

FID#230067090



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

November 10, 2008

Brenda H. Boyce, PG  
bboyce@reinhartlaw.com  
262-951-4606

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

Dear Ms. Stovall:

Re: Martino's Master Dry Cleaners  
7513 41st Street, Kenosha  
BRRTS# 02-30-552188

On behalf of our client, Reinhart solicited site investigation bids from four qualified consultants. Based upon a review of these bids, our client has selected Terracon to conduct the site investigation. Although Terracon was not the lowest bidder, they proposed a phased approach to their investigation, which appealed to our client. Enclosed is the DERF Consultant Selection Form for the above-referenced site.

Please forward this letter and the enclosed form to John Feeney, the designated project manager for this site for his approval. If you have any questions, please feel free to contact me at 262-951-4606.

Yours very truly,

A handwritten signature in cursive script that reads "Brenda Boyce".

Brenda Boyce

REINHART:2533333BB:BB

Enc.

cc Mr. Dan Martino (w/enc.)  
Donald P. Gallo, Esq. (w/enc.)

A rectangular stamp with a folder icon on the left and the word "FILE" in a bold, sans-serif font on the right.

FILE

**DERF Site Investigation Bid Summary  
 Consultant Selection Cover Sheet**

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: <b>Martino's Master Dry Cleaners</b>	Facility Name:	BRRTS # <b>02-30-552188</b>
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**Consultant Selected**

Consultant Name: <b>Terracon</b>	Consultant Address: <b>9856 South 57th Street, Franklin, WI 53132</b>
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**Summary of Costs:**

Consultant Name: <b>Sigma</b>	
Consulting costs:	12,330
Drilling costs:	7,070
Analytical costs:	3,770
Miscellaneous costs:	4,900
Total Costs:	28,070

Consultant Name: <b>Giles</b>	
Consulting costs:	12,610
Drilling costs:	4,477
Analytical costs:	2,600
Miscellaneous costs:	2,848
Total Costs:	22,535

Consultant Name: <b>Terracon</b>	
Consulting costs:	9,713
Drilling costs:	9,455
Analytical costs:	5,118
Miscellaneous costs:	2,170
Total Costs:	26,456

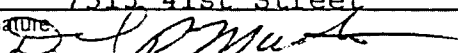
Optional 4th bid information:	
Consultant Name: <b>KPRG</b>	
Consulting costs:	11,660
Drilling costs:	5,895
Analytical costs:	3,320
Miscellaneous costs:	3,000
Total Costs:	23,875

Justification for Selection:

Terracon provided a phased approach with the most data points.

**Applicant Information and Certification**

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

Applicant Name <b>Dan Martino</b>		Date <b>9/29/08</b>	
Street Address <b>7513 41st Street</b>	City <b>Kenosha</b>	State <b>WI</b>	Zip Code <b>53142</b>
Signature 			

**Department Use Only**

Project Manager Approval Signature	Phone Number	Date
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If not approved, reason for non-approval:

FID# 230687090



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November 10, 2008

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

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

Dear Ms. Stovall:

Re: Martino's Master Dry Cleaners  
7513 41st Street, Kenosha  
BRRTS# 02-30-552188

On August 11, 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 Sigma Environmental Services, Inc. ("Sigma"), Giles Engineering Assoc., Inc. ("Giles"), Terracon Consulting Engineers and Scientists ("Terracon") and KPRG Environmental Consultation & Remediation ("KPRG") and have made a recommendation for consultant selection.

Each consultant that was solicited has considerable DERF experience, references, insurance and credibility that initially prompted us to solicit them. The variability in each proposal is generally found in the scope of work or the activities proposed in order to complete the site investigation. 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.

### Sigma

Sigma proposes eight (8) soil samples from eight (8) soil boring locations: two (2) interior to 12' bgs and six (6) exterior to 17' bgs. Each of the borings will be converted to a temporary well. Three (3) monitoring wells will be advanced to 17' bgs

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and one (1) piezometer will be advanced to 32' bgs. The wells will be monitored quarterly for three (3) rounds.

Proposal Cost: \$28,070

Giles

Giles proposes sixteen (16) soil samples from eight (8) borings: four (4) interior, four (4) exterior, four (4) will be completed as monitoring wells to 16' below ground surface (bgs), and the interior borings will be completed to 16' bgs. All wells will be sampled for four (4) rounds of groundwater monitoring.

Proposal Cost: \$22,535

Terracon

Terracon proposes a phased approach with up to twenty-nine (29) soil samples from up to eight (8) exterior and three (3) interior soil borings to 16' bgs. Additionally, eleven (11) temporary wells, four (4) groundwater monitoring wells to 20' bgs and one (1) piezometer to 40' will be advanced. All permanent wells will be sampled for four (4) rounds of groundwater monitoring

Proposal Cost: \$26,456

KPRG

KPRG proposes fifteen (15) soil samples from two (2) interior and three (3) exterior soil borings. They propose to install three (3) temporary wells, four (4) monitoring wells to 18' bgs and one (1) piezometer to 45' bgs.

Proposal Cost: \$23,875

SUMMARY

	<u>Sigma</u>	<u>Giles</u>	<u>Terracon</u>	<u>KPRG</u>
Soil Borings	8 (8)	8 (16)	11 (29)	5 (15)
Monitor Wells	3	4	4	4
Temp. Wells	8	0	11	3
Piezometers	1	0	1	1
Estimate	\$28,070	\$22,535	\$26,456	\$23,875

Compare/Contrast

All four bids include one sub-slab vapor sample, investigative waste disposal, preparation of a work plan/health and safety plan, bid solicitation for subcontract work, migration pathway/receptor analysis and report preparation. All the bids appear to be compliant with Wis. Admin. Code NR 169.23 in that they contain the obligatory certifications, insurance requirements and project schedule.

Sigma's proposal would likely need to be increased by the costs of performing a fourth round of groundwater monitoring. Giles' scope of work does not seem to address the requirement to investigate groundwater adequately. We believe that a comprehensive proposal should evaluate vertical definition, which includes a piezometer. Terracon's bid included the most number of soil and groundwater samples. They proposed a phased approach in which they would "step out" with the additional work only if the first phase data indicated the next phase was warranted. KPRG submitted a concise and coherent scope of work, however, in comparison to Terracon, they have half as many soil samples and almost a quarter as many temporary wells (which can be a cost-effective approach to groundwater monitoring.)

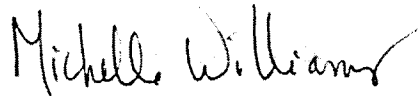
Recommendation

Based on the quality of bids and the quantity of data that can be generated for the most cost-effective budget, we recommend that Terracon be awarded the contract

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to conduct the site investigation. Please contact either me at 262-951-4599 or Don Gallo at 262-951-4555 with any questions.

Yours very truly,



Michelle L. Williams

REINHART:2696847MIW:SW

Encs.

cc Mr. Dan Martino (w/encs.)  
Donald P. Gallo, Esq. (w/encs.)