



August 28, 2018

Mr. Eric Ogden
Oak Creek Rawson Industrial, LLC
100 S. Wacker Drive, Suite 950
Chicago, IL 60606

RE: **Public Bidding Deferred – Cost Cap Approved**

PECFA # 53154-1437-10-C DNR BRRTS # 02-41-107191
Former Biogenesis Enterprises, Inc. (Former), 610 W. Rawson Ave., Oak Creek

On August 13, 2018, the Wisconsin Department of Natural Resources (Department) received a scope of work (SOW) and cost estimate utilizing the chapter NR 747, Wisconsin Administrative Code, Usual and Customary Cost Schedule (Cost Schedule) for the site referenced above.

The Department has determined that the submitted SOW is reasonable and **approves** the additional costs, with modifications. This site will be deferred from the public bidding process at this time. The Department will contact you if this site will be bid in the future.

The Department is approving costs to collect and analyze soil samples from 10 locations, as requested, except that the 4 borings furthest west are not considered eligible (2 in the southwest corner, and 2 of 3 in the mill scale area), as these cannot be linked to releases from the petroleum tank systems. Full volatile organic compounds (VOCs) analysis was requested; however, only petroleum VOCs plus naphthalene analysis can be approved. After the initial sampling, these are the constituents of concern for the PECFA-eligible releases. It is noted, though, that full VOC analysis is appropriate for investigating all sources at this site. A copy of the Department worksheet for the Cost Schedule tasks is enclosed for your reference.

Deferment Cost Cap Approved:

\$3,766.33

Be reminded that ch. NR 700 semi-annual progress reporting is required until this case is closed.

Note: A claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task). If a claim for costs incurred is not submitted within this deadline, the costs will not be eligible for PECFA reimbursement. If you need assistance with filing your claim, please contact Tim Prosa at (608) 261-7715.

Usual and customary costs for activities included in this approval will only be reimbursed at a rate equal to or less than what is allowed on the Cost Schedule, and are reimbursed based upon the Cost Schedule that is in effect at the time the activity is performed. Costs for activities not included in this approval are not reimbursable without prior Department authorization.

Regulatory Correspondence (Task 7, Activity RC05), Claim Submittal (Task 27, Activity CS05) and Standardized Invoice (Task 28, Activity SI05) costs are not included in the cap approved above. These activities will be reimbursed according to the task specifications and with submittal of proper supporting documentation at claim review time.

The Department considers the consultant the primary controller of costs during these activities. This approval does not guarantee eligibility of any specific costs that have been incurred or that may be incurred in the future. Final determination regarding the eligibility of costs will be made by the claim reviewer when the entire claim, including all invoices and reports, is submitted for payment.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 263-8757.

Sincerely,



Linda M. Michalets
Hydrogeologist
Remediation and Redevelopment Program

Enclosure: Usual and Customary Cost Schedule Worksheet

cc: Mr. Stephen Meer, Sigma Group, Inc. (via email)

Usual & Customary Cost Schedule Worksheet #24 (July 2018 - December 2018) for Form RR-100a

PECFA #:		53154-1437-10-C					Cost Schedule Total		\$3,766.33
BRRTS #:		02-41-107191					Variance Total		\$0.00
Site Name:		Biogenesis Enterprises, Inc. (Former)					Grand Total		\$3,766.33
Site Address:		610 W. Rawson Ave., Oak Creek, WI							
Date:		August 28, 2018							
#	Task	Provider	Ref Code	Activity Reference Code Description	Unit	Units	Unit Cost	Total Cost	Notes
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	ft	120	\$ 5.36	\$ 643.20	10 borings for PECFA eligible sources
12	Direct Push	Consultant	DP30	Primary Mob/Demob	Site	1	\$ 512.10	\$ 512.10	
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	ft	120	\$ 6.93	\$ 831.60	Minus 48 feet from 4 ineligible locations
12	Direct Push	Commodity	DP60	Borehole Abandonment	ft	120	\$ 1.26	\$ 151.20	
12	Direct Push	Commodity	DP80	Mob/Demob (Includes Decon)	Site	1	\$ 526.05	\$ 526.05	
27	Claim Submittal		CS05	Claim Submittal	Claim		\$ 585.90	\$ -	As allowed
28	Standardized Invoice		SI05	Standardized Invoice	Invoice		\$ 17.64	\$ -	As needed, with documentation
33	Soil Sample	Laboratory	S6	PVOC + Naphthalene	Sample	20	\$ 36.02	\$ 720.40	10 borings, with 2 samples each
33	Soil Sample	Laboratory	S7	VOC	Sample	0	\$ 71.93	\$ -	Replaced by PVOCs + N
36	Change Order Request		COR05	Change Order Request	Change Order	1	\$ 381.78	\$ 381.78	Added