

**Exhibit#4-Amended 8/3/2022 (Amendments in RED) Brownfield  
Program Reasonable and Customary Unit Cost Rates**

Task	Task Notes	Cost	Measure	Units	Total
<b>Phase I Activities</b>					
Phase I Assessment & Report (< or = 1 acre)		\$5000.00	Report	-	\$-
Phase I Assessment & Report for each additional fraction of an acre over 1 acre, not to exceed \$6,000		\$250.00	acre	-	\$-
Non-invasive site survey (Ground Penetrating Radar, EM, etc.)		\$2000.00	Each	-	\$-
<b>Phase II &amp; III Activities</b>					
Quality Assurance Project Plan		\$1550.00	Report	-	\$-
Non-invasive site survey (Ground Penetrating Radar, EM, etc.)		\$2000.00	Each	-	\$-
Phase II Assessment, Management, & Report (includes Tank Removal Report if necessary)		\$8000.00	Report	-	\$-
Phase II Assessment & Report for each additional fraction of an acre over 1 acre, not to exceed \$9,600		\$400.00	acre	-	\$-
Phase III Assessment, Management, & Report (includes Tank Removal Report if necessary)		\$8000.00	Report	-	\$-
Phase III Assessment & Report for each additional fraction of an acre over 1 acre, not to exceed \$9,600		\$400.00	acre	-	\$-
<b>Phase II &amp; III Activities - Borings</b>					
Install temporary monitoring wells with hollow-stem auger	Price per foot of boring. Most borings will be about 20 feet. May vary depending on ground refusal, or deep groundwater.	\$100.00	Foot	-	\$-
Trenching	Trenching for potential UST components, wellbores	\$5.00	Cubic ft	-	\$-
<b>Phase II &amp; III Activities - Building Materials Testing</b>					
Sampling for asbestos-containing materials		\$1.40	Building sf	-	\$-

Sampling for lead-based paint		\$0.85	<i>Building sf</i>	-	\$-
<b>Phase II &amp; III Activities - Tank Removal</b>					
TANK REMOVAL/OCC PSTD FACILITY CLOSURE	<i>Removing USTs from the ground and disposing of them properly</i>	\$2.00	<i>Gallons</i>	-	\$-
TANK REMOVAL - Flatbed driver wage	<i>THESE WAGES ARE MINIMUMS, SUBJECT TO DAVIS BACON WAGE REQUIREMENTS FOR HEAVY CONSTRUCTION FOR SITE COUNTY</i>	\$15.00	<i>Hours</i>	-	\$-
TANK REMOVAL - backhoe/truckhoe operator wage	<i>THESE WAGES ARE MINIMUMS, SUBJECT TO DAVIS BACON WAGE REQUIREMENTS FOR HEAVY CONSTRUCTION FOR SITE COUNTY</i>	\$18.54	<i>Hours</i>	-	\$-
TANK REMOVAL - crane operator wage	<i>THESE WAGES ARE MINIMUMS, SUBJECT TO DAVIS BACON WAGE REQUIREMENTS FOR HEAVY CONSTRUCTION FOR SITE COUNTY</i>	\$32.05	<i>Hours</i>	-	\$-
TANK REMOVAL - concrete cutter/breaker wage	<i>THESE WAGES ARE MINIMUMS, SUBJECT TO DAVIS BACON WAGE REQUIREMENTS FOR HEAVY CONSTRUCTION FOR SITE COUNTY</i>	\$15.00	<i>Hours</i>	-	\$-
<b>Phase II &amp; III Activities - Soil &amp; Water Samples (Prices based on FY22 DEQ Lab prices)</b>					
Soil sample - RCRA 8 Metals (arsenic, barium, cadmium, chromium, lead, selenium, silver, and mercury)	<i>Method: EPA 6010 --- at least 2 samples per boring</i>	\$210.18	<i>Sample</i>	-	\$-
Soil sample - Lead only	<i>Method: EPA 6010 -- at least 2 samples per boring (if not doing RCRA 8 Metals)</i>	\$26.27	<i>Sample</i>	-	\$-
Soil sample - TPH	<i>Method: TNRCC1005 -- at least 2 samples per boring</i>	\$92.56	<i>Sample</i>	-	\$-
Soil sample - GASOLINE ORGANIC CONSTITUENTS INCLUDING BTEX (OKLA-GRO)	<i>Method: EPA 8015C/8020A --- at least 2 samples per boring</i>	\$92.03	<i>Sample</i>	-	\$-
Water sample - RCRA 8 Metals (arsenic, barium, cadmium, chromium, lead, selenium, silver, and mercury)	<i>Method: Dissolved metals - EPA 6010, 7470 --- at most 1 sample per boring</i>	\$210.18	<i>Sample</i>	-	\$-
Water sample - Lead only	<i>Method: EPA 6010 --- at most 1 sample per boring (if not doing RCRA 8 Metals)</i>	\$26.27	<i>Sample</i>	-	\$-

Water sample - TPH	<i>Method: TNRCC1005 --- at most 1 sample per boring</i>	\$92.56	<i>Sample</i>	-	\$-
Water sample - GASOLINE ORGANIC CONSTITUENTS INCLUDING BTEX (OKLA-GRO)	<i>Method: EPA 8015C/8020A --- at most 1 sample per boring</i>	\$92.03	<i>Sample</i>	-	\$-
<b>Phase II &amp; III Activities - Disposal</b>					
Water Disposal - First Drum	<i>Flat rate for disposal of first drum (up to 55 gallons) of water</i>	\$300.00	<i>Drums</i>	-	\$-
Water Disposal - Over 55 gallons	<i>Per gallon drummed water disposal rate for anything greater than 55 gallons</i>	\$2.40	<i>Gallons</i>	-	\$-
Drum Water Disposal Sample - BTEX, TPH, (8020/8015 or 8100), Total Lead, Flashpoint (Includes Markup)	<i>Analytical costs for composite drummed water sample analyses of chemicals of concern</i>	\$216.00	<i>Sample (1 per drum)</i>	-	\$-
Soil Disposal - First Drum	<i>Flat rate for disposal of first drum (up to 55 gallons) of soil</i>	\$300.00	<i>Drums</i>	-	\$-
Soil Disposal - Every Drum Thereafter	<i>Flat rate for disposal of second drum of soil (full or partially full) and beyond</i>	\$78.00	<i>Drums</i>	-	\$-
Drum Soil Disposal Sample - BTEX, TPH, (8020/8015 or 8100), Total Lead (Includes Markup)	<i>Analytical costs for composite drummed soil sample analyses of chemicals of concern</i>	\$185.00	<i>Sample (1 per drum)</i>	-	\$-
Bulk Waste Water	<i>Per gallon bulk water disposal rate</i>	\$0.54	<i>Gallons</i>	-	\$-
Transportation of drummed waste	<i>Vehicle mileage for up to first 100 miles to transport drummed waste to disposal facility</i>	\$3.00	<i>Miles</i>	-	\$-
Transportation of drummed waste	<i>Vehicle mileage after the first 100 miles to transport drummed waste to disposal facility; not to exceed \$500</i>	\$1.00	<i>Miles</i>	-	\$-
Landfill Processing Fee (Provide backup explanation)	<i>flat rate fee to cover cost associated with acquiring disposal facility Waste Approval Code, when needed</i>	\$198.00	<i>Event</i>	-	\$-