

Mr. John Stibal
City of West Allis
Department of Development
7525 W. Greenfield Avenue
West Allis, WI 53214

**PROPOSAL FOR A SITE INVESTIGATION AT THE FORMER GRAVES FILLING
STATION SITE AT 11500 W. OKLAHOMA AVENUE, WEST ALLIS, WISCONSIN**

Dear Mr. Stibal:

In response to our recent correspondence, Ramboll Environ US Corporation (Ramboll Environ) is pleased to present this proposal to complete the Site Investigation of the former Graves Filling Station property located at 11500 W. Oklahoma Avenue in West Allis, Wisconsin (the "site"). The following sections of this proposal include a project background, proposed scope of services, estimated cost, and schedule for the referenced project.

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Ref P21-17031

BACKGROUND

The site is located at approximately 11500 W. Oklahoma Avenue in West Allis, Wisconsin, within the intersection of National and Oklahoma Avenues. The site was used historically as a gasoline station from approximately 1955 through 1967 with a total of six underground storage tanks (USTs) installed during its operation as a gas station. The USTs were reportedly removed in 1967 as part of a highway widening project. The City of West Allis (the "City") purchased the property in 2005 to allow for intersection realignment and improvements related to the safety and efficiency of the intersection. The majority of the former filling station property is currently occupied by street right-of-way and is owned by Milwaukee County. A small portion of the former filling station property was sold to the adjacent business to the east in 2011, after soil sampling on the parcel indicated no detection of contamination. Based on several conversations with Wisconsin Department of Natural Resources (WDNR) staff and the Bureau for Remediation and Redevelopment Tracking System (BRRTS) database, the City is considered the responsible party relative to the contamination at this time.

AECOM began the site investigation in 2011 using a portion of the United States Environmental Protection Agency (USEPA) City-Wide Assessment Grant. Work was stopped when the parcel owned by the City was sold to the adjacent property owner and the roadway was deeded to Milwaukee County. In the meantime, the WDNR has listed the City as the responsible party for the investigation and cleanup of petroleum impacts.

This site is registered in the Petroleum Environmental Cleanup Fund Award (PECFA) program and is eligible for reimbursement of up to \$190,000. AECOM submitted a claim in January, 2016, for \$9,125.70. We understand that this full amount is eligible toward the \$10,000 deductible that is a requirement of the program.

The City met with Greg Michael, WDNR Caseworker, on January 29, 2016, to discuss the site conditions, findings to date, and steps to case closure. Mr. Michael requested an additional monitoring well to be installed down-gradient of MW-4, east of the Root River. Mr. Michael has given a verbal variance to install a small-diameter monitoring well in general accordance with Wisconsin Administrative Code (WAC) NR 141.31. This will be confirmed in a written PECFA change order request to the WDNR.

PROPOSED SCOPE OF WORK

Based on the meeting with WDNR and on the status of work completed to date, the proposed scope of services will include preparation of a PECFA Change Order Request; pre-investigative activities; installation of one additional monitoring well; well development of the existing and proposed monitoring wells; groundwater sampling (up to 8 quarterly events assumed based on current WDNR guidance); PECFA Claim Package preparation (four claims, assumed based on requirement for submittal within 180 days of incurring costs); project management; and preparation of a case closure request.

Pre-Investigation Activities

Prior to on-site activities, a site-specific Health and Safety Plan (HASP) will be prepared in accordance with Occupational Safety and Health Administration (OSHA) 29 CFR 1910 for the proposed field activities. Ramboll Environ will review the HASP with all field personnel prior to commencing the field activities. Ramboll Environ will contact state utilities to locate the public utilities in the area of the investigation.

Soil Boring/Groundwater Monitoring Well Installation

One soil boring will be advanced to approximately 15 to 20 feet below ground surface (bgs) or 5 feet below the groundwater table utilizing direct push technology (DPT) with a GeoProbe drill rig with a 2-inch diameter drive rod to collect a continuous soil sample. Soil samples will be continuously collected from the boring for classification and field screening. The soil samples will be described in the field with respect to the soil type, grain size distribution, and color (or discoloration), odor, and moisture content. Field observations from the borings will be recorded on soil boring logs.

The soil samples will be screened in the field using a 10.6 electron volt (EV) photoionization detector (PID), following standard procedure. The PID will be calibrated in the field according to manufacturer's instructions, using 100 parts per million (ppm) isobutylene span gas and air (zero gas), and checked between each screening event for proper response. The PID readings and visual/olfactory evidence of contamination will be recorded on the boring logs. Two soil samples will be collected from the boring for laboratory analysis, from the direct contact zone (0 to 4 feet bgs) and from the highest PID reading, or if no elevated PID readings are detected, then from the depth of the estimated water table.

A small-diameter monitoring well will be installed to a depth of approximately 15 to 20 feet bgs or 5 feet below the groundwater table. The well will be constructed using 1-inch diameter polyvinyl chloride (PVC) and a 10-foot section of 0.010-inch slot size, well screen. The well annular space will be backfilled with a sand filter pack that extends from the base of the boring to approximately one to two feet above the well

screen and granular bentonite to approximately 1 foot bgs. A flush-mount steel protective cover pipe will be installed and will be completed with a concrete surface seal.

The newly installed and existing monitoring wells will be developed in accordance with WAC NR141.21 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. A soil boring log and well construction diagram for the newly installed well and monitoring well development forms for each of the site wells will be prepared.

