



FID# 230067090  
BRRTS#

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August 11, 2008

Michelle L. Williams  
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Mr. Kevin Bugel  
Giles Engineering Assoc., Inc.  
N8 W22350 Johnson Road, Suite A1  
Waukesha, WI 53186

COPY

Dear Kevin:

Re: BRRTS #: Not Assigned Yet  
FID#: Not Assigned Yet  
7513 41st Street, Kenosha, WI (the  
"Property")

On behalf of our client, Martino's Master Dry Cleaners, we are requesting proposals to perform a Site Investigation for the Property. Enclosed for your review is the Preliminary Site Assessment Summary of Findings prepared by Giles Engineering Associates, Inc. ("Giles") on February 20, 2008 for the Property. Giles evaluated the history of the facility and the presence of volatile organic compounds as a result from a potential release from the dry cleaning operation. Three (3) soil borings were advanced, two (2) inside the building and one (1) outside the building. Groundwater was detected at 12' below ground surface.

The selected consultant will be expected to comply with all applicable requirements and guidelines, including Chapters NR 169, NR 140 and NR 700 of the Wisconsin Administrative Code, in order to maximize the DERP eligibility of the expenses to be incurred. Please refer to the most recent version of the DERF Site Investigation Bid Sheet Instructions, WDNR PUB-RR-717 and include the completed DERF SI Bid Sheet Tables:

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- Consultant Bid Summary
- Drilling Costs
- Analytical Costs
- Consulting Costs
- Miscellaneous Costs

### Proposed Scope of Services

Services should consist of the following:

1. Preparation of a NR 716 site investigation work plan for submittal to the WDNR Southeast Region office and communications with the WDNR regarding DERP issues, if the consultant determines that additional site investigation activities are necessary. The work plan shall be consistent with chapter NR 169, s. NR 716.09 and include all activities required in ch. NR 716.

2. Following approval by the WDNR of the proposed work plan, obtain and evaluate bids for commodity services including drilling, analytical testing services (provided by lab certified under Ch. NR 149 Wis. Adm. Code to complete each analyte), surveying and waste disposal (by a licensed facility).

3. Coordinate and supervise drilling, surveying, laboratory and such other subcontractors as required for completion of necessary investigation activities.

4. Complete a Site Investigation Report. The site investigation activities and the results of the soil and groundwater testing should be presented in a written report to satisfy the requirements of Chapter NR 716 of the Wis. Adm. Code.

5. Obtain and evaluate bids for all required commodity services.

6. Coordinate and supervise commodity services and such other subcontractors as required for completion of necessary investigation activities.

7. The proposal should also contain the following information:

- Statements regarding the consultant's ability to:
  - Be fully informed about the project's scope and required services, and have the experience and ability to analyze alternatives and design the most suitable response action consistent with technical and economic feasibility, environmental statutes and rules, restoration time frames and the latest technical advances.
  - Provide necessary staff and facilities for all phases of planning, investigation, design, construction and operation.
  - Retain and confer with specialists on unusual matters; provide qualified technical reviewers, who will keep the owner/operator advised on technical and regulatory matters and work toward planned remediation goals.
  - Perform all services in an ethical, professional and timely manner.
- Background information of the consulting firm, statement of professional qualifications of the personnel anticipated to be assigned to the project, relevant case study information and references.
- Provide a clear description and itemization of the consultant and contract services; specific services that will be performed and a detailed estimate of unit and task costs for both consulting and commodity services including:
  - Drilling services, as necessary
  - Waste treatment or disposal services, as necessary
  - Laboratory services, as necessary
  - Volatile Organic Compound analysis by Method 8260 only

- Services normally billed on an hourly or per unit basis; and
- Professional or personal services, including engineering, hydrogeologic, field technician and general contracting services. Note that consulting costs must also include a maximum total price for each service, and a statement of professional qualifications for every person whose professional services are included.
- All of the following information related to every service priced on an hourly or per unit basis:
  - The price per hour or per unit of service;
  - A reasonable, good faith estimate of the number of hours or units of service to be provided; and
  - The total estimated price for the service.
- A total cost estimate for all of the consultant and contract services included in the proposal or estimate, and a subtotal price for each of the component services itemized in the proposal or estimate.
- Complete WDNR DERP summary sheets.
- The proposed schedule for completion of the project.
- A certification of insurance from an agent licensed in Wisconsin of the following:
  - The consultant has coverage for errors and omissions.
  - The consultant maintains coverage for comprehensive general liability, which includes pollution impairment liability coverage, for a minimum of \$1,000,000 per claim and a minimum of \$1,000,000 in annual aggregate claims.

- The consultant maintains coverage for professional errors and/or omissions, which includes pollution impairment liability coverage, for a minimum of \$1,000,000 per claim and a minimum of \$1,000,000 in annual aggregate claims.
- The general liability policy is an occurrence based policy or is a claims made policy with a 3-year extended reporting period.
- The insurance coverage shall be provided by a firm that has an A.M. Best rating of at least "A-".
- The maximum deductible amount of the general liability policy (if the maximum deductible exceeds \$25,000, the consultant must furnish proof of financial responsibility acceptable to the WDNR for the amount of the deductible).
- The maximum deductible amount of the professional errors and omissions policy (if the maximum deductible exceeds \$25,000, the consultant must furnish proof of financial responsibility acceptable to the WDNR for the amount of the deductible).
- A certification statement in the proposal ensuring that the consultant and contract services will comply with ch NR 169, NR 140 and the NR 700 rule series.
- The proposed terms and conditions of your service agreement for review by Mr. Martino and/or his legal counsel.

All information contained herein shall remain confidential with the exception of that information already available in the public domain.

Please forward two sealed copies of your proposal to our attention and one sealed bid (inside of another cover envelope) to the WDNR in care of Victoria Stovall at 2300 N. Dr. Martin Luther King Jr. Drive, Milwaukee, WI 53212, no later than September 26, 2008. Proposals submitted by email or fax will not be accepted. If you would like to visit the Property before preparing your proposal, please contact Mr.

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Martino at (262) 694-7858 to make the appropriate arrangements. If you are not interested in submitting a proposal, please advise us.

We look forward to the receipt of your proposal. Please contact either Don Gallo or myself at 262-951-4555 or 262-951-4599, respectively, if you have any questions.

Yours very truly,



Michelle L. Williams

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cc Mr. Dan Martino (w/o enc.)  
Ms. Victoria Stovall (WDNR) (w/o enc.)  
Donald P. Gallo, Esq. (w/o enc.)