

COMMUNITY DEVELOPMENT AUTHORITY  
CITY OF WEST ALLIS, WISCONSIN  
RESOLUTION NO. 1118  
DATE ADOPTED April 14, 2015

Resolution authorizing and directing the Executive Director to enter into an amended professional environmental services contract with AECOM to complete a Phase 1 Environmental Site Assessment, Technical Services Request and Case Closure Request for the property located at 7030 W. National Ave. in the amount not to exceed \$36,000.00.

WHEREAS, the Common Council, on January 20, 2015, through Resolution No. R-2015-0008, authorized the Director of Development to enter into a professional environmental services contract with AECOM to complete a Phase 2 Environmental Site Assessment for the property located at 7030 W. National Ave. (the "Property"); and,

WHEREAS, the Property (formerly Expert Automotive) has historically been used for automotive repair and purposes; and,

WHEREAS, the Property has been abandoned, burdened by delinquent taxes, and exterior code violation issues; and,

WHEREAS, the Department of Building Inspections and Neighborhood Services placed orders on the Property to be razed and Milwaukee County Circuit Court found on October 29, 2013 that said Property should be razed; and,

WHEREAS, the Department of Development is working with a local business that has interest in the said Property to facilitate a \$500,000 rehabilitation of the property; and,

WHEREAS, Milwaukee County has a policy not to foreclose on a perceived or known environmentally impacted property; and,

WHEREAS, the Director of Development recommends the City complete a Phase 1 Environmental Site Assessment, Technical Services Request and Case Closure Request to help facilitate the foreclosure and redevelopment process of the property.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority ("Authority") that it hereby authorizes the Executive Director, or his designee, to enter into an amended professional environmental services contract with AECOM to complete a Phase 1 Environmental Site Assessment, provide Technical Services Request and Complete Case Closure Request for the property located at 7030 W. National Ave. in the amount not to exceed \$36,000.00.

BE IT FURTHER RESOLVED by the Community Development Authority ("Authority") of the City of West Allis as follows:


1. That the sum of \$36,000 be and is hereby appropriated from Tax Incremental District Number Seven (TIF #7)(Whitnall Summit) to meet the Authority's obligations under the aforesaid Amendment.

2. That the Executive Director, or his designee, with the approval of the City Attorney, or his designee, is hereby authorized and directed to take any and all other actions on behalf of the Community Development Authority of the City of West Allis which they deem necessary or desirable in connection with the Project including, without limitation, negotiating, executing, delivering, and performing obligations under any and all documents in connection with the Project including, without limitation, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, and assignment agreements.

3. That the Executive Director, or his designee, with the approval of the City Attorney, or his designee, is hereby authorized and directed to take any and all other actions deemed necessary or desirable by him to effectuate the intent of the project.

4. That the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of any and all loan commitments, loan agreements, mortgages, notes, guaranties, security agreements, escrow agreements, certificates, affidavits, assignment agreements, pledges, disbursing agreements, subordination agreements, environmental agreements, indemnification agreements, land use restriction agreements, operating reserve agreements, replacement reserve agreements, working capital agreements, grant agreements and financing statements, development agreements, property management agreements, consulting agreements, escrow agreements, certificates, affidavits, reimbursement agreements, assignment agreements, attachments, exhibits, addendums, amendments and/or any other documents as may be necessary and proper to correct inconsistencies, eliminate ambiguity, and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Approved: \_\_\_\_\_

  
John F. Stibal, Executive Director/Secretary  
Community Development Authority

**COMMUNITY DEVELOPMENT AUTHORITY OF THE  
CITY OF WEST ALLIS  
AMENDED PROCEED ORDER #10**

TO: AECOM Technical Services, Inc.

DATE: April 21, 2015

PROJECT: **Change Order for Additional Services related to the Property Located at 7030 W. National Avenue, West Allis, Wisconsin - AECOM Project No. 60340795**

In accordance with the Community Development Authority (CDA) Resolution No. 1118 on April 14, 2015, and the Agreement for Professional Services dated as of January 2, 2014 (the "Agreement"), you are directed to proceed with work on the Project as outlined below:

Work: See attached Scope of Services dated March 30, 2015

Estimate: \$20,800.00

Schedule: Work to commence immediately. To be completed as part of the Basic Services under the Agreement.

