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Mr. Binyoti Amungwafor
Department of Natural Resources
1027 West St. Paul Avenue
Milwaukee, WI 53233

Date: November 5, 2021
Our Ref: 30110088
Subject: Request for Review and Approval of Post-Closure Modification Plan, 4775 West Electric Avenue (Centennial Place), West Milwaukee, Wisconsin, FID #241013410, BRRTS No. 02-41-245955

Dear Mr. Amungwafor,

On behalf of IP Electric Avenue, LLC, Arcadis has prepared the enclosed Post-Closure Modification Plan for the property located at 4775 West Electric Avenue (Lot 2 of CSM 7945), West Milwaukee, Wisconsin (the Site) for review and approval. This letter is being submitted in conjunction with Form 4400-237 *(Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request)*, included herein as Attachment A. The review fees for this request have been submitted to the Wisconsin Department of Natural Resources (WDNR) in a separate submittal.

The WDNR issued regulatory closure for this Site in a letter dated January 26, 2021. The closure included several Continuing Obligations that the property owner must adhere to as a condition of closure. Based on the proposed remodeling activities that will be completed to accommodate a new tenant (General Electric) in the existing building, the proposed plans will impact the existing direct contact barrier and vapor mitigation system (VMS) that was constructed at the Site to address residual impacts remaining at the Site. Based on the Continuing Obligations that apply to this Site, any disturbance of the barrier or VMS requires notification to the WDNR and submittal of a Post-Closure Modification Plan per WDNR Guidance RR-987. The purpose of the enclosed submittal is to provide details of the proposed alterations in order to secure WDNR approval prior to the start of the remodeling activities.

Site Background

Soils on the parcel have been impacted by chlorinated volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). The PAHs and PCBs are primarily located in the shallow vadose zone surface soils from a depth of 0 to 5 ft below ground surface (ft bgs), and chlorinated VOCs have been detected from a depth of 0 to 16 ft bgs. The primary constituents of concern in groundwater are chlorinated VOCs. The residual groundwater contamination is limited to the eastern area of the Site.

In approximately 2019 the Site was redeveloped with a light industrial flex building, paved surfaces, and landscaping. The building consists of an 86,500 square feet single-story slab on grade structure, without a basement or crawl space. Additional Site redevelopment included construction of new asphalt driveways and parking lots north, west, and south of the building, and landscaping elements surrounding the paved surfaces. The site layout is shown on Figure 1.

Remediation History

The WDNR-approved remedial actions at this Site included the following elements:

1. The use of Engineering Controls including engineered barriers and a VMS to mitigate direct contact, ingestion, and vapor migration exposure pathways.
2. A groundwater treatment program to reduce the mass of VOCs in groundwater. The groundwater was treated in-situ by applying a carbon amendment solution through injection wells.
3. A groundwater monitoring program to evaluate groundwater quality.
4. Preparation of institutional controls including environmental redevelopment plans and placement of the Site on the WDNR Registry of Closed Remediation Sites.

Due to the presence of residual VOCs in soil and groundwater at the Site, a VMS was proactively installed at the Site during building construction. The VMS consists of a vapor barrier (gas tight geomembrane) and a soil gas venting system that acts as a sub-slab depressurization system. The system was installed below the building floor slab within the footprint of the building. The components of the soil gas venting system include a gas permeable layer, soil gas vent piping, and four separate vent risers that were fitted with wind turbines terminating above the roof of the building. The vapor barrier consists of a geomembrane fastened to the building footings, fastening equipment, and a protective layer overlying the geomembrane (e.g., sand, geotextile, or both). Additional details of the VMS construction were documented in the Arcadis *NR 724 Remedial Construction Documentation Report* submitted to the WDNR in April 2020.

Summary of Proposed Building Remodeling Plans

The current tenant (General Electric) plans to use the building as a light manufacturing facility for the manufacture and assembly of medical equipment. It is important to note that the land use and zoning classification that applied at the time regulatory closure was granted will not change, and the proposed Site use is consistent with industrial land use. Surface re-grading on the exterior will not be required; therefore, the existing landscaping and paved surfaces that serve as a direct contact barrier around the building will not be disturbed, nor will any new buildings be constructed on the property. In addition, the existing building footprint will not be expanded laterally and therefore the current VMS installed during the original building construction is sufficient to address the vapor intrusion pathway beneath the existing building.

There are several elements of the proposed remodeling plans that will disturb sections of the direct contact barrier and/or the VMS system on the interior of the building. The primary drawings that depict the proposed interior building features and exterior features are included in Attachment B. The drawings that are enclosed and the features represented on each drawing are as follows:

- Drawing 20.A101: Depicts the overall plans for the first floor, including new interior walls, stairwells, and the general layout and use of the remodeled facility.
- Drawing 20.AD101: Depicts the detailed first floor demolition plans. This drawing provides a comprehensive view of the areas where concrete demolition of the floor and select building footings will be required to accommodate the proposed interior remodeling plans. This drawing provides a reference for areas where the direct contact barrier and/or VMS system may be breached when concrete slabs are removed and/or footings are removed or reinforced.
- Drawing 20.S100: Similar to 20.AD101, this drawing depicts the areas where the existing concrete slab, various concrete footings, and/or sections of the VMS and direct contact barrier will be disturbed to accommodate the new development. All sections of the existing VMS system and direct contact barrier that are disturbed in the areas highlighted in red will be repaired and replaced with like materials consistent with the original construction of these remedial elements.

- Drawing 19505 (Exterior Plan): Depicts the exterior locations that will be affected by installation of the concrete posts used to support the new perimeter fence.