Groundwater Sampling and Analysis

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 wells will be purged until sediment free water is produced. The monitoring wells will be purged and sampled utilizing a peristaltic pump with disposable polyethylene tubing. Groundwater samples will be screened in the field for dissolved oxygen, oxygen reducing potential, pH and conductivity. Groundwater sampling equipment will be thoroughly decontaminated between each sampling location using an Alconox© solution and rinsed in deionized water. New disposable polyethylene tubing 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 and 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 submitted to a Wisconsin-certified laboratory under standard chain of custody protocol. Soil and groundwater samples will be analyzed for volatile organic compounds (VOCs) in accordance with USEPA Method 8260, polycyclic aromatic hydrocarbons (PAHs) using USEPA Method 8270, and lead using USEPA Method 6010. Groundwater samples will also be analyzed for nitrate, sulfate, iron and manganese to evaluate for evidence of natural attenuation. We have included up to 8 quarterly rounds of groundwater monitoring in this scope of services. The parameters included in the initial sampling round may be reduced depending on detected/confirmed contaminants and our evaluation of natural attenuation parameters.

Investigative Waste Management

Excess soil generated during the soil boring/well installation, will be placed into 55-gallon drums. Groundwater generated during the well development and purging will be placed into 55-gallon drums. The soil and groundwater containing investigative waste will be temporarily staged on site until appropriate disposal methods are determined. Ramboll Environ will coordinate disposal of the wastes. PECFA Usual and Customary (U&C) costs for coordination and disposal are included in this scope of services. If additional charges are incurred by the disposal company, they will be passed along to the City. This assumes that no hazardous wastes are generated as a result of this investigation. No additional mark-ups are applied.

Reporting

Upon completion of the field activities described above, a Site Investigation report will be prepared. The report will include the investigation 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. A copy the draft report will be available for your review within 3 weeks of receiving the laboratory reports.

Subsequent groundwater monitoring results will be reported to you approximately quarterly, along with our routine progress reports. In addition, semi-annual Remediation Site Operation, Maintenance, Monitoring & Optimization Reports (Form 4400-194) will be completed and submitted to the WDNR, if required by the WDNR for this project. Ramboll Environ will also complete the on-line NR700 Semi-Annual reporting for the site.

Project Management Tasks and PECFA Claim Preparation

Progress memos will be prepared by Ramboll Environ and submitted to the City during each invoicing cycle (approximately monthly), so the City is aware of site progress. Ramboll Environ will also prepare the PECFA U&C standard invoicing forms and submit them along with our standard invoice, to facilitate easy PECFA claim preparation. PECFA claims are now required to be filed within 180 days of incurring costs. Ramboll Environ will prepare the claim packages for approval and submittal by the CDA.

Case Closure Request

Ramboll Environ will prepare the case closure package in general accordance with WAC NR 726. The case closure request will include the WDNR Closure Request Form 4400-202 and the applicable required attachments.

Well Abandonment

Ramboll Environ will coordinate and oversee the abandonment of the groundwater monitoring wells, pending an approved case closure by the WDNR. Wells will be abandoned in accordance with WAC NR 141.25 and well abandonment forms will be completed and forwarded to the WDNR.

PROJECT SCHEDULE

Ramboll Environ will initiate the PECFA Change Order Request, upon your authorization to proceed. Pre-investigative activities will be initiated after site access is provided from the County. The soil boring/well installation activities can be completed in 1 to 2 business days. Groundwater samples will be collected within approximately 2 weeks of well installation. The laboratory analytical results will be available within 10 business days of sample collection. The Site Investigation report will be completed within approximately 3 weeks following receipt of laboratory results. Subsequent groundwater sampling and reporting will be completed in a quarterly cycle until the project is proposed for case closure.

ESTIMATED PROJECT COSTS

The scope of services described herein will be completed on a time and materials basis in accordance with our Master Contract with the CDA, dated November 10, 2016. The total estimated cost to complete the Site Investigation Scope of Services, as presented herein is \$51,400. We anticipate that this estimate will be approximately 98% eligible under the PECFA U&C standard task rates; however, you should be aware that the PECFA U&C rates are revised semi-annually and therefore are not guaranteed. 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. Likewise if the WDNR requests additional site investigation or remediation, additional costs will be incurred, the majority of which will be eligible for PECFA reimbursement. In addition, costs related to

WDNR Case Closure Review Fees and GIS Registry Fees are not reimbursable under PECFA and have not been included in Ramboll Environ's Site Investigation budget. At this time, WDNR fees for Closure Review and GIS Registry total \$1,700. The following budget summary table is provided per your request:

Budget Item	Estimated Project Expenses	PECFA Eligible Portion	PECFA Reimbursable Portion*	Estimated City Expense
Site Investigation (Ramboll Environ)	\$51,400	\$50,300	\$49,425	\$1,975
WDNR Review and GIS Registry Fees	\$1,700	\$0	\$0	\$1,700
Total	\$53,100	\$50,300	\$49,425	\$3,675

*Factors in remaining PECFA deductible of \$875.

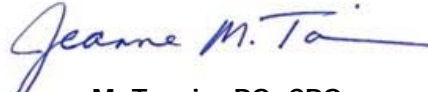
Thank you for the opportunity to be of service. If you find this proposal acceptable, please provide a Proceed Order, using the CDA's Standard procedure and referencing this proposal. If you have any questions or need further information, please contact us.

Yours sincerely,



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Attachments: City of West Allis 2016 Fee Schedule