This Work Order, including any attachments, is incorporated into the Agreement. All work defined in this Work Order and payment therefor shall be performed in accordance with the terms and conditions of the Agreement, unless otherwise modified herein. Any modification(s) of this Work Order is subject to approval and acceptance pursuant to the Agreement.

Issued:

Received and Approved:

COMMUNITY DEVELOPMENT AUTHORITY

CONSULTANT

By: 

By: 

Title: Executive Director  
Community Development Authority

Title: VICE PRESIDENT

Date: 4-21-15

Date: 4-30-15

ATTACHMENTS:

Scope of Service  
Fee Schedule

COMPTROLLER'S CERTIFICATE

Countersigned this 23 day of April, 2015,  
and I certify that the necessary funds have been  
provided to pay the liability that may be incurred  
by the City of West Allis under this Contract.

  
Mark D. Wyss  
Director of Finance/Comptroller/Treasurer

**SCOPE OF SERVICE  
AECOM TECHNICAL SERVICES, INC.  
PHASE I ESA  
7030 W. NATIONAL AVE., WEST ALLIS, WI  
MARCH 30, 2015**

**Change Order for Additional Services related to the Phase I Environmental Site Assessment of the Property Located at 7030 W. National Avenue, West Allis, Wisconsin - AECOM Project No. 60340795**

**Scope of Service**

The following additional services are being requested to provide the environmental support to position the property for a potential future purchase and redevelopment:

- AECOM will prepare a Request for Technical Services (WDNR Form 4400-237) to be submitted to the WDNR in support of a Tax Cancellation Agreement, as described further below.
- AECOM will conduct a Site Investigation in general conformance with NR 716 to evaluate the extent and degree of PCB impacts on the subject site. Depending on the results of the Site Investigation, AECOM anticipates including an evaluation of Remedial Options in the Site Investigation Report.
- AECOM anticipates that the current site building may be used as a cap/direct contact barrier. Using this assumption, AECOM will prepare a request for case closure/GIS Registry form and Cap Maintenance Plan.

Request for Technical Services – AECOM will prepare the Request for Technical Assistance (Form 4400-237) for submittal to WDNR. As a part of this task, AECOM will prepare a draft ss 75.105 agreement for tax cancellation. A template for the agreement is available from the WDNR. The CDA will need to provide input regarding the acquisitions plans and responsibility for environmental investigation/remediation. The CDA will also need to provide a copy of the most current deed with complete property description. AECOM has included the WDNR \$700 review fee required for this submittal in our cost estimate.

Site Investigation – AECOM will conduct a site investigation to determine the extent of the PCB impacts. The investigation will include:

- Preparation of a sampling and analysis plan (in general conformance with NR 716 Wisconsin Administrative Code (WAC));
- Sampling of the existing temporary wells where PCBs were detected in the soil above groundwater pathway RCLs (GP-1 and GP-3). Samples will be analyzed for PCBs.
- Conducting up to 7 additional soil probes in the area of the former hydraulic hoists and UST. Two of the probe locations will be outside of and north of the building to determine if PCB impacts extend beyond the building footprint. The probes will extend to approximately 15 feet below ground surface. If PCBs are detected in groundwater samples from GP-1 or GP-3, or if field observations indicate oily or odorous soils are present during sampling of these soil probes,

one or more of the five interior soil probes will be converted to a temporary groundwater monitoring well. Up to two soil samples per probe location will be analyzed for PCBs.

- The results of the site investigation will be documented in a Site Investigation Report, which will be generally in compliance with NR 716. The report will include either 1) a brief evaluation of remedial options, provided the extent of the soil impacts has been determined; or 2) recommendations for additional investigation. The report will be submitted to WDNR, if approved by the CDA, along with the \$1,050 WDNR review fee.