The proposed plans that may disturb portions of the existing barrier and/or VMS are summarized as follows:

Building Interior:

- Sub-slab work that will be performed to install new or retrofit existing utilities beneath the building slab, including plumbing, sanitary, and electrical conduit installations.
- Sub-slab work that will be performed to install an elevator pit for a new elevator (see Drawing 20.A101 for elevator location).
- Sub-slab work that will be performed to reinforce some of the existing footings and/or to install new footings to support proposed interior features that require additional support. Interior features that will need additional footers or reinforced footers include a mezzanine (above the PET D Assembly area), new stairwells, overhead doors along the north wall of building, an interior crane, and build outs for various interior wall divisions. These features are shown on Drawings 20.A101 and 20.S100.

Exterior:

- Installation of concrete posts to support new fencing and vehicle gates around the perimeter of the property (Reference Drawing 19505).

Construction Management Plan

VMS System and Direct Contact Barrier Repairs

As previously described herein, a VMS was proactively installed at the Site beneath the existing building foundation during construction of the original building. A vapor investigation was conducted between 2019 and 2020 following completion of construction activities. The data collected during the vapor investigation indicated the sub-slab VOC concentrations for all constituents of concern were below the applicable vapor risk screening levels, and the indoor air concentrations were below the vapor action levels. Therefore, although the VMS features remained in place following site closure, the WDNR agreed that operation of the VMS would be voluntary and there would be no requirements for performance verification and long-term operation and maintenance as long as the building continued to be used for commercial or industrial purposes. The proposed building and land use for the remodeled facility will be consistent with the land use that applied at the time the WDNR granted site closure in January 2021. Because operation of the VMS system will continue on a voluntary basis upon completion of the proposed remodeling activities, all elements of the existing VMS system will be repaired or replaced as required to facilitate future system operation.

For the proposed construction plans, where a footing or utility retrofit, repair, or new installation is necessary, the vapor barrier (geomembrane liner), gas permeable layer, geovent material, and soil gas vent piping shall be repaired so that the VMS functions as it was intended in the original design. Where the concrete slab, geomembrane liner, and other elements of the VMS are breached or penetrated, the liner, all elements of the VMS, and the concrete slab shall be repaired in kind. All elements of the VMS system will be repaired consistent with the original VMS system as described in Appendix D of the *NR 724 Remedial Construction Documentation Report* dated April 2020. In addition, where penetrations occur, all elements of the direct contact barrier will be repaired consistent with the proposed Direct Contact Barrier Plan presented in Appendix B of the *NR 724 Remedial Construction Documentation Report.*

The General Contractor has been advised to review the planned demolition and construction areas relative to the VMS components, and to identify barriers, membranes, pipes, vents, risers, and any other features comprising the remedial elements that will need to be repaired with like materials. The General Contractor will subcontract all required repairs of the VMS to a licensed subcontractor who is qualified to make the necessary repairs. The specific repair procedures for the VMS system and the CETCO Liquid Boot® Vapor Barrier System are provided in Attachment C.

Soil Management Plan

Based on the proposed construction plans, approximately 525 cubic yards of soil will be generated during the remodeling activities. That estimate includes spoils from structural, site, plumbing and electrical scopes of work, including soils generated from footing or utility trenching and from the installation of exterior fence posts around the perimeter of the property. It is assumed that some or all of the excavated soils may contain some level of VOCs, PAHS, and/or PCBs consistent with prior soil sampling conducted at the Site in 2018 and 2019. Because these soils cannot be managed or re-used on-site without disturbing the existing pavement and landscaping, the soils will be hauled off-site and disposed at a licensed landfill. Soil data collected in 2018 and 2019 will be used to properly characterize and manage the soils in accordance with all applicable state laws. The General Contractor will secure approval from a licensed landfill for soil disposal prior to commencing with any subsurface work that will generate soil. All excavated soil that is temporarily staged outside the building will be, at a minimum, placed onto plastic sheeting and covered, or placed into a watertight container such as a covered roll-off box or steel drum, and stored on-site pending disposal at a licensed landfill. Alternatively, soils may be direct loaded onto trucks for transport to the landfill. Soil that is temporarily staged inside the building during construction activities will be placed onto plastic sheeting until it is transported off-site to a licensed landfill.

Closing

On behalf of IP Electric Avenue, LLC, Arcadis is requesting review and approval of the Post-Closure Modification Plan described herein. The initial remodeling activities are slated to commence the week of November 29, 2021, and will continue for approximately 9 months. Based on the proposed construction schedule, we are requesting expedited review and approval of the plans described herein. Should you require additional information in order to approve this request, please contact Dawn Gabardi or Caroline Brzezinski directly.

Sincerely,

Arcadis U.S., Inc.

