



October 4, 2019

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 FID # 241020010
Biogenesis Enterprises (Former), 610 W. Rawson Ave., Oak Creek

On September 12, 2019, 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, with minor revisions, and **approves** the additional costs. In a meeting with your representatives on October 2, 2019, the Department stated that costs requested for reinstallation of monitoring wells due to site development activities would not be eligible for PECFA reimbursement, as they would be considered duplicative. Subsequently, the Department reviewed the previous PECFA claims and it appears that costs to install the nine monitoring wells in 2018 were not submitted for reimbursement. Therefore, the installation of the wells in this request are not duplicative costs and are eligible for reimbursement. 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 costs that are being approved in this letter are only for consideration of the site activities directly related to the discharges from aboveground and underground petroleum storage tank sources that have been determined to be PECFA-eligible. These are not the only activities that will be required to bring this site to closure. At a minimum, additional piezometers and laboratory analyses are required for the overall site characterization, cleanup and closure.

The Department is approving costs for activities that include installing, developing, surveying and sampling nine monitoring wells. Costs to complete four rounds of groundwater monitoring of 13 total monitoring wells are being approved, rather than the eight rounds requested. Four sample rounds are the maximum number that can be completed before the PECFA end date of June 30, 2020. Laboratory costs for analysis of petroleum volatile organic compounds (PVOCs) and naphthalene are approved. A copy of the Department worksheet for the Cost Schedule tasks is enclosed for your reference.

Deferment Cost Cap Approved:

\$ 24,706.62

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.

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 proper supporting documentation submitted with the PECFA claim.

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. Steve Meer, The Sigma Group, Inc.

Usual & Customary Cost Schedule Worksheet #26 (July 2019 - December 2019) for Form RR-111a

PECFA #: 53154-1437-10-C
 BRRTS #: 02-41-107191
 Site Name: Biogenesis Enterprises (Former)
 Site Address: 610 W. Rawson Ave., Oak Creek, WI
 Date: October 4, 2019

Cost Schedule Total	\$24,706.62
Variance Total	\$0.00
Grand Total	\$24,706.62

Task #	Task Description	Services	Activity Code	Activity Reference Code Description	Unit	Units	Max Unit Cost	Total Cost	Notes
1	Groundwater Sampling		GS05	Sample Collection	Well	60	\$ 74.62	\$ 4,477.20	13 monitoring wells per round
1	Groundwater Sampling		GS25	Primary Mob/Demob	Site	4	\$ 690.92	\$ 2,763.68	Reduced to 4 rounds
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	3	\$ 141.24	\$ 423.72	Added
4	Waste Disposal	Commodity	WD10	Groundwater Sample and/or Purge	Drum	10	\$ 43.37	\$ 433.70	Added
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	9	\$ 111.39	\$ 1,002.51	
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	3	\$ 316.47	\$ 949.41	1 mob for soil & 2 mobs for groundwater disposal
6	Letter Report/Addendum		LRA05	Letter Report/Addendum	Letter	1	\$ 1,070.47	\$ 1,070.47	
7	Regulatory Correspondence		RC05	Regulatory Correspondence	Letter/Status Update		\$ 132.81	\$ -	
10	Initial Site Survey - Features and Well Elevations	Consultant	IS10	Subsequent Surveys	Well	9	\$ 113.45	\$ 1,021.05	
13.b	Consultant Oversight Drilling in Unconsolidated Soils - Without Soil and/or Groundwater Sampling	Consultant	DR25	Consultant Oversight	ft	135	\$ 1.63	\$ 220.05	
13.b	Consultant Oversight Drilling in Unconsolidated Soils - Without Soil and/or Groundwater Sampling	Consultant	DR30	Primary Mob/Demob	Site	1	\$ 555.68	\$ 555.68	
13.e	Drilling in Unconsolidated Soils - Without Soil and/or Groundwater Sampling	Commodity	DR60	Drilling in Unconsolidated Soils	ft	135	\$ 12.33	\$ 1,664.55	
14	Monitoring Well Installation - Consultant Oversight	Consultant	MWI05	0 - 25 ft bgs	ft	135	\$ 4.01	\$ 541.35	
14	Monitoring Well Installation	Commodity	MWI15	2 inch PVC Casing	ft	135	\$ 17.20	\$ 2,322.00	
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	9	\$ 152.06	\$ 1,368.54	
15	Miscellaneous Drilling Activities and Supplies		MDT05	Drill Rig Mob/Demob (includes decontamination)	Mob/Demob	1	\$ 1,059.72	\$ 1,059.72	
15	Miscellaneous Drilling Activities and Supplies		MDT10	Well Cover/flushmount	Each	9	\$ 208.73	\$ 1,878.57	
15	Miscellaneous Drilling Activities and Supplies		MDT21	Drum 55 gallon DOT steel	Drum	19	\$ 56.78	\$ 1,078.82	Estimated 9 drums soil, 2 drums well development, 2 drums per gw mon event
27	Claim Submittal		CS05	Claim Submittal	Claim		\$ 603.48	\$ -	
28	Standardized Invoice		SI05	Standardized Invoice	Invoice		\$ 18.17	\$ -	
33	Water Sample	Laboratory	W4	PVOC + Naphthalene	Sample	60	\$ 31.26	\$ 1,875.60	Reduced to 4 rounds with duplicates