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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2010-0076 Resolution Introduced

Resolution approving a Sole Source professional services contract with Arcadis for the preparation of demolition specifications, oversight and asbestos assessment for the former Chalet Restaurant located at 6215 W. National Ave., in an amount not to exceed \$19,400.

Introduced: 3/2/2010

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ADOPT AS AMENDED

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/2/10</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak				
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke				<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt				
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel				
			TOTAL	<u>4</u>	<u>0</u>		<u>1</u>

SIGNATURE OF COMMITTEE MEMBER

[Signature]
 Chair _____ Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

ADOPT AS AMENDED

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3-2-10</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke <i>e</i>				<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>	<u>1</u>		<u>1</u>



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2010-0076

Final Action: 3/2/2010

Sponsor(s): Safety & Development Committee

Resolution approving a Sole Source professional services contract with Arcadis for the preparation of demolition specifications, oversight and asbestos assessment for the former Chalet Restaurant located at 6215 W. National Ave., in an amount not to exceed \$19,400.

WHEREAS, the Department of Building Inspections and Neighborhood Services ordered that the building on the property at 6215 W. National Ave. (the "Property") to be razed or repaired because of deteriorating building conditions; and,

WHEREAS, the Milwaukee County Circuit Court ordered on February 18, 2010 that the building on the Property be razed; and

WHEREAS, the City of West Allis needs to retain the services of an environmental firm to prepare the demolition specifications, oversight and asbestos assessment for the Property; and,

WHEREAS, it is, therefore, necessary to enter into a sole source professional services contract with Arcadis for the preparation of demolition specifications, oversight and asbestos assessment for the Property.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the Scope of Services for the project area, a copy of which is hereby attached and made a part hereof, is hereby approved.
2. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Sole Source 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.

BE IT FURTHER RESOLVED that the Director of Development is authorized, on behalf of the City, to execute the aforesaid contract documents.

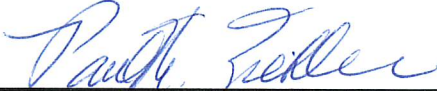
BE IT FURTHER RESOLVED that the sum of \$19,400 be and is hereby appropriated to pay the

liability under the Community Development Block Grant 2010 Six Points project.

cc: Department of Development

Dev-R584-3-2-10-bjb

ADOPTED AS AMENDED 03/02/2010



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED AS AMENDED 3/9/10



Dan Devine, Mayor



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2010-0076

Final Action:

Sponsor(s): Safety & Development Committee

Resolution approving a Sole Source professional services contract with Arcadis for the preparation of demolition specifications, oversight and asbestos assessment for the former Chalet Restaurant located at 6215 W. National Ave., in an amount not to exceed \$19,400.

WHEREAS, the Department of Building Inspections and Neighborhood Services placed orders on the property at 6215 W. National Ave. to be razed or repaired because of deteriorating building conditions; and,

WHEREAS, the Milwaukee County Circuit Court found on February 18, 2010 that the said property should be razed; and

WHEREAS, the City of West Allis needs to retain the services of an environmental firm to prepare the demolition specifications, oversight and asbestos assessment for the former Chalet Restaurant site located at 6215 W. National Ave.; and,

WHEREAS, it is, therefore, necessary to enter into a sole source professional services contract with Arcadis for the preparation of demolition specifications, oversight and asbestos assessment for the former Chalet Restaurant located at 6215 W. National Ave.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the Scope of Services for the project area, a copy of which is hereby attached and made a part hereof, is hereby approved.
2. That the City Attorney be and is hereby authorized to make such non-substantive changes, modifications, additions and deletions to and from the various provisions of the Sole Source 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.

BE IT FURTHER RESOLVED that the Director of Development is authorized, on behalf of the



ARCADIS

Infrastructure, environment, facilities

Mr. John Stibal
Director, Development Department
City of West Allis
7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4688

Subject:

Proposal for Demolition-Related Support Services, Chalet Property, 6215 West National Avenue, West Allis, Wisconsin.

Dear Mr. Stibal:

ARCADIS is pleased to provide you with this proposal for demolition-related support services for the Chalet Property located at 6215 West National Avenue in the city of West Allis, Wisconsin (the Site"). The Site is a vacant restaurant. The city of West Allis Community Development Authority (CDA) has purchased the property. A court ordered demolition has been issued for the building. The scope of work included in this proposal is associated with collecting and incorporating data in a bid specification for use to publicly bid the demolition project. Other tasks included in this scope of work include construction management and post razing plans.