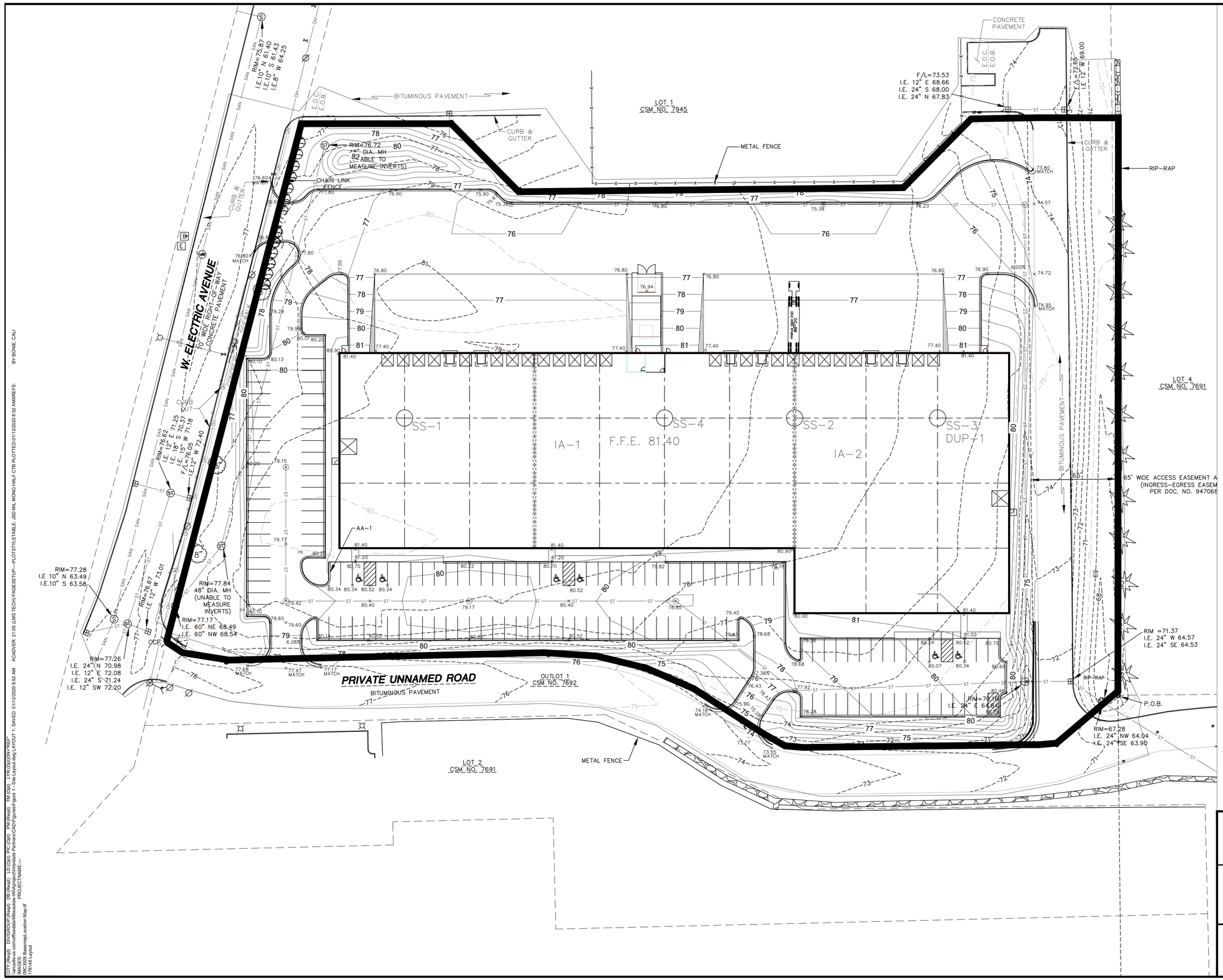
Dawn Gabardi
Certified Project Manager

CC: Caroline Brzezinski

Enclosures:

Figure 1 - Site Layout
Attachment A - Form 4400-237
Attachment B - Select Site Drawings
Attachment C – Vapor Mitigation System Repair Summary

Figure



SCALE IN FEET

25' 0 25'

LEGEND

- SECTION CORNER
- 1" IRON PIPE FOUND & ACCEPTED
- MAG NAIL FOUND & ACCEPTED
- CHISELED CROSS FOUND & ACCEPTED
- MANHOLE, TYPE UNKNOWN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- ELECTRICAL PEDESTAL/ TRANSFORMER
- LIGHT POLE
- SOIL BORING
- SIGN
- DECIDUOUS TREE
- BUSH
- I.E. INVERT ELEVATION
- E.O.B. EDGE OF BITUMINOUS
- E.O.C. EDGE OF CONCRETE
- W WATER MAIN
- ST STORM SEWER
- SAN SANITARY SEWER
- G UNDERGROUND GAS
- OH OVERHEAD UTILITY
- X METAL FENCE
- PROPERTY BOUNDARY

INTERSTATE PARTNERS LLC
CENTENNIAL PLACE

SITE LAYOUT

ARCADIS Design & Consultancy for natural and built assets

FIGURE
1

CITY:(Reed) DIV:/GROUP:(Reed) DB:(Reed) LD:(Opt) PIC:(Opt) PM:(Reed) TM:(Opt) LYR:(Opt)ON=*;OFF=*
\\arcadis-s.com\officedata\Milwaukee-WI\Apps\Interstate Partners\CAD\Figures\Figure 1 - Site Layout.dwg LAYOUT: 1 SAVED: 01/13/2020 8:52 AM ACADVER: 21.0S (LMS TECH) PAGESETUP:---- PLOTSTYLETABLE: JSD MIL MONO HALF CTB PLOTTED:01/13/2020 8:52 AM BY:BONIE, CALI
IMAGES:
IMAGE:Site Base\qd_location Map.tif
PROJECTNAME:---
178146 Layout

Attachment A

Form 4400-237

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Technical Assistance, Environmental Liability Clarification or Post-Closure Modification Request

Notice: Use this form to request **a written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This from should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.

2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.

3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.

4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located.

