



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Sturtevant Service Center
9531 Rayne Road, Suite IV
Sturtevant, Wisconsin 53177
Telephone 262-884-2300
FAX 262-884-2307
TTY 262-884-2304

September 11, 2009

Mr. Douglas Berry
3319 Nobb Hill Drive
Racine, WI 53406

SUBJECT: Approval of Consultant Selection, Scope of Work, and Bid Costs for
Imartinizing Dry Cleaners
1730 State Street, Racine, WI
WDNR BRRTS #02-52-549890 FID#252251010

Dear Mr. Berry:

On July 28, 2009, the Wisconsin Department of Natural Resources (Department) received your request to hire Giles Engineering Associates(Giles) as your environmental consultant for the site investigation activities at the Imartinizing Dry Cleaners site. After careful review of the submitted proposals the Department is approving your request to hire Giles for the Site Investigation activities at the Imartinizing Dry Cleaners site. The Scope of Work as submitted during the bid process is approved.

Cost approved for this scope of work is \$15,835.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, Wisconsin Administrative Code, hazardous waste management and wastewater discharges.

Please be aware that this letter does not represent Department "certification" that any response actions taken at your property, such as site investigation, remedial action or case closure under the ch. NR 700 series, are "approved by the Department," as those terms are used in the "remediated property; purchaser liability" section of the hazardous substance discharge law, s. 292.11, Stats.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

If you have any questions or concerns regarding the content of this letter, please contact me at 262-884-2341.

Sincerely,

Shanna L. Laube-Anderson
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Giles Engineering Associates, Kevin Bugel, W22350 Johnson Dr., Waukesha, WI 53186
Jillian Steffes – CF/2, GEF 2, Madison

252 251010

Recd. Skutumpah 7/28/09

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

DERF Site Investigation Bid Summary Consultant Selection Cover Sheet

Form 4400-233 (R 4/04) Page 1 of 6

Notice: Use this form to notify the Department of Natural Resources of the consultant you are selecting to conduct a site investigation and to submit and summarize the bids required in the Dry Cleaner Environmental Response Fund (DERF) Program. This form is authorized under s. 292.65, Wis. Stats. and s. NR 169.23, Wis. Adm. Code. Completion of this form is mandatory for any person applying for DERF reimbursement. Persons who do not submit a completed form will not be eligible for reimbursement under DERF. Personal information will be used to manage the DERF program, and be made available to requesters under Wisconsin's Open Records laws (ss. 19.32-19.39, Wis. Stats.) and requirements.

Complete the following information and submit it to your DNR regional project manager. Copy this form as necessary.

Site Information

Site name: Imartinizing Dry Cleaners	Facility Name: 1730 State Street	BRRTS # 02-52-549890
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Consultant Selected

Consultant Name: Giles Engineering Associates, Inc.	Consultant Address: W22350 Johnson Drive, Waukesha WI 53186	N8
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Summary of Costs:

Consultant Name: Giles Engineering Associates, Inc.	
Consulting costs:	11,265
Drilling costs:	2,729
Analytical costs:	741
Miscellaneous costs:	1,100
Total Costs:	15,835

Consultant Name: Northern Environmental	
Consulting costs:	7947.00
Drilling costs:	3540.00
Analytical costs:	1280.00
Miscellaneous costs:	717.00
Total Costs:	13484.00

Consultant Name: Sigma Environmental	
Consulting costs:	14,350.00
Drilling costs:	4,478.50
Analytical costs:	4,114.00
Miscellaneous costs:	4,370.00
Total Costs:	27,312.50

Optional 4th bid information:

Consultant Name:	
Consulting costs:	
Drilling costs:	
Analytical costs:	
Miscellaneous costs:	
Total Costs:	

Justification for Selection:

Giles Engineering Associates, Inc. provided the most complete scope of services and included services and potential out of scope costs through closure as a separate detail.

