

December 29, 2009

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ERS DIVISION



Ms. Monica Weis  
Wisconsin Department of Commerce  
9316 N. 107<sup>th</sup> Street  
Milwaukee, WI 53224-1121

Fmr D&M Motors

RE: Notification of Consultant Selection and Request for Scope Approval for the Property Located at 5923 W. Lincoln Avenue in West Allis, Wisconsin — EDS Project No. 091203; Commerce No. 53219-2109-23-A

Dear Ms. Weis:

In accordance with your letter dated November 13, 2009, **Environmental & Development Solutions, Inc. (EDS)** submits this letter to notify the Wisconsin Department of Commerce ("Commerce") that Mr. Satwant Kaleka has retained EDS to conduct environmental work at the above-referenced site (the "site"). EDS has prepared a proposed scope of work through the Usual & Customary Cost Schedule (UCCS) #7 (attached spreadsheet). This letter describes the scope of work that we propose for the site and requests approval and deferment of the scope so that we can conduct the work through agent status for the site.

EDS conducted a site visit on December 15, 2009, to evaluate the current conditions of the site and determine whether an underground storage tank (UST) remains north of the service bay doors. During the site visit, Mr. Kaleka informed EDS that he witnessed the removal of the UST, and that during the course of the UST removal, monitoring well MW-5 was removed due to its proximity to the UST excavation. EDS utilized a metal detector in an attempt to confirm that the UST was removed; however, several parked cars were located in that area at the time of the site visit that interfered with our survey. EDS could also not confirm the location of MW-4 and MW-10 due to interference with parked cars and equipment. EDS was able to locate what we believe to be wells MW-1, MW-7, and MW-9. MW-1 and MW-9 appear to be located beneath asphalt placed during re-surfacing, and MW-7 appears to be located within a frozen landscaped area. EDS was also able to locate MW-8 within W. Lincoln Avenue. MW-8 is in severe disrepair with a damaged concrete ground surface seal and missing expansion plug and steel well cover.

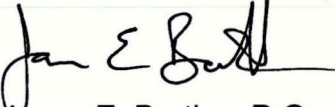
EDS recommends cutting the asphalt and repairing the ground surface at MW-1, MW-4, MW-9, and MW-10 in order to access those wells. MW-9 is located on the adjacent property to the east and an access agreement will be required for any work associated with that well. EDS also recommends replacing wells MW-5 and MW-8 (and abandoning the existing MW-8) and re-surveying the entire well network. We believe that only one incremental mobilization will be required to document the well repair, well abandonment, and re-survey. A right-of-way permit will be required through the City of West Allis for any work associated with MW-8. Once the re-conditioning/replacement work with the wells is complete EDS will conduct three quarterly rounds of groundwater sampling. EDS will document the well re-conditioning/re-installation and first round of groundwater sampling in a letter report that will include any recommendations requiring Commerce review/approval for the subsequent rounds (e.g. analytical parameters, change in site conditions etc.). EDS will document the results of the two subsequent rounds of groundwater sampling in a separate letter report that will document the completion of the site work and recommend any additional work required.

We understand that approximately \$13,366 remains on the previous PECFA budget cap established for the site. As referenced earlier, EDS intends on conducting the approved scope through agent status and we have submitted the Forms 6 and 6CA for the site to Ms. May Ann Gosda of Commerce. Once Commerce approves the scope and costs for the site, EDS and Mr. Kaleka will enter into the standard Commerce Agent Agreement.

Please review the attached proposed scope and UCCS cost spreadsheet and provide a bid deferment and cost cap approval letter. If you have any questions or comments regarding this submittal, please call me at (414) 228-9810.

Respectfully,

**Environmental & Development Solutions, Inc.**

  
Jason E. Bartley, P.G.  
Vice President

090303b

*May find  
4/4/10*

Found  
MW-1, 7, 8, 9

Replace  
MW-5 & 8

Repair/cut surface  
MW-1, 4, 9, & 10

2 Access Agreement  
Re-survey all

- abandon MW-8
- Inc. mob for well repair  
aband, resurvey
- ROW permit for MW-8  
work
- 3 rnds gw monitoring

- 2 ltr rpts



**Usual & Customary Cost Schedule Worksheet #6 (effective July 2009 through December 2009)**

Commerce No.: 53219-2109-23-A  
 Site Name: Former D&M Motors  
 Site Address: 5923 W. Lincoln Avenue, West Allis  
 Date: 12/7/2009