Regulatory Context

Under the US NESHAP regulations, the United States Environmental Protection Agency (U.S. EPA) and delegated state of Wisconsin programs require the proper removal of regulated ACM (RACM) that is friable (a material when dry can be crumbled, pulverized, or reduced to powder by hand pressure) or will become friable prior to a renovation or demolition activity. Therefore, characterization to adequately identify RACM in building materials prior to demolition is critical to isolating the areas and quantities of material requiring abatement and proper disposal. According to 40 CFR Subpart M, building materials that meet the following criteria are considered RACM:

- Friable ACM (e.g., pipe insulation)
- Category I non-friable material that is in poor or friable condition (e.g., damaged floor tile)
- Category II non-friable material that has a high probability of becoming damaged during demolition (e.g., Transite wall panels).

Imagine the result

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Tel 414 276 7742
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ENVIRONMENT

Date:
25 February 2010

Contact:
Ben Verburg

Phone
414.277.6231

Email:
ben.verburg@arcadis-us.com

Friable ACM commonly includes pipe insulation, boiler insulation, and spray-applied materials. Category I non-friable materials include, but are not limited to, floor tiles, mastics, gaskets, packings, linoleum, roofing shingles and similar manufactured materials where asbestos is used as a binder. Category II materials are asbestos-cement products (also commonly known as Transite™). Transite™ products may include wallboard, cooling tower components, and siding.

Scope of Work

The following tasks are included in our proposed scope of work:

Task 1 Comprehensive ACM/Regulated Building Materials/Lead-Based Paint Survey

A comprehensive survey of suspect ACM will be conducted throughout the Site. Homogeneous applications within each building will be identified and sampled in accordance with applicable regulations. Positive-stop protocols may be utilized to limit laboratory costs where appropriate, but there is a relatively low cost/high benefit of PLM analysis on the building materials.

- Homogeneous application
- Building identifier
- Sub-building (roof, exterior wall, penthouse, flooring, etc.)
- Material Type Code (type of material)
- Material description (Transite, TSI, etc.)
- EPA Category (Friable, Cat I/Cat II non-friable)
- Material location
- Approximate quantity
- Units (linear meters or square meters)
- Material condition
- Sample results
- Comments

Finally, in some cases, it may be more cost effective to presume the presence of ACM and avoid testing. For example, gasket material present between steam fittings may contain asbestos. Thus it may be more cost effective to assume the presence of asbestos, as opposed to breaking every fitting apart for testing. The contractor may

then decide either to abate each fitting during demolition (and save the steel for scrap) or cut each fitting out and dispose of it as ACM. Scrap pricing at the time of demolition will likely dictate that decision.

No more than 120 samples for PLM analysis of asbestos will be collected unless authorized by the Client. All bulk samples will be shipped under chain of custody to a US accredited industrial hygiene laboratory and analyzed using U.S. EPA method 600/R-93/116 under a 10 day turnaround time for results.

ARCADIS anticipates using a two-man investigation crew to perform a visual survey (no sample collection) of environmental materials, building interior spaces, and exterior surfaces, for regulated universal wastes and other materials of environmental concern. Specifically, the types of materials that will be included in this survey are as follows:

- mercury-containing devices (e.g., mercury switches, thermostats, thermometers, etc.)
- batteries (e.g., lead-acid, nickel-cadmium, etc.)
- potential polychlorinated biphenyl- (PCB) containing light ballasts
- fluorescent light bulbs
- mercury vapor light fixtures
- Lucalox[®] light fixtures and ballasts
- potential chlorofluorocarbon- (CFC) containing building equipment (e.g., air conditioning units, refrigerators, water coolers, etc.)
- oil-containing building equipment (e.g., pumps, compressors, dock levelers, motors, fans, cranes, elevator pistons, transformers, etc.)
- mold and pigeon waste
- radioactive elements (e.g., associated with emergency lighting, smoke alarms, laboratories, etc.)
- electrical circuit boards (may contain lead solder or other hazardous metals)
- fire extinguishers and chemical fire-suppression systems
- capacitors and transformers
- debris/liquid in pits, sumps, and trenches
- above-ground storage tanks (ASTs) located inside a building

- drum/waste storage areas
- chemical storage areas

The potential presence of lead-based paint (LBP) affects (i) exposure to site workers engaged in hot work during demolition (OSHA standards) and (ii) characterization of waste materials resulting from demolition. We propose to conduct a screening level assessment of painted surfaces using a visual inspection/characterization and paint chip sampling methodology to detect for the presence of lead. We have assumed the collection 15 composite paint chip samples for analysis of total lead. This information will be used as hazard communication to the contractor(s) and to assist in waste characterization. It has been our experience that it is highly unlikely that the presence of lead-painted surfaces will result in a characteristic hazardous waste as an overall waste stream. However, disposal facilities have requested LBP screening results as an indicator of the representativeness of waste characterization sampling.

