

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO. 1333
DATE ADOPTED: October 8, 2019

Resolution approving a contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects, in an amount not to exceed \$25,000.

WHEREAS, on November 8, 2016 through Resolution No. 1211, the City of West Allis Community Development Authority (the "Authority") approved a sole source master contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects; and,

WHEREAS, Site Investigation includes the collection of additional soil and groundwater samples and subsequent analysis for VOC's, PAHs and other contaminants; and,

WHEREAS, the Authority has entered into a sole source master contract with Ramboll Environ for providing professional environmental consultant services; and,

WHEREAS, the Authority is directing the Executive Director, or his designee, to enter into a professional environmental consulting services contract with Ramboll Environ within the City of West Allis in an amount not to exceed \$25,000.

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

1. That the Executive Director, or his designee, be and is hereby authorized and directed to execute and deliver the aforesaid professional environmental consulting services contract on behalf of the Authority.
2. That the sum of \$25,000 be and is hereby appropriated from Tax Incremental District Number Twelve – Teledyne Site, EPA funds, applicable Tax Increment Finance Districts, and/or other sources of funding.
3. That the City Attorney be and is hereby authorized to make such substantive and non-substantive changes, modifications, additions and deletions to and from the various provisions of the Contract, including any and all attachments, exhibits, addendums and amendments, 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
Community Development Authority



SCOPE OF SERVICE

ENVIRONMENT
& HEALTH

Sent Via E-Mail

Mr. John Stibal
Executive Director
Community Development Authority of the City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

CHANGE ORDER FOR GENERAL ENVIRONMENTAL CONSULTING SERVICES FOR CITY OF WEST ALLIS BROWNFIELD PROJECTS, WEST ALLIS, WISCONSIN

Dear Mr. Stibal:

Ramboll US Corporation (Ramboll) is submitting this Request for Change Order for general environmental consulting services related to Brownfield Redevelopment in the City of West Allis (the "City"). We anticipate that the City and/or Community Development Authority (CDA) will identify specific project needs for which Ramboll will provide a task order and budget in the future. This Change Order will be conducted in accordance with our Master Services Agreement (MSA) dated November 10, 2016, and may include the following activities:

- grant writing services, including United States Environmental Protection Agency (USEPA) Assessment, Cleanup, and Revolving Loan Fund applications, Wisconsin Economic Development Corporation (WEDC) Brownfield Grants, Site Assessment Grants, Idle Site Grants, Wisconsin Department of Natural Resources (WDNR) Ready for Reuse Grants, and Wisconsin Assessment Monies Grants;
- grant administration assistance, including preparing quarterly reports, preparing reimbursement requests, documenting minority and women owned business utilization, and entering data into USEPA's ACRES database;
- Phase I and II Environmental Site Assessments (ESA), including All Appropriate Inquiry;
- Site Investigations;
- remedial action options identification and evaluation and remedial action planning;
- remedial action design and implementation;
- pre-demolition assessment, especially as it relates to asbestos containing materials (ACMs), lead-based paint (LBP), and other hazardous materials;
- demolition planning, preparation of bid specifications, assistance with contractor selection, and demolition oversight and documentation;
- community outreach services, as requested;
- potential expert witness testimony;
- potential area-wide planning services; and

October 8, 2019

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Ref. P2722-19234



- coordination and correspondence with potential developers of City Brownfield sites, if requested and authorized by City staff.

As you are aware, Ms. Donna Volk, the proposed Project Manager for the City of West Allis/CDA projects, has significant experience and historic knowledge of the City's Brownfield sites, having worked with the CDA since 1992. We anticipate that some of the upcoming services may involve projects that Ms. Volk has direct experience with and knowledge of. Specific project experience includes:

- former Teledyne Property (1910 South 53rd Street);
- former West Allis Gray Iron Site (83rd & Orchard);
- former Milwaukee Ductile Iron properties (68th & Mitchell Street);
- former Home Juice Site (1445 South 113th Street and adjacent 1501 South 113th Street site);
- former Plating Engineering Site (1900 block South 62nd Street);
- Expert Automotive Car Care (7030 W. National Avenue);
- Vacant Lot (historic fill site, 6737 W. National Avenue);
- former Allis-Chalmers Tractor Plant properties;
- former Wehr Steel properties;
- former Graves Service Station (115th & Oklahoma Avenue); and
- Grant Application and Management Services.

Ramboll will conduct these general environmental consulting services as requested by CDA staff on a time and materials basis, in accordance with the attached fee schedule (Attachment A). Ramboll is requesting a Change Order for \$25,000 to provide general services as requested. If you find this Change Order acceptable, please provide a signed Proceed Order.

Ramboll appreciates the opportunity to continue to provide environmental services to you. If you have any questions or need further information, please contact us.

Yours sincerely,

Donna M. Volk, PG, CPG
Senior Managing Consultant

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Managing Principal

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ATTACHMENT A
FEE SCHEDULE

Ramboll Environ US Corporation	
2016 Rate Schedule	
West Allis Community	
Development Authority	
US\$	
Principal	185
Principal Consultant	165
Manager 10	150
Manager 9	135
Manager 8	120
Sr. Assoc. 7	115
Sr. Assoc. 6B	110
Assoc. 6	100
Assoc. 5	90
Assoc. 4	85
Assoc. 3	70
Drafting	75
Support	55