RAMBOLL

ENVIRONMENT
& HEALTH

Shaun Mueller
Community Development Authority of the City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

PROPOSAL FOR PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS OF PROPERTY LOCATED AT 6901 WEST BELOIT ROAD IN WEST ALLIS, WISCONSIN

Dear Mr. Mueller:

In response to your recent request, Ramboll US Consulting, Inc. (Ramboll) is pleased to present the Community Development Authority (CDA) of the City of West Allis with this proposal to conduct Phase I and Phase II Environmental Site Assessments (ESAs) of the property located at 6901 West Beloit Road in West Allis, Wisconsin (the "site" or "property"). It is anticipated that the proposed assessment will be completed using a portion of the City's FY22 USEPA Brownfields Assessment Grant. The property consists of two parcels totaling 0.205-acres. The eastern parcel of land (property tax key 489-0037-000) is developed with a tavern and the western parcel (property tax key 489-0038-000) is vacant with the exception of a small shed in the northernmost portion of the parcel. According to information provided by the CDA, the property has a history of use as a filling station. A note in the property file indicates that pumps associated with the filling station have been removed.

The following sections of this proposal contain a recommended Scope of Work, a proposed schedule, a cost estimate, and proposed contract terms for this project.

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Ref. P2722-23063

PROPOSED SCOPE OF WORK

Eligibility Determination

Prior to conducting Phase I and II ESA services, Ramboll will prepare an eligibility determination request for review and approval by the Wisconsin Department of Natural Resources (WDNR). The WDNR reviews Eligibility Determinations for petroleum sites on behalf of USEPA. WDNR has supplied Form 4400-304 for the eligibility determination.

Phase I ESA

The proposed scope of services consists of a Phase I and Phase II ESA. The Phase I ESA will meet the requirements of the United States Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries (AAI standard) (40 CFR Part 312). According to USEPA, the ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21* (the 2021 ASTM standard) is consistent and compliant with USEPA's AAI standard and may be used to comply with the provisions of the AAI standard.

The objective of the Phase I ESA is to identify Recognized Environmental Conditions (RECs), which are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any

release to the environment; 2) under conditions indicative of a release to the environment; or, 3) under conditions that pose a material threat of a future release to the environment." Specifically, this assessment will be performed under the supervision of an Environmental Professional as defined in the 2021 ASTM standard and will include (a) a document review; (b) a review of federal, state, tribal, and local government records; (c) a review of readily available historical resources; and (d) a site reconnaissance. These tasks are described in more detail in Attachment A.

This Phase I ESA does not include: visits to regulatory agencies to review files (other than local building, health, and/or fire departments); evaluation or discussion of other non-scope considerations (e.g., asbestos-containing materials [ACMs], lead-based paint, radon, water intrusion/mold, wetlands, ecological issues, cultural resources); conducting surveys for the presence of asbestos, lead-based paint, mold, or radon; or the collection of samples of media including but not limited to air, soil, soil vapor, and water.

Phase II ESA

In order to address any findings identified in the proposed Phase I ESA, Ramboll proposes to conduct a Phase II ESA to assess potential impacts to the environment at the site. The objective of the Phase II ESA is to evaluate potential risks to soil and groundwater from past operations or activities on the site and adjoining properties, including the site's former use as a filling station.

Ramboll proposes to advance four soil borings, two of which will be converted into small diameter monitoring wells at the property. The proposed boring/small diameter monitoring well locations will be determined based on the results of the Phase I ESA. The specific subsurface assessment activities proposed are outlined below.

Assessment Activities

Prior to initiating field activities, a site-specific health and safety plan (HASP) will be developed and followed by all field personnel for the on-site work. Additionally, Ramboll will notify Digger's Hotline to identify public utilities. To obtain subsurface clearance for private utilities on site, Ramboll will discuss proposed boring locations with knowledgeable site personnel, if available, prior to advancement of borings. Additionally, Ramboll will retain a private utility locator to clear proposed boring locations for obstructions. Prior to initiating field activities, Ramboll will prepare a work plan in accordance with the requirements stipulated in Wisconsin Administrative Code (WAC) NR 716 and consistent with USEPA requirements for the use of EPA Brownfield Assessment Grant funds. This proposal does not include costs associated with WDNR review of the work plan.