   See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf"

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name	First	MI	Organization/ Business Name		
Brzezinski	Caroline	M	IP Electric Avenue LLC		
Mailing Address			City	State	ZIP Code
N16W23217 Stone Ridge Drive			Waukesha	WI	53188
Phone # (include area code)	Fax # (include area code)		Email		
(262) 506-6204			cb@interstatepartners.com		

The requester listed above: (select all that apply)

- [x] Is currently the owner
- [x] Is renting or leasing the Property
- [ ] Is a lender with a mortgagee interest in the Property
- [ ] Other. Explain the status of the Property with respect to the applicant:
- [ ] Is considering selling the Property
- [ ] Is considering acquiring the Property

Contact Information (to be contacted with questions about this request)

[ ] Select if same as requester

Contact Last Name	First	MI	Organization/ Business Name		
Gabardi	Dawn		Arcadis		
Mailing Address			City	State	ZIP Code
126 N Jefferson St, Suite 400			Milwaukee	WI	53202
Phone # (include area code)	Fax # (include area code)		Email		
(414) 277-6218			dawn.gabardi@arcadis.com		

Section 2. Property Information

Property Name			FID No. (if known)	
Centennial Place			241013410	
BRRTS No. (if known)		Parcel Identification Number		
02-41-245955		47-31-045000		
Street Address		City	State	ZIP Code
4775 W Electric Avenue		West Milwaukee	WI	53295
County	Municipality where the Property is located	Property is composed of:	Property Size Acres	
Milwaukee	◯ City ◯ Town ◉ Village of West Milwaukee	◉ Single tax parcel ◯ Multiple tax parcels	6.5	

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

◯ No ◉ Yes

Date requested by: 11/23/2021

Reason: The remodeling activities are set to commence on November 29, 2021. Therefore we are requesting expedited review of this submittal so that approval is received prior to start of remodeling.

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

- ◉ No. **Include the fee that is required for your request in Section 3, 4 or 5.**
- ◯ Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:
Section 3. Technical Assistance or Post-Closure Modifications;
Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [**Numbers in brackets are for WI DNR Use]**

- ☐ No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - Include a fee of $350. Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- ☐ Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of $700.**
- ☐ Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of $1050.**
- ☐ Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of $1050.**
- ☐ Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of $1050.**
- ☐ Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of $1050.**
- ☐ Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of $350**
- ☐ Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of $425.**
- ☐ Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of $425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- ☐ Schedule a Technical Assistance Meeting - **Include a fee of $700.**
- ☐ Hazardous Waste Determination - **Include a fee of $700.**
- ☐ Other Technical Assistance - **Include a fee of $700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- ☒ Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of $1050, and:**
  - ☒ Include a fee of $300 for sites with residual soil contamination; and
  - ☒ Include a fee of $350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. **[Numbers in brackets are for DNR Use]**

☐ "Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of $700.**

Provide the following documentation:

(1) ownership status of the real Property, and/or the personal Property and fixtures;

(2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;

(3) the date the environmental assessment was conducted by the lender;

(4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.

(5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.

(6) a copy of the Property deed with the correct legal description; and,

(7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).

(8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292. 21(1)(c)2.,h.-i., Wis. Stats.:

h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.

i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

☐ "Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of $700.**

Provide the following documentation:

(1) ownership status of the Property;

(2) the date of Property acquisition by the representative;

(3) the means by which the Property was acquired;

(4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;

(5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and

(6) a copy of the Property deed with the correct legal description.

☐ Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

☐ hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];

☐ Perceived environmental contamination - [649];

☐ hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or

☐ solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of $700, a summary of the environmental liability clarification being requested, and the following:**

(1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).

(2) current and proposed ownership status of the Property;

(3) date and means by which the Property was acquired by the LGU, where applicable;

(4) a map and the ¼, ¼ section location of the Property;

(5) summary of current uses of the Property;

(6) intended or potential use(s) of the Property;

(7) descriptions of other investigations that have taken place on the Property; and

(8) (for solid waste clarifications) a summary of the license history of the facility.

Section 4. Request for Liability Clarification (cont.)

☐ Lease liability clarification - s. 292.55, Wis. Stats. [646]

❖ **Include a fee of $700 for a single Property, or $1400 for multiple Properties and the information listed below:**

(1) a copy of the proposed lease;

(2) the name of the current owner of the Property and the person who will lease the Property;

(3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;

(4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;

(5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and

(6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

❖ **Include a fee of $700 and an adequate summary of relevant environmental work to date.**

☐ No Action Required (NAR) - NR 716.05, [682]

❖ **Include a fee of $700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

☐ Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

❖ **Include a fee of $700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/lgu.html#tabx4.

☐ Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

❖ **Include a fee of $700, and the information listed below:**

(1) Phase I and II Environmental Site Assessment Reports,

(2) a copy of the Property deed with the correct legal description.

☐ Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

❖ **Include a fee of $700, and the information listed below:**

(1) Phase I and II Environmental Site Assessment Reports,

(2) a copy of the Property deed with the correct legal description.

☐ Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

❖ **Include a fee of $1400, and the information listed below:**

(1) a draft schedule for remediation; and,

(2) the name, mailing address, phone and email for each party to the agreement.

Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- ☐ Phase I Environmental Site Assessment Report - Date: _____
- ☐ Phase II Environmental Site Assessment Report - Date: _____
- ☐ Legal Description of Property (required for all liability requests and specialized agreements)
- ☐ Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

☐ Groundwater ☐ Soil ☐ Sediment ☐ Other medium - Describe: _____

Date of Collection: _____

- ☐ A copy of the closure letter and submittal materials
- ☐ Draft tax cancellation agreement
- ☐ Draft agreement for assignment of tax foreclosure judgment
- ☒ Other report(s) or information - Describe: Drawings and a description of proposed remodeling details are included.

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?

- ○ Yes - Date (if known): _____
- ○ No

Note: The Notification for Hazardous Substance Discharge Form - Non-Emergency Only (Form 4400-225) is accessible through the RR Program Submittal Portal application. Directions for using the form and the Submittal Portal application are available on the Submittal Portal web page.