Applicant Information and Certification

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

Applicant Name: BMP Realty, Inc.	Date: 7-23-09
Street Address: 3319 Nobb Hill Drive	City: Racine
State: WI	Zip Code: 53406

Signature: *Debra Beatty*

Department Use Only

Project Manager Approval Signature: <i>Shanna Dublinski</i>	Phone Number: 262-584-2341	Date: 9/10/09
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If not approved, reason for non-approval:

Consultant Name: Giles Eng
Site Name: Martinizing Cleaners; State Street Racine, WI
BRRTS #: 02-52-549890
Date: 11/06/07

DERF Site Investigation Bid Sheet
Consultant Bid Summary
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Site Information

Site Name Martinizing Cleaners State Street, Racine, WI

Consultant Name
Giles Engineering Associates, Inc.

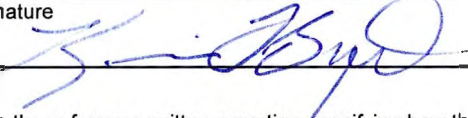
Applicant Name
Kevin T. Bugel, P.G., C.P.G.

Bid Summary

Drilling Costs Total =	2,729
Analytical Costs Total =	741
Consulting Costs Total =	11,265
Misc Costs Total =	1,100
Grand Total =	15,835

I certify that the costs are an accurate estimate of my total projected costs for the site investigation and I understand and will adhere to s.292.65 Stats. and ch NR 169, Wis. Adm. Code.

Consultant Signature



Date

11/06/2007

Please attach to these forms a written narrative specifying how the tasks outlined in these sheets will be performed.

Consultant Name: Giles Eng
 Site Name: Martinizing Cleaners State Street Racine, WI
 BRRTS #: 02-52-549890
 Date: 11/06/07

DERF Site Investigation Bid Sheet

Drilling Costs

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Drilling Costs						
Task	Interval	Number of Borings or Wells	Number of Days	Total Number Feet Drilled	Cost/feet, Day or Well	Total Cost
Well installation and Completion						
Monitoring Wells	_0_ ft to _16_ ft	2	1	30	\$12.50	\$375
	___ ft to ___ ft					\$0
	___ ft to ___ ft					\$0
	> ___ ft					\$0
Decontamination Costs						
Mobilization Costs						\$150
Auger Borings (continuous sampling)						
5 to 15 ft; 2 to 25 ft	_0_ ft to _16_ ft	2	2	30	\$11.50	\$345
	___ ft to ___ ft					\$0
	___ ft to ___ ft					\$0
	> ___ ft					\$0
Decontamination Costs						\$199
Mobilization Costs						\$150
Air Rotary						
	___ ft to ___ ft	0	0	0		0
	___ ft to ___ ft					0
	___ ft to ___ ft					0
	> ___ ft					0
Decontamination Costs						
Mobilization Costs						
Direct Push/Hand Auger Borings (per point)						
Hand Probe/Auger	< 16 ft depth	2	1	24	\$31.25	\$625
NR 141 Variance Well Piezometer	< 16 ft depth					\$0
	> ___ ft depth					\$0
Decontamination Costs						\$0
Mobilization Costs						\$125
Well Development (if done by subcontractor)						
	Monitoring Wells					
	Piezometers					
	Recovery Wells					
Other						
Drums		4			\$45	\$180
Per Diem		0			\$200	\$0
Flush Mount Covers		4			145	\$580
Air Compressor		0			\$1,000	\$0
Borehole Abandonment (hand augers)						\$0
Total Drilling Costs						\$2,729

Consultant Name: Giles Eng
 Site Name: Martinizing Cleaners, State Street, Racine, WI
 BRRTS #: 02-52-549890
 Date: 11/06/07

