

Reinhart Boerner Van Deuren s.c.  
P.O. Box 2265  
Waukesha, WI 53187-2265

N16 W23250 Stoneridge Drive  
Suite 1  
Waukesha, WI 53188

Telephone: 262-951-4500  
Facsimile: 262-951-4690  
reinhartlaw.com

September 17, 2008

Michelle Williams  
Direct Dial: 262-951-4599  
mwilliam@reinhartlaw.com

Ms. Victoria Stovall  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Dr.  
Milwaukee, WI 53212-3128

Dear Vicky:

Re: One Hour Martinizing  
13405 Watertown Plank Road, Elm  
Grove, WI  
BRRTS #: 02-68-552102

On June 25, 2008, we solicited proposals to conduct a Dry Cleaner Environmental Response ("DERF") Site Investigation for the Property. We have completed the evaluation of these four (4) proposals from Alpha Terra Science ("ATS"), Giles Engineering Assoc., Inc. ("Giles"), Terracon Consulting Engineers and Scientists ("Terracon"), and KPRG Environmental Consultation & Remediation ("KPRG") and on behalf of our client, OHM Holdings – Elm Grove, LLC, we have made a recommendation for consultant selection.

Each consultant that was solicited has considerable DERF experience, references, insurance, and credibility that prompted us to solicit them in the first place. The variability in each proposal is generally found in the scope of work or the activities proposed in order to complete the site investigation. It is our experience with sites with environmental issues similar to this Property that the Wisconsin Department of Natural Resources ("WDNR") will require certain tasks in the scope of work in order to define the degree and extent of impacts. We have briefly summarized each scope of work proposed in each report with respect to the quantity, frequency, media, and distribution of data points. We have attempted to compare each proposal for cost-effectiveness and complicity with all applicable requirements and guidelines in order to maximize the DERF reimbursement of the expenses to be incurred. Please review and let us know your thoughts on our final recommendation.

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### GILES

#### Quantity/Frequency:

Giles proposes eighteen (18) soil data points from nine (9) borings: 2 interior, 5 exterior, 2 will be completed as monitoring wells to 24' bgs, and the interior boring will be completed to 20' bgs. All wells will be sampled for four (4) rounds of groundwater monitoring.

#### Distribution/Media:

- 9 soil boring locations (18 samples)
- 3 monitoring wells (groundwater)
- 0 piezometer (groundwater)
- 0 vapor (sub-slab)

#### Proposal Cost:

**\$22,955.00**

### ATS

#### Quantity/Frequency:

ATS proposes sixteen (16) soil data points from eight (8) exterior soil borings. They propose to install two (2) monitoring wells to 25' bgs and one (1) piezometer to 50' bgs. They propose to include an existent monitoring well located just southwest of the property and a supply well to the east in the well network. All wells will be sampled for four (4) rounds of groundwater monitoring.

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Distribution/Media:

8 soil boring locations (16 samples)  
1 vapor (sub-slab)  
1 soil vapor (sub-slab)  
2 monitoring wells (groundwater)  
Sample off-site (southwest) well  
Sample of-site supply well  
1 piezometer (groundwater)

Proposal Cost

**\$26,792.00**

**Terracon**

Quantity/Frequency:

Terracon proposes up to thirty-five (35) soil data points from up to fifteen (15) exterior and one (1) interior soil borings to 20' bgs. Additionally, four (4) groundwater monitoring wells to 26' bgs and one (1) piezometer to 45' will be advanced and sampled for two (2) rounds of quarterly groundwater monitoring. If normalized to four (4) rounds of groundwater monitoring, the cost estimate would be increased by at least \$1,400 for laboratory, sampling and project oversight costs.

Distribution/Media:

Up to 16 soil boring locations (up to 35 samples)  
3 temporary well (groundwater)  
4 monitoring wells (groundwater)  
1 piezometer (groundwater)  
1 vapor sample (sub-slab)

Proposal Cost

**\$24,654.00 + \$1,400.00 (additional 2 rounds of groundwater monitoring) =  
\$26,054.00**

**KPRG**

**Quantity/Frequency:**

KPRG proposes fifteen (15) soil data points from nine (9) soil boring locations. Four (4) monitoring wells will be advanced to 25' bgs and one (1) piezometer will be advanced to 45' bgs. The wells will be monitored quarterly for one (1) year.

**Distribution/Media:**

- 9 soil boring locations (15 samples)
- 2 temporary wells (groundwater)
- 4 monitoring wells (groundwater)
- 1 piezometer (groundwater)
- 1 soil vapor sample (sub-slab)

**Proposal Cost**

**\$28,755.00**

**SUMMARY**

<b><u>GILES</u></b>	<b><u>ATS</u></b>	<b><u>Terracon</u></b>	<b><u>KPRG</u></b>
9 S (18)	8 S (16)	16 S (35)	9 S (15)
3 MW	2 MW	4 MW	4 MW
0 TW	0 TW	3 TW	2 TW
0 P	1 P	1 P	1 P
<u>0 V</u>	<u>1 V</u>	<u>1 V</u>	<u>1 V</u>
\$22,955	\$26,792	\$26,054	\$28,755

Key: S – Soil locations ( ) soil samples  
MW – Monitoring Wells  
TW – Temporary Groundwater Well  
P – Piezometer  
V – Vapor Sample


Giles has prepared a workplan that seems to be an adequate and cost-effective proposal for the soil investigation, but it does not seem to address the groundwater or potential vapor intrusion adequately.

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We believe that a comprehensive proposal should evaluate vertical definition which includes a piezometer and evaluation of vapor intrusion via subsurface vapor sampling. For this reason, we consider the other three proposals to better define a scope of work for this site. ATS would utilize two offsite wells in its groundwater sampling network rather than install two alternative groundwater monitoring wells, which is a creative cost-saving strategy compared to KPRG who would install the two wells and cost approximately \$2,000.00 more. Terracon provides the most comprehensive soil investigation, but only allows for two rounds of groundwater monitoring. They offer a phased approach, but do not provide costs for each phase. In order to be able to compare the four (4) proposals, we would need to increase Terracon's cost estimates by two additional rounds of groundwater monitoring as the other three proposals have done. If we add \$1,400.00 to Terracon's proposal, it would be \$26,054.00. They indicate that all of the proposed borings may not be necessary, so this would decrease their cost estimates further.

Based on the quantity of data that can be generated for the most cost-effective budget, we recommend that Terracon be awarded the contract to conduct the Site Investigation. Please contact either myself at (262) 951-4599 or Don Gallo at (262) 951-4555 with any questions. We have enclosed a signed copy of the Bid Summary Consultant Selection Cover Sheet. Please contact us with your determination.

Yours very truly,



Michelle Williams

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Enc.

cc: Mr. Brian Cass (w/o encs.)  
Ms. Brenda Boyce (w/o encs.)  
Donald P. Gallo, Esq. (w/o encs.)