Section 7. Certification by the Person who completed this form

- ☐ I am the person submitting this request (requester)
- ☒ I prepared this request for: IP Electric Avenue LLC
  Requester Name

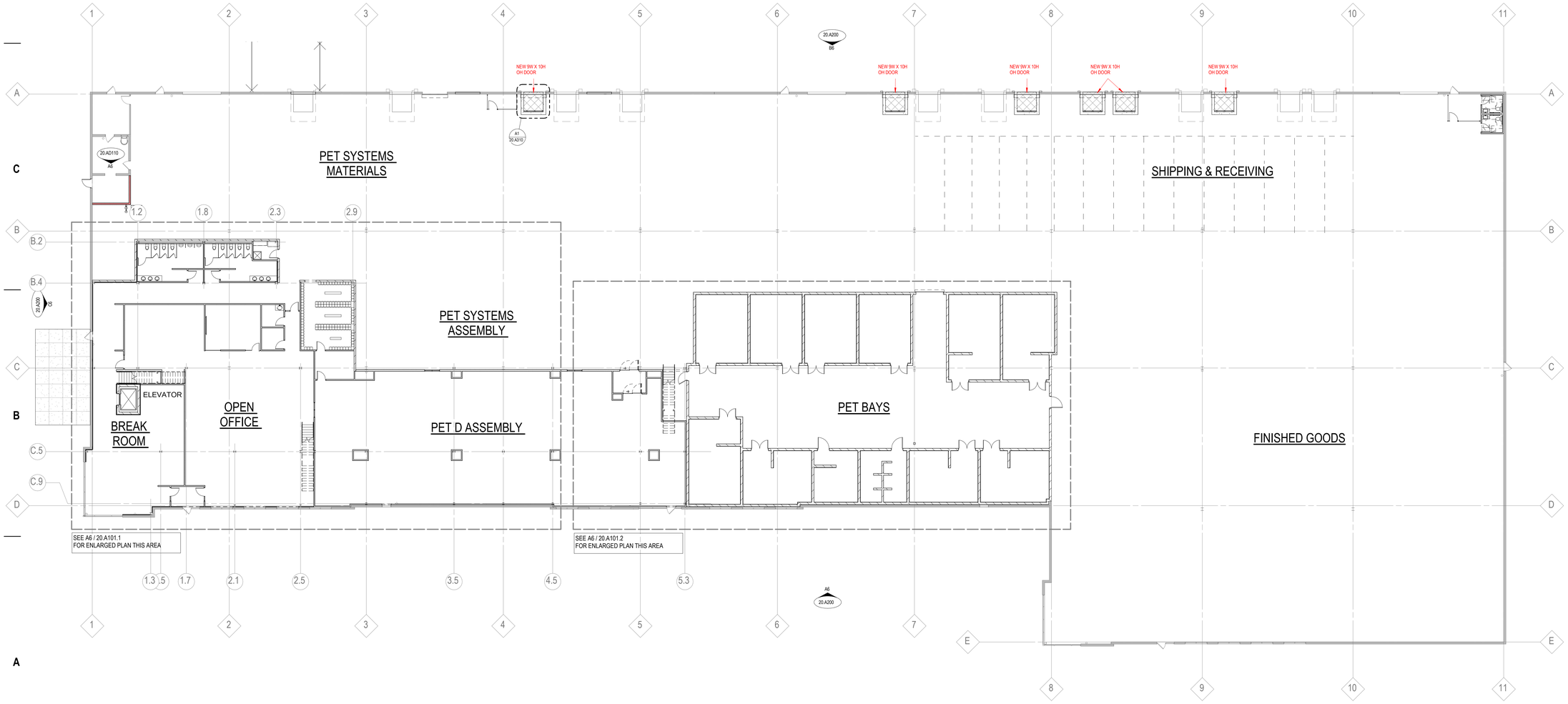
I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.

Dawn Gabart	11/5/2021
Signature	Date Signed
Certified Project Manager	(414) 277-6218
Title	Telephone Number (include area code)

Attachment B

Select Site Drawings

KEYNOTES PER SHEET



A6 FIRST FLOOR OVERALL PLAN
1/16" = 1'-0"