<b>Grand Total</b> \$13,436.85
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#	Task Description	Ref Code	Activity Reference Code Description	Unit	Units	Unit Cost	Total Cost	Notes
1	Groundwater Sampling	GS05	Sample Collection	Well	21	\$67.08	\$1,408.68	3 rounds of quarterly gw sampling
1	Groundwater Sampling	GS25	Primary Mob/Demob	Site	3	\$581.86	\$1,745.58	3 rounds of quarterly gw sampling
4	Waste Disposal	WD05	Consultant Coordination	Site	1	\$126.99	\$126.99	Drill cuttings disposal
4	Waste Disposal	WD15	Drill Cuttings	Drum	2	\$100.15	\$200.30	Drill cuttings disposal
4	Waste Disposal	WD25	Primary Mob/Demob	Site	1	\$266.47	\$266.47	Drill cuttings disposal
6	Letter Report/Addendum	LRA05	Letter Report/Addendum	Letter	2	\$962.71	\$1,925.42	Letter reports to document site work
8	Well Abandonment	WAB05	Consultant Coordination	Site	1	\$150.86	\$150.86	Abandon MW-8 in Lincoln Ave.
8	Well Abandonment	WAB10	Abandonment (water column <30 ft bgs)	Foot	15	\$2.28	\$34.20	Abandon MW-8 in Lincoln Ave.
8	Well Abandonment	WAB20	Bentonite Chips	Bag	2	\$10.00	\$20.00	Abandon MW-8 in Lincoln Ave.
8	Well Abandonment	WAB25	Concrete	Bag	2	\$7.50	\$15.00	Abandon MW-8 in Lincoln Ave.
34	Consultant Incremental Mob/Demob	IMD05	Incremental Mob/Demob	Site	1	\$266.02	\$266.02	Abandonment concurrently with well install & repair 5 wells.
9	Work Plan Preparation	IWP05	Work Plan Preparation	Report	1	\$1,344.75	\$1,344.75	Preparation of work plan
10	Initial Site Survey- Features and Well Elevations	IS05	Consultant Coordination	Survey	1	\$108.54	\$108.54	Re-survey re-conditioned wells
10	Initial Site Survey- Features and Well Elevations	IS10	Subsequent Surveys	Well	7	\$102.02	\$714.14	Re-survey re-conditioned wells
13.a	Drilling	DR05	Consultant Oversight (0-25 ft bgs)	Foot	32	\$4.88	\$156.16	Re-install MW-5 and MW-8
13.a	Drilling	DR20	Primary Mob/Demob	Site	1	\$549.30	\$549.30	Re-install MW-5 and MW-8
13.d	Drilling	DR45	Drilling in Unconsolidated Soils - with soil sampling	Foot	32	\$15.46	\$494.72	Re-install MW-5 and MW-8
14	Monitoring Well Installation	MWI05	Consultant Oversight (0-25 ft bgs)	Foot	32	\$3.58	\$114.56	Re-install MW-5 and MW-8
14	Monitoring Well Installation	MWI15	Monitoring Well Installation (0-25 ft bgs)	Foot	32	\$15.44	\$494.08	Re-install MW-5 and MW-8
14	Monitoring Well Installation	MWI20	Monitoring Well Development	Well	2	\$136.67	\$273.34	Re-install MW-5 and MW-8
15	Miscellaneous Drilling Activities and Supplies	MDT05	Drill Rig Mob/Demob (includes decontamination)	Mob/Demob	1	\$892.37	\$892.37	Re-install MW-5 and MW-8
15	Miscellaneous Drilling Activities and Supplies	MDT10	Well Cover/flushmount	Each	2	\$187.69	\$375.38	Re-install MW-5 and MW-8
15	Miscellaneous Drilling Activities and Supplies	MDT21	Drum 55-gallon DOT steel	Each	2	\$51.00	\$102.00	Re-install MW-5 and MW-8
15	Miscellaneous Drilling Activities and Supplies	MDT30	Well Repair	Each	4	\$78.15	\$312.60	All wells are paved over and need to be reconditioned
15	Miscellaneous Drilling Activities and Supplies	MDT40	Concrete penetration	Each	2	\$67.50	\$135.00	MW-5 and MW-8 re-installation
15	Miscellaneous Drilling Activities and Supplies	MDT45	Padlocks	Each	2	\$7.38	\$14.76	MW-5 and MW-8 re-installation
20	Soil Boring/Monitoring Well Permits	SBMWP05	Soil Boring/Monitoring Well Permit	Permit	1	\$227.92	\$227.92	Municipal permit for work in right-of-way
21	Access Agreements	AA05	Access Agreements	Property	1	\$372.28	\$372.28	Access for work associated with MW-9
33	Laboratory Water Sample	W4	PVOC+Naphthalene	Sample	18	\$28.08	\$505.44	Laboratory costs
33	Laboratory Water Sample	W5	VOC	Sample	3	\$66.56	\$199.68	Laboratory costs (MW-5, MW-7, MW-8)
33	Laboratory Soil Sample	S6	PVOC+Naphthalene	Sample	2	\$33.28	\$66.56	Laboratory costs
33	Laboratory Soil Sample	S10	Total Lead	Sample	1	\$11.44	\$11.44	Laboratory costs (waste disposal)

<b>Grand Total =</b>	<b>\$13,436.85</b>
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Add cost request (change order)

7 Wells x 3 rnds