Limited Soil and Groundwater Assessment

The Phase II ESA will include soil and groundwater sampling at the site. Based on available information, Ramboll proposes to advance four soil borings and install a small diameter groundwater monitoring well at two of the four soil boring locations. The precise location of each boring location will be based on the results of the Phase I ESA and cannot be determined prior to the subsurface utility clearance activities. For safety reasons, Ramboll cannot install borings within five feet of an underground utility. Based on the results of the Phase I ESA, completion of a Ground Penetrating Radar (GPR) survey may be recommended if USTs are suspected of remaining on the property. If warranted, Ramboll will provide an estimate of costs for completion of a GPR survey under separate proposal.

Advancement of the soil borings will be performed using direct-push technology (DPT) to depths of approximately 5 feet below the water table, or to a depth of 15 feet below ground surface (bgs), whichever is reached first. Soil samples will be continuously collected from the borings for classification and field screening. 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 volatile organic compounds (VOCs) using a photoionization detector (PID) with a 10.6 electron volt (EV) lamp. PID readings will be recorded on the soil boring logs. Two soil samples will be collected from each soil boring for laboratory analysis. If evidence of impacts is observed, a sample will be collected from the interval at which the most significant impacts are observed and one sample will be collected below observed impacts. If no evidence of impacts is observed, one sample will be collected from the upper four feet of the soil column and one at the approximate depth of the water table.

Following soil sampling activities, each boring will be converted to a small diameter monitoring well, which will be constructed using a 1-inch diameter polyvinyl chloride (PVC) riser with a 10-foot 0.010-inch slot size well screen. The wells will be completed by installing a sand filter pack around and approximately 1 to 2 feet above the well screen and granular bentonite above the filter pack to near the ground surface. A PVC cap will be placed over the riser until groundwater samples are collected. The small diameter monitoring wells will be purged with a peristaltic pump to remove residual sediment remaining in the wells after installation and to re-establish the natural hydraulic flow conditions of the formations, which may have been disturbed by the well construction.

Prior to the groundwater sampling activities, depth-to-groundwater measurements will be made using a Heron electronic water level sensor, Model ET-94 (accuracy 0.01 feet) or similar equipment. The depth to groundwater, as well as the total well depth, will be recorded in a bound field notebook. The temporary wells will be sampled utilizing a peristaltic pump with disposable polyethylene tubing. The temporary wells will be purged until sediment free water is produced. Groundwater sampling equipment will be thoroughly decontaminated between each sampling location using an Alconox© solution and rinsed in deionized water. New disposable polyethylene tubing or bailers will be utilized for sample collection for each well location. A new pair of nitrile gloves will be used during the collection of each sample to minimize the potential for cross-contamination.

The groundwater samples will be containerized in laboratory-provided sample containers, preserved appropriately, and kept on ice, cooling to 4 degrees Celsius. Following sample collection, each sample container will be labeled with the sample location identification, date of sample collection, and intended analysis. The sample containers will then be placed in re-sealable plastic bags and packed in an iced, insulated container. The small-diameter monitoring wells will be abandoned with bentonite and completed with a surface patch matching the surrounding material immediately after sample collection. The cost for well abandonment is included in this scope of work.

Investigative Waste Management

While drilling residuals (i.e., soil cuttings, wash water, purge water) are expected to be minimal, excess materials and other investigative-derived waste (IDW) will be staged on site in clean, labeled, 55-gallon drums and/or sealed in 5-gallon plastic buckets for future disposal pending the laboratory analytical results. The costs of the IDW disposal are not included in this proposal.

Laboratory Analysis

The soil and groundwater samples will be collected, labeled, and placed in appropriately preserved, laboratory-supplied containers. Groundwater samples obtained for lead analysis will be field filtered. After the samples have been collected, they will be sealed, labeled, and placed on ice pending delivery under chain-of-custody procedures to the laboratory for analysis.

All soil samples will be analyzed for the following parameters:

- Volatile organic compounds (VOCs) – United States Environmental Protection Agency (USEPA) SW-846 Method 8260
- Polycyclic aromatic hydrocarbons (PAHs) – USEPA SW-846 Method 8270
- Lead – USEPA SW-846 Method 6010

Groundwater samples will be analyzed for VOCs using USEPA method SW-846 Method 8260 and lead using USEPA SW-846 Method 6010. Quality Control (QC) samples will be collected and analyzed in accordance with the Quality Assurance Project Plan (QAPP) associated with the CDA's USEPA Brownfield Assessment Grant.

The soil and groundwater samples will be submitted to the laboratory for a standard turnaround time (10 business days).

