

Mr. Patrick Schloss
Community Development Authority of the City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

PROPOSAL FOR PRE-REMEDIAL ACTION ENVIRONMENTAL CONSULTING SERVICES AT THE FORMER MOTOR CASTINGS SITE, WEST ALLIS, WISCONSIN

Dear Mr. Schloss:

In response to your recent request for a proposal during the meeting on February 3, 2026, between Ramboll Americas Engineering Solutions, Inc. (Ramboll) and the Community Development Authority (CDA) of the City of West Allis, Ramboll is pleased to present this proposal to the West Allis CDA for pre-remedial action environmental consulting services for the former Motor Castings properties in West Allis, Wisconsin (the "site" or "property").

February 6, 2026

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The site consists of four parcels totaling 6.635 acres located at the following property addresses: 6500 W. Washington Street (property tax key 439-0001-037), 13** South 65th Street (property tax key 439-9004-000), 11** South 65th Street (property tax key 439-0108-001), and 11** South 64th Street (property tax key 439-0088-000). Initial Phase II Environmental Site Assessment (ESA) work was conducted at the site between October 14 to 27, 2025, including soil and groundwater sampling in accordance with the *Sampling and Analysis Plan for Phase II Environmental Site Assessment at the Property Located at 6500 West Washington Street, West Allis, Wisconsin (SAP)*, dated October 8, 2025.

Ref. P8413M-26027

The initial Phase II sampling revealed that various constituents, including metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs), were detected above regulatory standards across the site. However, significantly elevated concentrations of trichloroethylene (TCE) were detected in sample location SB-03/TW-03, which is located near the presumed location of a former underground storage tank (UST) that contained TCE. Based on the results of the initial sampling activities, additional soil and groundwater sampling was conducted from November 10 to 14, 2025. These efforts aimed to further delineate and assess the risks associated with the elevated concentrations of TCE.

After reviewing the results from the initial Phase II sampling, Ramboll conducted additional sampling, which included advancing eight more soil borings to further delineate PCB impacts detected in soil sample GP-05 (4-6). Additionally, Wisconsin Administrative Code (WAC) NR 141-compliant monitoring wells were installed at twelve locations, either where temporary monitoring wells were initially installed as part of the initial Phase II efforts or where soil borings indicated potential impacts but no groundwater data was previously collected.

On January 23, 2026, the Wisconsin Department of Natural Resources (WDNR) issued a Responsible Party (RP) letter to the Receiver for Motor Castings Company and assigned the matter Bureau for Remediation and Redevelopment Tracking System (BRRTS) case number 02-41-598538. The January 23, 2026 RP Letter identifies as a priority, the evaluation of vapor intrusion (VI) in connection with TCE detections at the site. On January 27, 2026, the West Allis CDA acquired the four parcels comprising the site. On January 28, 2026, the West Allis CDA submitted an application to the United States Environmental Protection Agency (USEPA) for a Fiscal Year 2026 (FY26) Cleanup Grant with an award ceiling of \$4,000,000 to support necessary remedial activities in connection with the site. A requirement for receipt of FY26 Cleanup Grant funding, if awarded, is that the site be sufficiently characterized by June 15, 2026, such that the planned remedy can be implemented.

Additional site investigation activities are proposed for the first half of 2026, to address WDNR's concerns around the potential for VI and sufficiently characterize site conditions in the area of the former TCE tank such that a remedy can be implemented. The following sections of this proposal include an overview of the anticipated near-term investigation and reporting activities, cost approval request, and the proposed contract terms for this project.

ANTICIPATED NEAR-TERM ACTIVITIES AND TIMING

1. Pre-Remediation On-Site Investigation

- a. On-site materials management – *February 2026*
 - i. Ramboll subcontractor to relocate soil pile, allowing for access to former TCE tank area for further investigation
- b. Geophysical investigation – *late February/early March 2026*
 - i. Private utility locate
 - ii. Former TCE tank locate
 - iii. Additional characterization in the TCE tank area using geophysical surveying methods
- c. Focused soil sampling in TCE area – *March/April 2026*
 - i. To include additional soil sampling for vertical and horizontal delineation of TCE impacts in the vicinity of the former TCE tank on an approximately 20-foot grid
 - ii. To include Toxicity Characteristic Leaching Procedure (TCLP) samples in a select number of borings in support of a hazardous waste determination
- d. Additional groundwater monitoring well network installation and sampling – *March/April 2026*
 - i. Installation of three piezometers to approximately 50 to 55 feet below ground surface (bgs)
 - ii. Installation of three paired shallow groundwater table wells
 - iii. Site-wide groundwater monitoring
 1. In addition to groundwater monitoring for chlorinated volatile organic compounds (CVOCs), to include analysis for 1,4-dioxane and Monitored Natural Attenuation (NMA) parameters in select wells