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

GE Healthcare

GE HEALTHCARE: EA NORTH

4775 WEST ELECTRIC AVE
MILWAUKEE, WI 53219

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09.17.21	20-BID PACKAGE 01

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PK
PROJECT NUMBER	19505

FIRST FLOOR PLAN - OVERALL

20.A101

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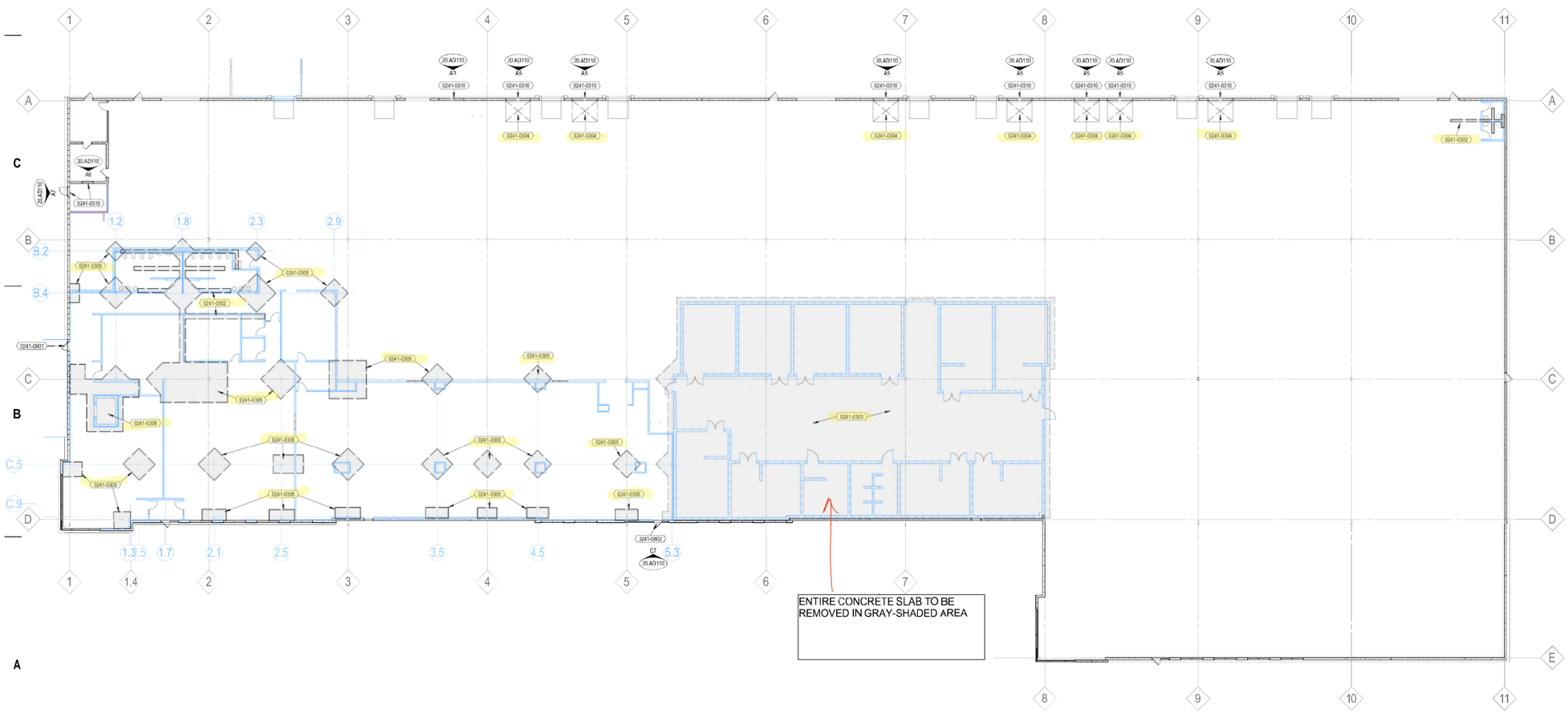
DEMOLITION KEYNOTES

0241-0302	REMOVE EXISTING CONCRETE SLAB TO EXTENT REQUIRED FOR NEW PLUMBING WORK AND CONNECTION TO EXISTING SANITARY PLUMBING LINE SERVICING NEW PLUMBING FIXTURES
0241-0303	REMOVE EXISTING CONCRETE SLAB TO EXTENT SHOWN FOR CMU WALL FOUNDATIONS AND ELECTRICAL RACEWAYS AT ENGINEERING BAYS
0241-0304	REMOVE EXISTING CONCRETE SLAB TO EXTENT REQUIRED FOR NEW RECESSED DOOR LEVELER
0241-0305	REMOVE EXISTING CONCRETE SLAB TO EXTENT REQUIRED FOR PLACEMENT OF NEW COLUMN FOOTING - SEE STRUCTURAL DWGS
0241-0306	REMOVE EXISTING CONCRETE SLAB TO EXTENT REQUIRED FOR NEW ELEVATOR SHAFT FOUNDATION
0241-0310	NEW OPENING IN EXISTING PRECAST PANEL - SEE ELEVATION ON SHEET 20.AD110
0241-0801	EXISTING HM DOOR AND FRAME TO BE REMOVED
0241-0802	REMOVE EXISTING ALUMINUM STOREFRONT FRAMING SYSTEM TO EXTENT SHOWN



A6 FIRST FLOOR DEMOLITION PLAN
1/16" = 1'-0"

eu:a

milwaukee 333 East Chicago Street, Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