PROJECT DELIVERABLE

Subsequent to the completion of its environmental review, Ramboll will prepare a Phase I ESA (the "Report") to document the findings of the Phase I ESA. The Report will include a clear and concise executive summary identifying the key issues and their significance, followed by site-specific details gathered during the course of Ramboll's review, and recommendations for Phase II Assessment, if appropriate. The Report will meet the form and content requirements for reporting that are set forth in the 2021 ASTM standard. The Report will identify and comment on significant data gaps that affect Ramboll's ability to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the site. Finally, per the 2021 ASTM standard, Ramboll's Phase I ESA report will be considered current for a period of 180 days from the date of the site inspection.

Upon completion of the Phase II field activities described above and review of analytical results, a Phase II ESA Letter Report (the "Letter Report") will be prepared. The Letter Report will include the subsurface assessment results, a documentation of field activities, soil boring logs, site and boring location figures, tabulated analytical laboratory results, an evaluation of the data, and our conclusions and recommendations for additional investigative and/or remedial activities, as appropriate.

SCHEDULE

Ramboll is prepared to commence work on this project upon receipt of written authorization to this proposal. Assuming that the information requested herein is readily available and that no delays in completing the site visit or agency reviews are encountered, a verbal summary of site findings will be provided within 1 week of completing the site visit. A written report detailing the findings of the Phase I ESA for the site will be provided within 15 business days of the site visit.

Written requests for access to documents held by governmental agencies can take as long as 1 month or more to process. If these documents are not available at the time of the report but are received within 180 days of completing the site visit, Ramboll will review the outstanding information upon receipt and will issue a supplemental report addendum should this information result in any substantive changes to Ramboll's understanding of the site or an identified issue.

The limited soil and groundwater assessment described in this proposal can be initiated after the verbal results of the Phase I ESA findings are presented to you. We anticipate that drilling can be scheduled within two weeks after authorization to proceed; laboratory analytical results are typically available within 10 business days after sampling; and a report will be available within 2 weeks of receiving analytical results.

Ramboll understands that, per the CDA's counteroffer to purchase the property from Milwaukee County, environmental due diligence activities must be completed on or before April 21, 2023.

PROJECT COST

The scope of services described herein will be completed on a time and materials basis in accordance with the Master Contract with the CDA, dated November 10, 2016 and the attached fee schedule, provided in our Proposal for Professional Consulting Services, dated August 24, 2022. The total estimated cost to complete the Phase I and II ESA and eligibility determination scope of services, as presented herein is $15,150, summarized below.

Task	Cost
Task 1 – Phase I ESA	$ 3,800
Task 2 – Work Plan Preparation	$ 2,000
Task 3 – Phase II ESA	$ 9,200
Task 4 – Eligibility Determination	$ 750
Total	**$15,750**

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 proposal acceptable, please provide a Proceed Order, using the CDA's Standard procedure and referencing this proposal. If you have any questions or need further information, please contact us.

Yours sincerely,

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ATTACHMENT

RATE SCHEDULE

Ramboll Project Fees

Ramboll proposes the following fee schedule for work conducted under RFP #22-006:

Table 1: Labor

Labor Category (Invoice Title)	Labor Rate	Estimated % Time
Project Principal (Principal)	$200	1%
Senior Managing Consultant	$175	2%
Managing Consultant	$155	15%
Sr. Consultant 2	$130	5%
Sr. Consultant 1	$120	5%
Engineer/Geologist (Consultant 3)	$110	20%
Engineer/Geologist (Consultant 2)	$100	20%
Field Staff (Consultant 1)	$85	20%
CAD/GIS Drafting	$80	7%
Administrative Support	$65	5%

Table 2: Field Instruments/Equipment[1]

Description	Units	Unit Cost
PID (10.6 ev lamp)	day	$70
Water Level Meter	day	$30
0.45-micron filters	each	$25
Peristaltic Pump	day	$50
Concrete Corer	day	$150
Personal Vehicle Mileage (federal rate)[2]	mile	$0.585

Notes:

1: Other supplies/equipment will be rented/purchased as needed and the invoices will be passed through to the WDNR with no mark-up applied.

2: Based on project needs, distance to site and other factors, Ramboll may elect to rent a vehicle for field work. Typical vehicle rental rates, based on our company preferred provider fee schedule are between $40 and $70/day. Gasoline is additional.

A 10% mark-up will be added to all subcontractor services.