	112	Receipt of Change Orders - DERF	REVISED CO REC'D
2/10/2011	99	Miscellaneous	APPROVED CO FOR SI - \$9,627 APPROVED TOTAL APPROVAL \$72,456

3/17/2011	99	Miscellaneous	REQUEST FOR CLARIFICATION RE POSSIBLE BLDG DEMO/169 VARIANCE
7/15/2015	112	Receipt of Change Orders - DERF	CHANGE ORDER FOR PILOT TEST REC'D
7/21/2015	99	Miscellaneous	REVISED CHANGE ORDER REC'D
7/22/2015	99	Miscellaneous	CHANGE ORDER APPROVED \$13,000, FOR RA PILOT

There are some invoices from ERM in 2012 (remedial options eval) and RJN Env. In 2014/2015 (concrete core sampling, haz material disposal, etc.) that don't seem to tie into any of the change order approvals listed in BRRTS.

Thank you in advance for your assistance. Please let me know if you have any questions regarding the above.

Yours sincerely
Scott Tarmann, PE

Senior Manager

D 262-901-0093
M 262-853-9964
starmann@ramboll.com

Ramboll Environ
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA
www.ramboll-environ.com



Ryan, Nancy D - DNR

From: Bill Scott <Bill_Scott@gshllp.com>
Sent: Tuesday, July 21, 2015 8:48 AM
To: Ryan, Nancy D - DNR
Cc: Mylotta, Pamela A - DNR; Lori Huntoon; Bob Nauta - RJN; Sophie Vitek; Bill Scott
Subject: Former Express Cleaners - Revised Pilot test
Attachments: HEC Ryan 072115 Pilot Test Revised.pdf

Nancy -

The pilot test has been revised (see attached). The detailed cost breakdown is on the attached spreadsheet, and the table set in the text of the document is only a summary of costs. I will send a separate email regarding the Area of Contamination issue, later this morning. The next email I send will be the revised Huntoon Proposal, also this morning.

Regards,
Bill.



Attorneys at Law

Bill Scott
Partner

111 E. Wisconsin Ave., Suite 1000 | Milwaukee, WI | 53202
T: (414) 277-8500 | F: (414) 277-8521

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