Case Closure Request – AECOM will prepare a Case Closure Request and GIS Registry Package, assuming the site investigation supports obtaining case closure using the existing building/pavement as a direct contact barrier/infiltration barrier (aka cap) and WDNR accepts the Site Investigation as complete. AECOM will also prepare a Cap Maintenance Plan, which is a WDNR-required element of this type of case closure. The Closure request and GIS registry fees of up to \$1,700 are included in our cost estimate for this work.

### **Proposed Cost**

AECOM proposes to complete these additional services for an estimated fee of \$20,800 in accordance with the unit rates listed on the Fee Schedule included in our Agreement for Professional Services, dated May 21, 2012. We anticipate the break-down of costs will be as follows:

<u>Task</u>	<u>Estimated Cost</u>
Technical Services Request	\$1,900
Site Investigation	\$14,500
Case Closure Request	\$4,400
<b>Total Estimated Cost</b>	<b>\$20,800</b>

In addition, we recommend consideration of an additional contingency of \$10,000 to \$15,000, in the event that additional testing is determined to be needed based on the results of the scope of investigation described herein or if the WDNR requires additional testing following its review of the results of this proposed investigation. Additional testing could be related to additional subsurface investigation needed to reasonably define the limits of potential impacts or investigation of surface staining or other building systems with possible residual PCB impacts (e.g., piping systems).

This cost estimate is based on the following assumptions:

- Concentrations of PCBs do not exceed TSCA concentrations.
- If PCBs are detected in groundwater, additional groundwater monitoring may be required by WDNR, which is outside the scope of this proposal.
- A direct contact barrier, which consists of the existing building slab and pavement, is determined to be an appropriate remedial action.



**Cost Proposal**

City of West Allis Proposal for Environmental Contracting and Consulting Services  
April 25, 2012

**Labor Category and Rates**

STAFF CATEGORY	RATE/HOUR
Project Administrator I, Technician I	\$55.00
Technician II, Project Administrator II	\$65.00
Scientist I	\$75.00
Scientist II, Engineer I, Data Administrator II	\$85.00
Scientist III, Engineer II, Technician IV, Project Administrator III	\$100.00
Project Manager I, Engineer III, Scientist IV	\$110.00
Scientist V, Engineer IV	\$125.00
Project Director I, Project Manager II	\$145.00
Project Director II, Project Director III, Engineer V	\$165.00

Expert Witness Testimony will be billed at the rates shown here x 1.5.  
Labor rates to be reviewed annually with the City of West Allis

**Equipment Category and Rates**

Other Direct Charges/Project Expenses/Subcontractors

Cost +8%

Vehicle Charges

Company Truck (including mileage) \$85.00/day  
Personal Vehicle IRS Rate

Office Charges and Shipping

Plotter Usage \$ 0.20 per square foot  
Copying \$ 0.10 per page B&W, \$ 0.75 per page color

Field Equipment and Supplies, Detailed List

Equipment Description	Unit*	Rate
FID/PID	/day	\$ 85.00



4-Gas Meter	/day	\$ 40.00
DO Meter	/day	\$ 25.00
Ph/Conductivity Meter	/day	\$ 15.00
Water Quality/REDOX Meter	/day	\$ 80.00
Interface Probe	/day	\$ 30.00
Water Level Probe	/day	\$ 20.00
Water Level – down well data logger	/day/week	\$ 40.00/200.00
Variable Speed Groundwater Pump, 120 volt	/day	\$ 100.00
Groundwater Pump, 12 volt	/day	\$ 20.00
Peristaltic Groundwater Pump, 12 volt	/day	\$ 20.00
GPS Survey Unit – hand held	/day	\$ 55.00
<b>Supplies Description</b>		
Bailer – disposable	each	\$ 9.00
Poly Tubing – ½ inch	/foot	\$ 0.25
Filter – high capacity	each	\$20.00
PPE – Level C	/day	\$ 25.00
PPE – Level D	/day	\$ 10.00

\* Half day rates are typically ½ of full day rates.