2. Off-Site Vapor Intrusion Investigation

- a. Notification and access request for potentially affected property owners – *February 2026*
- b. Sampling of seven residences – *pending access; ideally within the current heating season (ends March 31)*
 - i. Sampling anticipated to include up to three rounds of sampling
 - ii. Each round of sampling will include collection of sub-slab vapor, indoor air, sump air, and sump water samples (if present)
 - iii. Indoor air and sump air samples will be collected using a passive air sampling device deployed over a 10-day duration
 - iv. Results will be provided to residents within 10 days following receipt of laboratory results
 - v. If sampling results indicate exceedances of Wisconsin Vapor Risk Screening Levels (VRSLs) (sub-slab vapor samples) or Vapor Action Levels (VALs) (indoor air or sump air samples), installation of an in-home sub-slab depressurization system is warranted
- c. Utility and Preferential Vapor Pathway Assessment
 - i. Passive air sampling devices to be deployed over a 10-day duration within approximately eight sanitary sewer manholes along South 64th Street, South 65th Street, and W. Washington Street
 - ii. All work involving sewer access to be coordinated through the City of West Allis Department of Public Works (DPW)

3. Reporting

The RP Letter dated January 23, 2026, outlines the steps and submittals required for conformance with WAC NR 700-799, including but not limited to, the following written reports. In coordination with the investigation activities described above, Ramboll will complete the following reporting obligations in connection with the case.

- a. Scoping and Work Plan Submittal – NR 716.07 and NR 716.09
- b. Sample Results Notifications – NR 716.14
- c. Site Investigation Report – NR 716.15
- d. Remedial Action Options Report – NR 722
- e. Remedial and Interim Action Design, Implementation, Operation and Maintenance and Monitoring Reports – NR 724
- f. Notification of Residual Contamination or Continuing Obligations – NR 725
- g. Semi-Annual Progress Reporting – NR 700.11
- h. Case Closure Request - 726

4. Project Management, Meetings and Coordination

In connection with the recent acquisition of these properties by the City of West Allis, Ramboll has been requested to prepare for and participate in numerous meetings with various team members, including with the West Allis CDA, the West Allis City Attorney, and outside counsel. Ramboll proposes to provide additional



development planning support as requested on a time and materials basis in accordance with the terms of the MSA between Ramboll and the CDA.

COST AND SCHEDULE

Ramboll is requesting an authorization not to exceed **\$750,000**, 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, to complete environmental investigation and reporting activities for the site, as described above. Ramboll is prepared to continue work on this project upon receipt of written authorization to this proposal, with the objective of completing the pre-remedial investigation activities described above by June 15, 2026. Ramboll will provide individual work order requests to the CDA for approval in connection with the above-listed activities, which will include more detailed scope descriptions and cost estimates.

The total project authorizations to date, including the authorization request for this proposal, are summarized below.

Task	Cost
Task 1 – Phase I ESA	\$8,000
Task 2 – Phase II ESA ¹	\$40,200
Land Survey (<i>Chaput</i>)	\$5,390
Task 3 – Additional Phase II Sampling ²	\$23,500
Task 4 – Phase II Additional Groundwater Network Installation and Fill Soil Sampling	\$92,500
Task 5 – As-Requested Transaction Support	\$7,000
<i>Anticipated Near-Term Pre-Remedy Activities</i>	<i>\$750,000</i>
Total	\$926,590

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 the 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.

¹ Supplemental budget authorizations to the initial phase of Phase II ESA sampling were provided via email approval on October 10 and 15, 2025.

² Supplemental budget authorization to the initial phase of Phase II ESA sampling was provided via email approval on November 13, 2025.

Yours sincerely,

Ramboll Americas Engineering Solutions, Inc.



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**ATTACHMENT
RATE SCHEDULE**

City of West Allis Proposed Fee Schedule for Brownfield Services

Labor		
Labor Category (Invoice Title)	Labor Rate	Estimated % Time
Project Principal (Principal)	\$200	2%
Senior Managing Consultant	\$175	10%
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	10%
CAD/GIS Drafting	\$80	8%
Administrative Support	\$65	5%

Field Instruments/Equipment¹		
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 (fed rate) ²	mile	\$0.585
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Notes:

1: Other supplies/equipment will be rented 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.