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March 22, 2011

Mr. Brian O'Connell
Director of City Development
City Hall, Room 102
730 Washington Avenue
Racine, WI 53403

**RE: Scope and Budget for Supplemental Environmental Site Investigation
Former Racine Steel Castings Corporation
1425 North Memorial Drive
Racine, WI 53404**

Dear Mr. O'Connell:

Thank you for meeting with us the other day. It's always helpful to discuss information face to face and make sure everyone is on the same page regarding the project direction.

As we discussed, a scope for the proposed additional work and a cost estimate is provided below.

SCOPE-OF-WORK AND COST ESTIMATE

Task 1: Field Work: Sample Groundwater

Complete one additional round of groundwater sampling at all available wells at the property. Laboratory analysis for the same parameters as the first round plus additional analysis for PCB's and metals to clarify the magnitude and extent of the initial results.

- 14 temp wells
- 5 monitoring wells
- 3 piezometers
- 2 days labor plus equipment

Task 2: WDNR File Review, Data Evaluation and Interpretation

Review WDNR files to obtain detailed information on the open BRRTs numbers associated with the property, and to evaluate the closure requirements for the remaining

open LUST cases. This task will also help evaluate whether there is a need for additional Geoprobe borings to confirm the existence/location of reported abandoned USTs at the property.

- 3 open LUST BRRTS numbers
- 1 open ERP BRRTS number

Task 3: Interim Report Preparation

After completion of Tasks 1 and 2 above, prepare a report summarizing all findings to date for submittal to the WDNR for technical review. The data collected during the completion of Tasks 1 and 2 will be evaluated and interpreted to assess the need/scope for additional investigative activities. This report will be discussed with you and presented in draft format prior to submittal to the DNR.

At this point, the anticipated recommendations may include:

1. Installation of additional Geoprobos near areas where additional definition of soil contamination may be needed (PCB's detected, former transformers).
2. Assessment of the presence or location of the reported abandoned-in-place USTs, using either Geoprobe borings or other location methods.
3. Discuss whether removal of the remaining in place tanks is necessary.
4. Flush and removal of the former floor drain and oil / water separator on the northwest corner of the parcel.
5. Proposed conceptual development that would utilize a surficial impermeable cap & maintenance plan

Task 4: Project Management & Coordination

Oversight of the field work, coordination and communication with the DNR and Racine Redevelopment.

Cost Estimate

The estimated cost is shown on Table 1, including additional laboratory services, which will be forwarded to you for payment with no mark-up.

We trust this information meets your needs, and look forward to beginning the additional investigative work. A change order for the proposed additional investigative work is attached.

Please call to discuss if you have any questions or need additional information. We will proceed with the additional activities upon receipt of the signed change order.

Sincerely,

A handwritten signature in blue ink that reads "Ken Ebbott".

Ken Ebbott, P.G.
Director of Remediation Services

A handwritten signature in blue ink that reads "Mark C. Murray".

Mark Murray, P.G.
Project Manager

Enclosures: Table 1: Cost Estimate
Change Order

Cc: Ms. Tina Chitwood, Racine County Economic Development Corporation

TABLE 1: Cost Estimate for Supplemental Environmental Site Investigation
Former Racine Steel Castings, Racine, WI

<u>Item</u>	<u>Unit Cost</u>	<u>Units</u>	<u>Cost</u>	<u>Subtotals</u>	<u>Totals</u>
Commodity Services					
<u>Laboratory</u>					
VOC - GW	\$55.00	22	\$1,210.00		
PAH - GW	\$60.00	13	\$780.00		
PCB - GW	\$75.00	6	\$450.00		
RCRA Metals - GW	\$69.00	18	\$1,242.00		
		Lab Subtotal		\$3,682.00	
Commodity Services Total					\$3,682.00
Consulting Services : Alpha Terra Science					
<u>Item</u>	<u>Unit Cost</u>	<u>Units</u>	<u>Cost</u>	<u>Task Subtotals</u>	<u>Totals</u>
Task 1: Field Work: Sample Groundwater					
Sr. Hydrogeologist : Set-up / PM	\$95.00	4	\$380.00		
Sr. Tech.-Sample	\$70.00	22	\$1,540.00		
Sample Packaging and Shipment, Forms	\$70.00	4	\$280.00		
Travel	\$50.00	6	\$300.00		
Vehicle	\$0.51	360	\$183.60		
Peristaltic pump, WL Probe	\$61.00	2	\$122.00		
Water Chem Meter	\$125.00	2	\$250.00		
Field Supplies	\$30.00	2	\$60.00		
Filters	\$20.00	18	\$360.00		
Per Diem	\$125.00	1	\$125.00		
		Task 1 Subtotal		\$3,600.60	
Task 2: WDNR File Review, Data Evaluation and Interpretation					
Sr. Hydrogeologist	\$95.00	16	\$1,520.00		
Sr. Technician-Drafting	\$55.00	8	\$440.00		
Copies	\$100.00	1	\$100.00		
Travel	\$50.00	3	\$150.00		
Vehicle	\$0.51	180	\$91.80		
		Task 2 Subtotal		\$2,301.80	
Task 3: Interim Report Preparation					
Sr. Engineer	\$95.00	1	\$95.00		
Sr. Hydrogeologist	\$95.00	16	\$1,520.00		
Sr. Technician	\$70.00	8	\$560.00		
Drafting	\$55.00	6	\$330.00		
Administrative	\$50.00	1	\$50.00		
WDNR Technical Review Fee	\$500.00	1	\$500.00		
		Task 3 Subtotal		\$3,055.00	
Task 4: PM & Coordination					
Sr. Hydrogeologist	\$95.00	8	\$760.00		
Sr. Technician	\$70.00	4	\$280.00		
		Task 4 Subtotal		\$1,040.00	
Consultant Total					\$9,997.40
Supplemental Environmental Site Investigation Total					\$13,679.40

PREVIOUS APPROVAL

\$38,489.50

REVISED PROJECT TOTAL

\$52,168.90