DERF Site Investigation Bid Sheet

Analytical Costs

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Parameter	WI Certified Lab			Field Test/Field Kit			Mobile Lab			Total Costs
	\$/sample	# samples	Method Used	\$/sample	# samples	Method Used	\$/Sample \$/Day	# Samples # Days	Method Used	
Solids Analysis										
VOCs	\$57	8	8260							\$456.00
TCLP										\$0.00
RCRA Metals										\$0.00
Duplicate Analyses										\$0.00
Blank Analyses	\$0	2								\$0.00
Other: (Specify)										\$0.00
TOC*										\$0.00
Water Analysis (low flow sampling assumed unless otherwise indicated at bottom of this sheet)										
VOCs	\$57	4	8260							\$228.00
Nitrate*	\$15	0								\$0.00
Dissolved Oxygen*				0						\$0.00
Temperature*				0						\$0.00
Ferrous Iron*	\$8	0								\$0.00
Sulfate*	\$8	0								\$0.00
Sulfide*	\$15	0								\$0.00
ORP*				0						\$0.00
pH*				0						\$0.00
TOC*	\$15	0								\$0.00
Alkalinity*	\$8	0								\$0.00
Chloride*	\$8	0								\$0.00
Spec. Conductance*				0						\$0.00
Ethene/Ethane/Methane*	\$125	0								\$0.00
Hydrogen*	\$125	0								\$0.00
Carbon Dioxide*	\$125	0								\$0.00
RCRA Metals										\$0.00
Duplicate Analyses	\$57	1	8260							\$57.00
Blank Analyses	\$0	0								\$0.00
Other: (Specify)										\$0.00
Nitrogen (total kjeldahl)	\$15	0								\$0.00
Phosphorous (total)	\$15	0								\$0.00
Manganese	\$8	0								\$0.00
Air Analysis										
VOCs										\$0.00
TCE										\$0.00
PCE (minimum detection limit is <10 ppbv)										\$0.00
Other: (Specify)										\$0.00
Waste Analyses (soil/water)										
Protocol B										\$0.00
										\$0.00
Miscellaneous (specify)										
										\$0.00
										\$0.00
Charge for Mobile Lab (indicate # days and daily fee)										
Total Analytical Costs										\$741.00

* Natural Attenuation parameters required for consideration of NA as remedy.

Consultant Name: Giles Eng
 Site Name: Martinizing Cleaners; State Street, Racine, WI
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DERF Site Investigation Bid Sheet

Miscellaneous Costs

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Major Activity	Specifications	Commodity Unit (specify)	Unit Rate	Number of Units	Total Cost
IDW Disposal					
Soil Disposal - Special Waste	Non-Hazardous	per drum	\$125		\$0
Soil Disposal - Assume Direct Subtile C	Hazardous	per drum			
Soil Drum Transportation		trip	\$250		\$0
Groundwater Disposal	Non-Hazardous	per drum	\$125		\$0
Groundwater Disposal	Hazardous	per drum			
Groundwater Transportation		trip	\$250		\$0
Equipment Rental (list and include shipping costs if applicable)					
					0
					0
Field Supplies (list)					
Peristaltic Sampling Pump			\$40		\$0
Hand Auger			\$10	2	\$20
Water Level Indicator			\$20	4	\$80
Water Low Flow Sampling Equipment			\$200	1	\$200
Hermit Data Logger			\$125		\$0
Photoionization detector			\$75	2	\$150
electronic scale			\$25	2	\$50
Whale Pump & Tubing			\$35	1	\$35
Drums			\$45	5	\$225
Survey Equipment			\$48	1	48
Caps and Locks			\$13	4	\$52
Surveying					
					0
					0
Personal Protection Equipment (list)					
					0
					0
Sample Shipping Costs					
					0
					0
					0
Other (specify)					
Mileage (Not Eligible)		100 Miles\rndtrip	\$0.60	4	\$240
Per Diem					\$0
Total Miscellaneous Costs					\$1,100

Reminders: DERF does not reimburse for attorney, closure or GIS fees. Mileage and meals are also non-reimbursable. Also, costs to prepare a reimbursement application and discuss the application with the department are not reimbursable. No expedited shipping w/o prior PM approval.