GE Healthcare

GE HEALTHCARE: EA NORTH
4775 WEST ELECTRIC AVE
MILWAUKEE, WI 53219

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
06.17.21	20-BID PACKAGE 01

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	PK
PROJECT NUMBER	19505

FIRST FLOOR DEMOLITION PLAN

20.AD101

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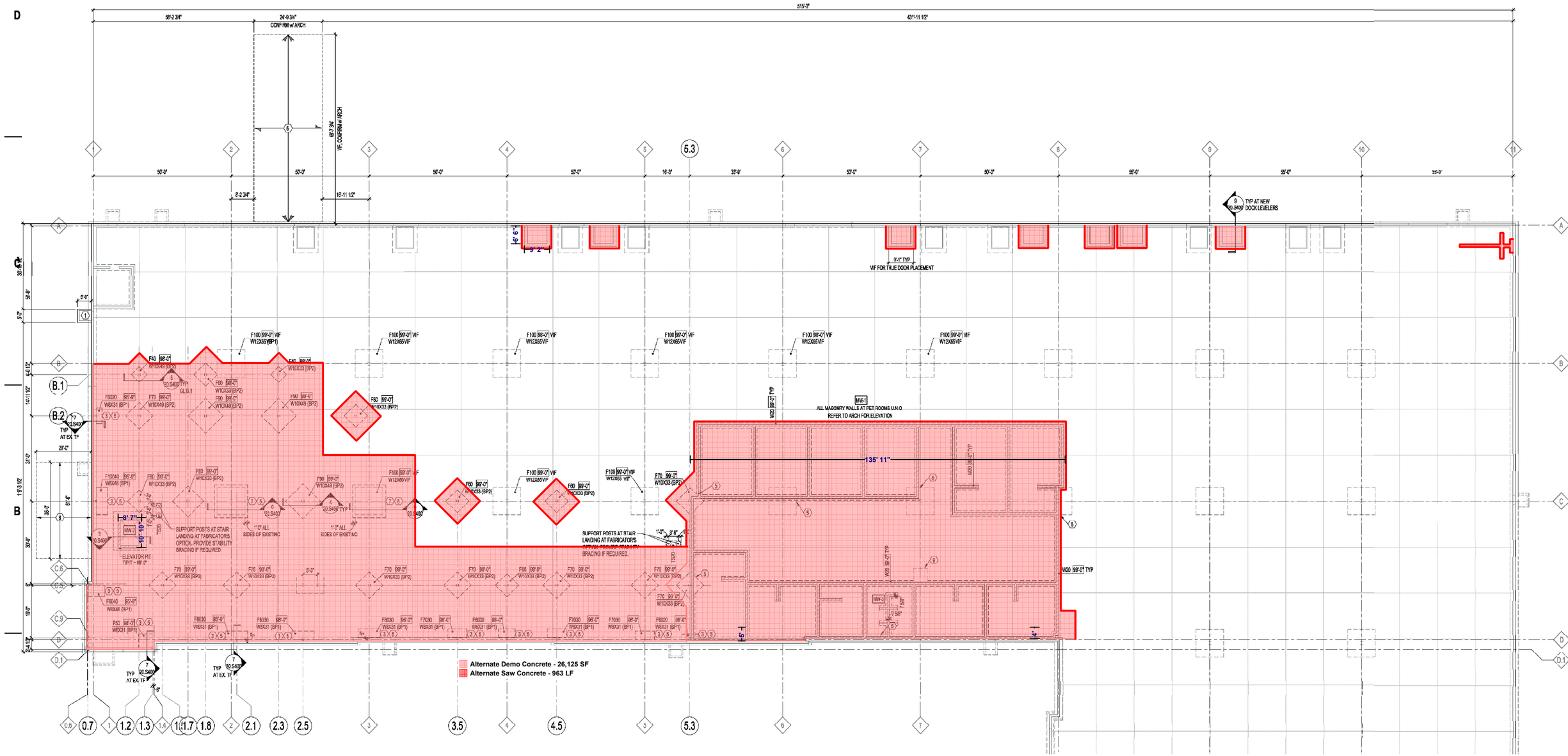
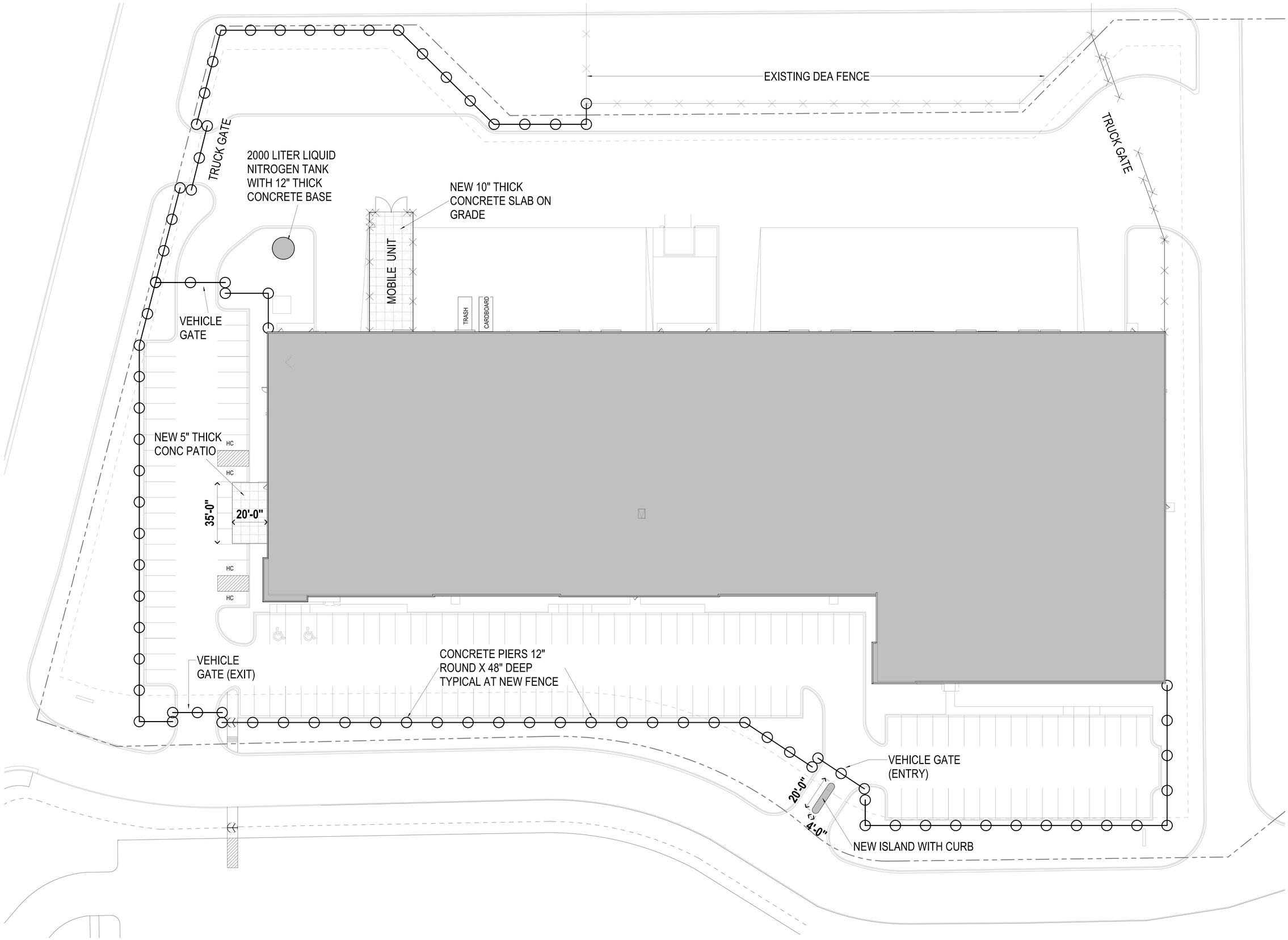


