



March 16, 2020

Michael Zacker  
Talman Ventures LLC  
4515 Washington Rd.  
Kenosha, WI 53144

**RE: Approval of Additional Site Investigation Funding**

PECFA # 53142-3443-18-A DNR BRRTS # 03-30-409382 FID # 230058620  
Heimes Garage, 3418 66th St., Kenosha

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Site Investigation Exceedance Request Received: February 25, 2020

The Wisconsin Department of Natural Resources (Department) received a request to exceed the \$20,000 investigation cost cap for the site referenced above. The Department is approving costs that your consultant requested to complete the investigation.

The scope of work includes, but is not limited to, advancement and installation of two groundwater monitoring wells, two rounds of groundwater monitoring, vapor intrusion assessment/sampling and preparation of a Site Investigation Report and Remedial Action Options Report. A copy of the Department worksheet for the chapter NR 747, Wisconsin Administrative Code, Usual and Customary Cost Schedule (Cost Schedule) tasks is enclosed for your reference.

<b>Site Investigation Cap:</b>	<b>\$20,000.00</b>
<b>Additional Site Investigation Costs Approved:</b>	<b><u>\$19,010.15</u></b>
<b>Site Investigation Cost (Excluding Interest) Cap:</b>	<b><u>\$39,010.15</u></b>

**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 submittal of proper supporting documentation at claim review time.

**The Department approves a variance from the Cost Schedule for additional labor costs (10 hours @ staff professional rate of \$112.96 per hour) to prepare a Remedial Action Options Report.** Do not include these costs (\$1,129.60) on the standardized invoice for usual and customary cost activities. Include

these costs on a separate company invoice. When you submit the claim for these costs, please attach a copy of this letter and the attached worksheet for the claim reviewer's reference.

Upon completion of the investigation, you must submit a complete site investigation report with a request for closure or a request that the report be evaluated for public bidding. In addition, ch. NR 700 semi-annual progress reporting is required until this case is closed.

The Department considers the consultant the primary controller of costs during the site investigation. 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 (920) 893-8524.

Sincerely,

A handwritten signature in cursive script that reads "Lee R. Delcore".

Lee R. Delcore  
Hydrogeologist  
Remediation and Redevelopment Program

Enclosure: Usual and Customary Cost Schedule Worksheet

cc: Sean Cranley, Midwest Environmental Consulting (email)

**Usual & Customary Cost Schedule Worksheet #27 (January 2020 - June 2020) for Form RR-113a-E**

<b>PECFA #:</b>	53142-3443-18A	<table border="1"> <tr> <td><b>Cost Schedule Total</b></td> <td>\$17,880.55</td> </tr> <tr> <td><b>Variance Total</b></td> <td>\$1,129.60</td> </tr> <tr> <td><b>Grand Total</b></td> <td><b>\$19,010.15</b></td> </tr> </table>	<b>Cost Schedule Total</b>	\$17,880.55	<b>Variance Total</b>	\$1,129.60	<b>Grand Total</b>	<b>\$19,010.15</b>
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<b>BRRTS #:</b>	03-30-409382							
<b>Site Name:</b>	Heimes Garage - Former							
<b>Site Address:</b>	3418 66th St., Kenosha, WI 53142							
<b>Date:</b>	March 16, 2020							

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	8	\$ 74.62	\$ 596.96	
1	Groundwater Sampling		GS25	Primary Mob/Demob	Site	1	\$ 690.92	\$ 690.92	
4	Waste Disposal	Consultant	WD05	Consultant Coordination	Site	1	\$ 141.24	\$ 141.24	
4	Waste Disposal	Commodity	WD10	Groundwater Sample and/or Purge	Drum	6	\$ 43.37	\$ 260.22	
4	Waste Disposal	Commodity	WD15	Drill Cuttings	Drum	3	\$ 111.39	\$ 334.17	
4	Waste Disposal	Commodity	WD25	Primary Mob/Demob	Site	1	\$ 316.47	\$ 316.47	
10	Initial Site Survey - Features and Well Elevations	Consultant	IS10	Subsequent Surveys	Well	3	\$ 113.45	\$ 340.35	
13.a	Consultant Oversight Drilling in Unconsolidated Soils - With Soil Sampling	Consultant	DR05	For depth interval 0 - 25 ft bgs	ft	45	\$ 5.56	\$ 250.20	
13.a	Consultant Oversight Drilling in Unconsolidated Soils - With Soil Sampling	Consultant	DR20	Primary Mob/Demob	Site	1	\$ 652.34	\$ 652.34	
13.d	Drilling in Unconsolidated Soils - With Soil Sampling	Commodity	DR45	0 - 25 ft bgs	ft	45	\$ 17.20	\$ 774.00	
14	Monitoring Well Installation - Consultant Oversight	Consultant	MWI05	0 - 25 ft bgs	ft	45	\$ 4.01	\$ 180.45	
14	Monitoring Well Installation	Commodity	MWI20	Well Development	Well	3	\$ 152.06	\$ 456.18	
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	1	\$ 208.73	\$ 208.73	
15	Miscellaneous Drilling Activities and Supplies		MDT15	Stickup Well Cover	Each	2	\$ 168.83	\$ 337.66	
15	Miscellaneous Drilling Activities and Supplies		MDT20	Bumper Guard Posts	Each	2	\$ 71.38	\$ 142.76	
15	Miscellaneous Drilling Activities and Supplies		MDT21	Drum 55 gallon DOT steel	Drum	10	\$ 56.78	\$ 567.80	
15	Miscellaneous Drilling Activities and Supplies		MDT40	Concrete Penetration	Each	1	\$ 75.06	\$ 75.06	
15	Miscellaneous Drilling Activities and Supplies		MDT41	Private Utility Locate	ACTUAL COST	1	\$ 280.00	\$ 280.00	
15	Miscellaneous Drilling Activities and Supplies		MDT45	Pad Locks	Each	3	\$ 8.22	\$ 24.66	
21	Access Agreements		AA05	Access Agreements	Property	2	\$ 414.00	\$ 828.00	
23	Soil and Groundwater Investigation Report		SGIR05	Soil and Groundwater Investigation Report	Report	1	\$ 5,114.31	\$ 5,114.31	
33	Water Sample	Laboratory	W4	PVOC + Naphthalene	Sample	5	\$ 31.26	\$ 156.30	
33	Water Sample	Laboratory	W5	VOC	Sample	3	\$ 74.09	\$ 222.27	
33	Soil Sample	Laboratory	S6	PVOC + Naphthalene	Sample	3	\$ 37.10	\$ 111.30	
36	Change Order Request		COR05	Change Order Request	Change Order	1	\$ 393.23	\$ 393.23	
37	Vapor Point Installation & Sampling		VIS05	Installation & Sampling	Point	5	\$ 510.26	\$ 2,551.30	
37	Vapor Point Installation & Sampling		VIS06	Installation Equipment	Day	1	\$ 170.00	\$ 170.00	
37	Vapor Point Installation & Sampling		VIS10	Mob/Demob	Event	1	\$ 643.95	\$ 643.95	
	Variance	Consultant		Remedial Action Options Report Preparation	hr	10	\$ 112.96	\$ 1,129.60	