

Mr. Patrick Schloss  
City of West Allis  
7525 W. Greenfield Avenue  
West Allis, WI 53214

**REQUEST FOR CHANGE ORDER TO SITE INVESTIGATION OF THE PROPERTY  
LOCATED AT 3601 SOUTH 116<sup>TH</sup> STREET IN WEST ALLIS, WISCONSIN**

Dear Mr. Schloss:

In response to our recent discussion, Ramboll US Corporation (Ramboll) has prepared this request for change order to conduct additional Site Investigation (SI) activities associated with the City of West Allis ("City") owned property located at 3601 South 116<sup>th</sup> Street in West Allis, Wisconsin (the "site" or "property"). The following sections of this request for change order contain the project background, recommended scope of services, schedule, and estimated cost for the referenced project.

April 7, 2022

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**PROJECT BACKGROUND**

A Site Investigation was conducted by Ramboll at the site in 2020 that identified areas of the site where VOCs, PAHs, and/or metals in soil were present above the WAC NR 720 RCLs on the Site. The results of the investigation were documented in a WAC NR 716 Site Investigation Report, which was submitted to WDNR for their review and approval on June 15, 2021. The WDNR responded in a letter dated August 4, 2021 requesting revisions to some of the report figures and requesting sampling for landfill gases. Preliminary screening for landfill gas was conducted in February and March 2022. The results indicate the presence of landfill gases that may require mitigation or may limit the area of the site that could be developable. The proposed scope of services for this change order addresses the need for further delineation and characterization of the landfill gas.

Ref. 1690014283

**RECOMMENDED SCOPE OF SERVICES**

Based on the WDNR response of August 4, 2021, the landfill gas monitoring results from 2022, and recent communications with the City of West Allis and the WDNR, Ramboll recommends the installation and monitoring of landfill gas probes to obtain necessary data to delineate the extent of landfill gas and to move the site or portions of the site towards redevelopment. These recommended activities are further described as follows.

**Additional Landfill Gas Monitoring Activities**

Ramboll proposes the advancement of 10 soil borings to a depth of approximately 20 feet below ground surface (bgs) and installation of a gas monitoring probe at each location to facilitate the collection of landfill gas

samples. The gas monitoring probes will be installed in accordance with WAC NR 507.22. Soil screening activities (i.e., health and safety, public and private utility locate, drilling technology, soil logging, investigative derived waste management, etc.) will be performed in accordance with the methodologies outlined in the June 2020 SI Work Plan and applicable WACs. The proposed gas monitoring probe locations are depicted on Figure 1.

Soil samples will be continuously collected from the borings and logged in the field in accordance with the Unified Soil Classification System. Soil characteristics (e.g., texture, color) along with visual and/or olfactory evidence of impacts will be noted on soil boring logs. The samples will be screened for VOCs using a photoionization detector (PID) with a 10.6 electron volt (eV) lamp. PID readings will be recorded on the soil boring logs. No laboratory analysis of soil samples is planned for this phase of work. If unexpected soil conditions are encountered, Ramboll may recommend analysis of select samples, with prior authorization of the City.

Landfill gas monitoring will be conducted at each newly installed gas monitoring probe and at each of the existing monitoring wells. The probes will be monitored using a Landtec GEM 5000 (or similar instrument) for %methane and %oxygen, including both initial and stabilized readings. In addition, temperature, ground condition, barometric pressure and whether pressure is rising or falling will be recorded for each monitoring event.

The results of the additional monitoring and including the requested revisions to the SI figures will be documented in a brief documentation report (SI Addendum). The report will also include a summary of remedial options and recommendations for a conceptual remedial action. A copy will be forwarded to the WDNR, for their review and approval, along with the WDNR Review Fee (\$700), required for written WDNR response.

## **SCHEDULE**

Per your verbal authorization, the initial landfill gas monitoring of the existing groundwater monitoring wells was conducted in February and March of 2022. Installation of the additional gas monitoring probes is anticipated to be conducted within the next 4 to 6 weeks, depending on subcontractor availability. This proposed schedule is dependent upon receipt of the executed project authorization from the City.

Upon completion of the field activities described above, the results will be summarized in a SI Addendum letter report that will be submitted to WDNR for their review. The report will be prepared within 4 to 6 weeks of the completion of gas monitoring.

## ESTIMATED CHANGE ORDER COST

The scope of services described herein will be completed on a time and materials basis in accordance with the Master Contract with the City, dated March 8, 2017. The total estimated cost to complete the landfill gas monitoring scope of services, is summarized below.

TASK	ESTIMATED COST
Methane Monitoring at Existing Monitoring Wells	\$ 2,800
Vapor Monitoring Point Installation	\$12,800
Landfill Gas Monitoring at Existing Wells & Newly Installed Wells	\$ 2,800
SI Addendum Report Preparation (includes WDNR Review Fees)	<u>\$ 5,900</u>
<b>TOTAL ESTIMATED FEES</b>	<b>\$ 24,300</b>

Additional services, if requested, will be considered out of scope and will result in additional costs that will be billed on a time and materials basis, in accordance with the unit rates that are attached to this proposal and incorporated into the Master Contract.