Drawing 20.S100

Areas Impacted by Concrete Penetrations



SITE REMOVAL EXTENTS

eu:a

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GE HEALTHCARE:
EA NORTH

19505
09.28.21

Attachment C

Vapor Mitigation System Repair Summary

CABENO
Environmental Field Services, LLC
More Than Just A Probing Company

October 1, 2021

Mr. John Feiertag
CGSchmidt
11777 West Lake Park Dr.
Milwaukee, WI 53224

Re: Proposal for Vapor Mitigation System Repair
W. Electric Ave West Milwaukee, WI

Dear Mr. Feiertag,

CABENO Environmental Field Services, LLC (CABENO) is pleased to provide you with this proposal for Vapor Mitigation System (VMS) repair to prevent vapor intrusion into structure at your project site referenced above.

Proposal

In accordance with the project/system specifications as provided the VMS repair consist of the following:

~30,000 sq ft footprint

- Provide and install up to 1,400 linear feet of Cetco's Geovent.
- Provide and install approximately 30,000 sq. feet of Cetco's VI 20-mil vapor barrier/membrane.
- Spray Liquid Boot on all seams of VI-20 to a 20-Mil thickness
- Provide a geotextile protection layer of Ultrashield G-800
- Liquid Boot and seal all pipe/utility stub ups.
- Post installation smoke testing.

Material Details

VI-20

VI-20 is a 20-mil, high performance polyethylene-EVOH copolymer geomembrane, specially designed for use as a VOC barrier. The EVOH barrier technology provides superior protection against diffusion of chemicals when compared to typical PVC/HDPE geomembranes. When used in conjunction with Liquid Boot it will inhibit volatile organic compound vapor migration through concrete

931 Country Creek Dr.
New Lenox, IL 60451

ph: (815) 774-3747
fax: (815) 774-3748

Liquid Boot

Liquid Boot is a spray applied water-based membrane containing no volatile organic compounds. With superior chemical resistant properties, it seals all vapors from penetrating the slab. Liquid Boot creates a monolithic fully adhered system that eliminates mechanical fastening and potential for seam failures associated with traditional roll-on liners. This provides for faster, more cost-effective installation providing long term dependable performance with no O&M.

ULTRASHIELD™ G-800

Ultrashield G-800 is a polypropylene, staple fiber, non-woven geotextile. The fibers are needled-punched, forming a stable network that retains dimensional stability relative to each other. The geotextile is resistant to ultraviolet degradation and biological and chemical environments found in soils.

Post Installation Testing

Post installation testing is conducted before concrete slab is poured, CABENO will conduct qualitative testing to verify that there are no leaks. The qualitative testing consists of using a smoke machine and multiple injection points. Any leaks in the membrane will become apparent. Any leaks observed will be patched real-time with liner coupon secured to liner with glue and sealed atop with/using a trowel grade Liquid Boot.

Long Term OM&M

No O&M is associated with the VMS other than repair of any penetrations through the membrane system made by contractor's post installation. There is a materials warranty for 1-year. CABENO warranties operational effectiveness/installation of system for 2-years from date of installation as long as the integrity of the membrane system has not been compromised by others.

Schedule

The work for entire repair and for all materials will take approximately five to ten days to complete depending on access.

Cost

The cost proposed for the above **Vapor Mitigation System Repair** described above including all labor, materials and post installation testing is **$99,500.00** ($3.32 per sq. ft.) if the work is performed during regular business hours Monday through Friday. This is a lump sum price that includes all materials and labor as well as post installation testing.

Assumptions/Exceptions

The above cost is based upon the following assumptions/exceptions. Deviation from the noted below may result in increased/extra charges.

- CABENO is a non-union company and this work **is not** based on Prevailing Wage and associated paperwork.
- Above pricing is based on 30% down payment before mobilizing to site, then one final invoice will be submitted after field activities to be paid in full within 30-days from date on invoice.
- No other contractors can be working within building footprint where CABENO is working. We will require approximate 20,000 sq ft portions to be clear of other contractors while working.
- Please note that Liquid Boot and the VI-20 membrane sealing is temperature sensitive as the Liquid Boot is approximately 30% water. If this is to be installed during colder temperature, heat (provided by others) will need to be on to allow proper setup of Liquid Boot.
- The building footprint within which CABENO is working needs to be clear off all debris, waste, and/or anything unrelated to building construction. If CABENO staff spends more than 30-minutes walking around the application area picking up trash, debris, etc. charges of $225 per hour will be passed along.
- VI-20 membrane and Liquid Boot is applied to graded, rolled and prepped surface just before concrete is poured. Soil/stone surface needs to be graded, rolled and ready before CABENO arrives. Stone/permeable aggregate provided by others. All subsurface utilities need to be installed and stubbed up before VI-20 membrane and Liquid Boot application. If CABENO employees are delayed because site surface is not prepped and are left waiting, charges of $225 per hour will apply.
- Foot traffic only is allowable on the portion of the foot print once the Liquid Boot has been installed. NO VEHICLE OR EQUIPMENT TRAFFIC. This will void warranty and require repairs which incur extra charges in addition to the bid price.

We at CABENO greatly appreciate the opportunity to offer this cost proposal and look forward to working with you on this project. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,
CABENO Environmental Field Services, LLC

Shaun Keehma
Project Superintendent