Once the laboratory results have been returned to ARCADIS, a report documenting the findings of the inspection shall be issued to the Client.

Task 2 Technical Specifications/Bid Document Preparation

Under this task, ARCADIS will develop a technical specification that will identify the requirements for conducting the required razing activities. These technical specifications will be developed in concert with the use of the city of West Allis' bid documents and contract. The specifications will include and/or address issues such as:

- A site razing and grubbing plan.
- Demolition permit requirements.
- Removal of underground structures.
- Crushing and placement of rubble into subsurface vaults and structures.
- Estimated quantities for inclusion on the bid form.

ARCADIS will submit a draft version of the bid documents to the city of West Allis for review and comment. A meeting will be held with stakeholders to review the bid specification. After addressing any review comments, a final version of the technical

specifications and drawings will be issued. It is assumed that the city of West Allis will compile the final bid documents and send the documents out to the perspective bidders.

Task 3 Bid Process/Contractor Procurement

ARCADIS will assist the city of West Allis in pre-qualifying potential bidders. ARCADIS will also assist the city of West Allis in coordinating and leading a pre-bid meeting at the site and preparing any addenda to the bid documents. Following receipt of the bids, ARCADIS will assist the city in reviewing the bids and in negotiating a final contract with the selected bidder. Our estimated costs for this task assume that one addendum will need to be prepared.

Task 4 Construction Management

Under this task, ARCADIS will assist the city of West Allis in managing the contract and in conducting necessary inspection activities to confirm that the contractor is in full compliance with the specification and contract requirements. ARCADIS will be responsible for managing the contract and providing oversight with the city of West Allis providing only limited project involvement.

ARCADIS has assumed that the successful bidder will contract directly with the city of West Allis and ARCADIS will serve as the city's agent for contract management and inspection activities. Activities to be conducted include the following:

- Technical review of contractor submittals.
- Review of contractor's schedule of values and invoices.
- Coordination and attendance at one construction meeting.
- Response to technical issues that arise during implementation.
- Site inspection services.
- Coordination with the city of West Allis for signing waste disposal manifests.
- Assessing and resolving any change order requests.

Key cost estimating assumptions for this task are summarized below:

- It is assumed that ARCADIS personnel will spend 20 hours of oversight (4 hours for our field manager and 16 hours for our site inspector) on the project over a one week duration to inspect the razing work.
- The selected contractor will be required to obtain all the required permits for the Site razing and grading activities.

Task 5 Post Razing Plans

Following completion of the Site razing work, a Post Razing Plan will be prepared to summarize the demolition work.

Cost Estimate

The cost estimate to complete the scope of work is \$19,400. A breakdown of the tasks and associated costs are presented in the following Table.

Task	Cost Estimate
Comprehensive ACM/Regulated Building Materials/Lead-Based Paint Survey	\$6,700
Technical Specifications/Bid Document Preparation	\$4,500
Bid Process/Contractor Procurement	\$2,700
Construction Management	\$3,000
Post Razing Plans	\$2,500
Total:	\$19,400

This cost estimate includes ARCADIS labor, materials, and expenses.

This cost estimate includes laboratory analysis of 120 sample for analysis by PLM.

This cost estimate includes laboratory analysis of 15 lead based paint samples.

ARCADIS

Mr. John Stibal
February 25, 2010

Authorization

The scope of work will be completed on a time and materials basis in accordance with terms and conditions in our executed Agreement for Professional Services. We understand that if this proposal is accepted, a Work Order will be issued in the above amount.

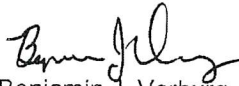
Schedule

We will begin this work immediately upon receipt of a Work Change Order.

Closing

ARCADIS appreciates the opportunity to support you on this important project. If you have any questions or comments, please feel free to contact me at the number provided.

Sincerely,
ARCADIS



Benjamin J. Verburg, PE, CHMM
Principal Engineer

Copy:

Mr. Patrick Schloss – City of West Allis

This proposal and its contents shall not be duplicated, used or disclosed — in whole or in part — for any purpose other than to evaluate the proposal. This proposal is not intended to be binding or form the terms of a contract. The scope and price of this proposal will be superseded by the contract. If this proposal is accepted and a contract is awarded to ARCADIS as a result of — or in connection with — the submission of this proposal, ARCADIS and/or the client shall have the right to make appropriate revisions of its terms, including scope and price, for purposes of the contract. Further, client shall have the right to duplicate, use or disclose the data contained in this proposal only to the extent provided in the resulting contract.

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