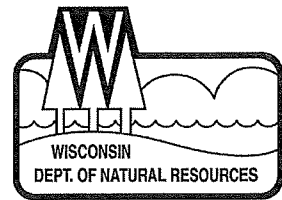


State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1155 Pilgrim Rd
Plymouth, WI 53073

252 260800
Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



January 12, 2016

Chuck Ricksecker
2423 Racine St
Mt. Pleasant, WI 53403

RE: Approval of Additional Site Investigation Funding

PECFA # 53403-3348-23-A DNR BRRTS # 03-52-554541
Fox Property (Historical Standard Oil), 2423 Racine St, Racine

Site Investigation Exceedance Request Received: December 1, 2015

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, vapor intrusion assessment activities, advancement of five probeholes to be sampled and completed as temporary wells monitoring wells, four rounds of groundwater monitoring, and submittal of a complete site investigation report. Supplemental reporting costs were included in the variance approval amount for a report to document the vapor assessment activities, etc. That report is to be submitted within 30 days of completion of the second round of groundwater sampling. 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.

Expended to Date:	\$19,996.41
Additional Investigation Costs Requested:	\$13,405.40
Total Site Investigation Cost (Excluding Interest) Cap:	\$33,401.81
Statutory Site Investigation Cap:	\$20,000.00
Net Cost Cap Approval Amount:	\$13,401.81

Note: Per the recently enacted State budget (Wisconsin Act 55), a claim for PECFA reimbursement must be submitted within 180 days of incurring costs (i.e., completing a task), or by February 1, 2016, whichever is later. If a claim for costs incurred is not submitted within these deadlines, 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 approves a variance from the Cost Schedule for vapor intrusion sampling, equipment, laboratory analysis, labor, and reporting. Include these costs (\$2,490.80) on the standardized invoice for usual and customary cost activities. 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. The Department waives the commodity three-bid requirement with this variance approval.

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,



Lee R. Delcore
Hydrogeologist
Remediation and Redevelopment Program

Enclosure: Usual and Customary Cost Schedule Worksheet

cc: ReadyEarth Consulting, Inc.

Usual & Customary Cost Schedule Worksheet #18 (effective July 1, 2015)											
PECFA #:		53403-3348-23-A				<div>Grand Total</div> <div>\$13,405.40</div>					
BRRS:		03-52-554541									
Site Name:		Fox Auto Salvage									
Site Address:		2423 Racine St, Racine									
Date:		January 12, 2016									
#	Task	Provider	Ref Code	Activity Reference Code Description	Unit	Units	Unit Cost	Consultant Cost	Total Cost	Notes	
1	Groundwater Sampling		GS05	Sample Collection	Well	24	\$69.00		\$ 1,656.00		
1	Groundwater Sampling		GS25	Primary Mob/Demob	Site	3	\$598.20		\$ 1,794.60	4th unit approved as incremental to Hydraulic Conductivity Testing	
1	Groundwater Sampling		GS30	Temp Well Abandonment	Well	5	\$25.70		\$ 128.50		
6	Letter Report/Addendum		LRA05	Letter Report/Addendum	Letter	0	\$989.80		\$ -	Cannot approve as usual and customary cost prior to submittal of SI	
12	Direct Push	Consultant	DP05	0 - 24 ft bgs W/ Continuous Soil Sampling	ft	60	\$5.10		\$ 306.00		
12	Direct Push	Consultant	DP20	Groundwater Sample Collection (to be used in conjunction with activity DP05 or DP10)	Each	5	\$34.30		\$ 171.50		
12	Direct Push	Consultant	DP25	Temporary Well Installation	Each	5	\$47.50		\$ 237.50		
12	Direct Push	Consultant	DP30	Primary Mob/Demob	Site	1	\$487.70		\$ 487.70		
12	Direct Push	Commodity	DP35	0 - 24 ft bgs W/ Continuous Soil Sampling	ft	60	\$6.60		\$ 396.00		
12	Direct Push	Commodity	DP75	Temporary Well Installation (use DP45 to advance this borehole)	ft	60	\$5.00		\$ 300.00		
12	Direct Push	Commodity	DP80	Mob/Demob (includes Decon)	Site	1	\$501.00		\$ 501.00		
19	Hydraulic Conductivity Testing		HCT05	Hydraulic Conductivity Testing	Well	2	\$55.80		\$ 111.60		
19	Hydraulic Conductivity Testing		HCT10	Mob/Demob	Site	1	\$621.70		\$ 621.70		
21	Access Agreements		AA05	Access Agreements	Property	1	\$382.80		\$ 382.80		
23	Soil and Groundwater Investigation Report		SGIR05	Soil and Groundwater Investigation Report	Report	1	\$4,728.90		\$ 2,313.90		
26	Site Specific RCL Calculations For Direct Contact Risk		SSRCL05	SSRCL Calculations	Site	1	\$368.30		\$ 368.30		
33	Water Sample	Laboratory	W4	PVOC + Naphthalene	Sample	31	\$28.90	24.00	\$ 744.00		
33	Soil Sample	Laboratory	S6	PVOC + Naphthalene	Sample	5	\$34.30	24.00	\$ 120.00		
34	Consultant Incremental Mob/Demob	Consultant	IMD05	Incremental Mob/Demob	Site	1	\$273.50		\$ 273.50	4th unit of GW monitoring	

Variance Description		U & C Total		\$ 10,914.60
Vapor intrusion sampling, equipment, lab analysis, labor and reporting	Lump	1	\$2,490.80	\$ 2,490.80
			Variance Total	\$ 2,490.80
			Grand Total	\$ 13,405.40