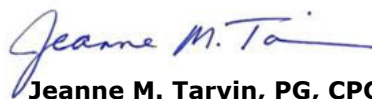
Thank you for opportunity to be of service. If you find this change order acceptable, please provide a Proceed Order, using the City's standard procedure and referencing this proposal. If you have any questions or need further information, please contact us.

Yours sincerely,



**Donna M. Volk, PG, CPG**  
Managing Consultant

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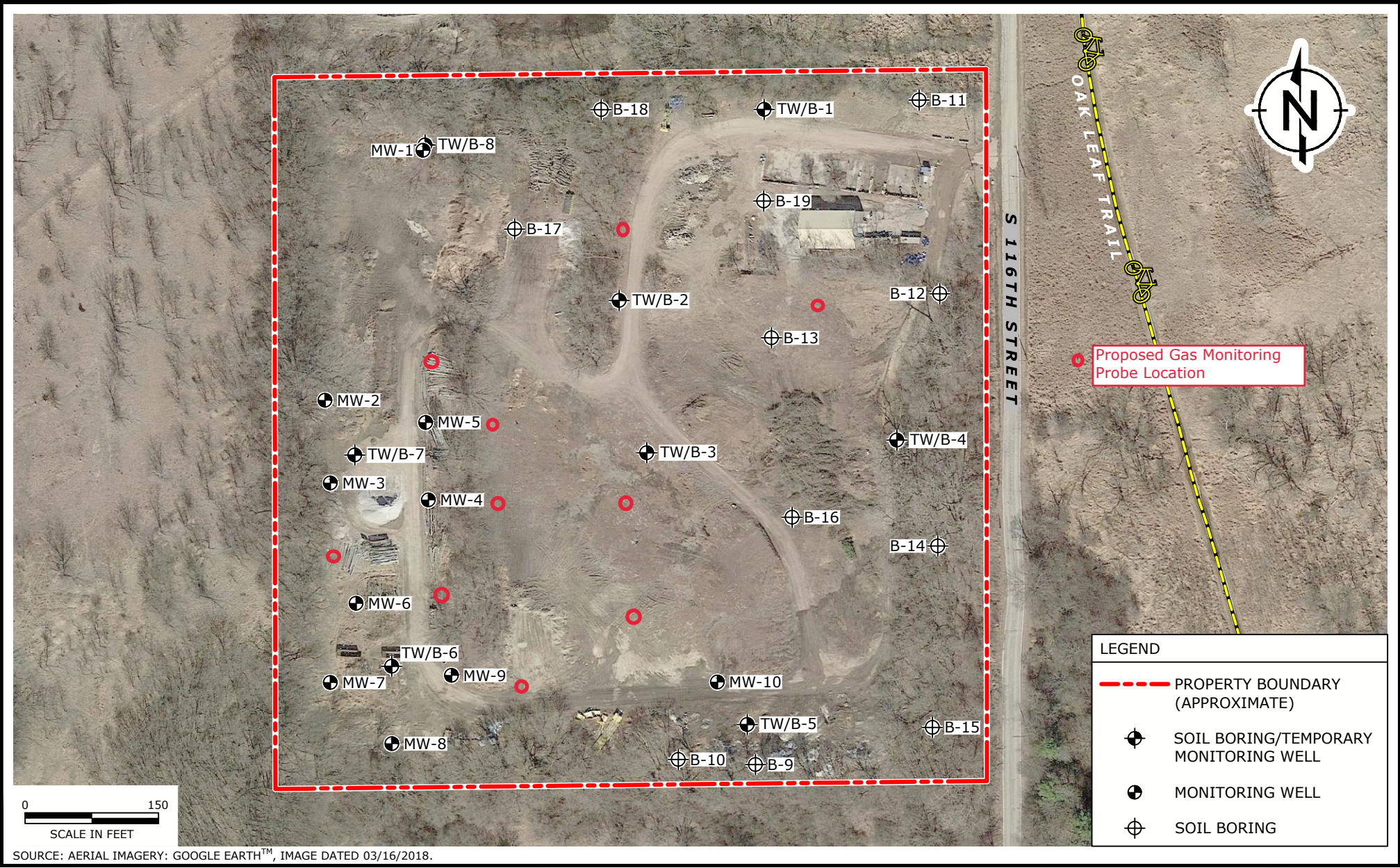
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Managing Principal

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## **FIGURE**

### **Proposed Sample Location Map**





**SITE LAYOUT AND SAMPLE LOCATION MAP**  
3601 SOUTH 116TH STREET  
WEST ALLIS, WISCONSIN



## **ATTACHMENT**

### **RATE 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