RAMBOLL

ENVIRONMENT
& HEALTH

Via Email

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

PROPOSAL FOR REMEDIAL OVERSIGHT ASSISTANCE AT THE FORMER TELEDYNE SITE IN WEST ALLIS, WISCONSIN IN CONJUNCTION WITH USEPA ASSESSMENT GRANT

Dear Mr. Schloss:

May 9, 2024

Ramboll
234 W. Florida Street
Fifth Floor
Milwaukee, WI 53204
USA

T +1 414 837 3607
F +1 414 837 3608
www.ramboll.com

Ref. 1690030431

In response to the City of West Allis' (the "City") request for proposal, Ramboll Americas Engineering Solutions, Inc. (Ramboll) is pleased to present the City with this proposal to assist with remedial oversight and reporting for the former Teledyne site on West Burnham Street in West Allis, Wisconsin (the "site" or "property"). The City was awarded a United States Environmental Protection Agency (USEPA) Brownfields Revolving Loan Fund (RLF) Grant in Fiscal Year 2022. The City has issued an RLF loan to itself for the remedial planning and action for this site. The approximately 8.96-acre property is currently owned by the City who is anticipating redevelopment as a Department of Public Works (DPW) facility. We anticipate that the remedial oversight and reporting tasks will be tracked to Task 3 (Site Remediation) under the Contractual budget category of the RLF Work Plan/Budget.

The following sections of this proposal provide a brief site background, recommended scope of work, proposed schedule, cost estimate, and contract terms for this project.

SITE BACKGROUND

Based on prior investigations, the site was previously used for manufacturing water-cooled, and later air-cooled, engines for automotive and heavy-duty use. Based on previous environmental site investigations conducted at the site, surficial fill soils contain elevated concentrations of metals and polycyclic aromatic hydrocarbons (PAHs). Elevated concentrations of lead in soil were detected near a historical oil and paint storage area within the former manufacturing facility and in an outdoor storage area to the east of the former manufacturing facility. Chlorinated volatile organic compounds (CVOCs) were identified near the former engine test room in the southern portion of the manufacturing facility and in the former oil and paint storage area and outdoor storage area. Petroleum VOCs (PVOCs) were detected in soil and groundwater in the former oil reclamation and oil and paint storage areas. Following demolition of the site buildings and pavements, a clay cap was constructed in 2012 over soil with elevated concentrations of lead, VOCs, and PAHs above regulatory standards. Additional site investigation activities were completed by Tetra Tech in 2017 and Braun Intertec Corporation (Braun) in 2019. Prior investigations are summarized in a Site Investigation Report (SIR) dated February 16, 2021 (the

"2021 SIR") and the Phase I Environmental Site Assessment (ESA) prepared by Ramboll dated April 2023. On the City's behalf, Ramboll submitted an Interim Remedial Action Plan (IRAP), a Development at Historic Fill Site Exemption Request, and a Request to Manage Materials under Wisconsin Administrative Code (WAC) NR 718.12 or 718.15 to the Wisconsin Department of Natural Resources (WDNR) in March 2024. These were prepared in consideration of the planned redevelopment of the site as the new DPW facility.

PROPOSED SCOPE OF WORK

Contractor Coordination and Pre-Construction Meetings

Two members of the Ramboll project team will participate in pre-construction meetings held by the City with the contractors selected to complete both the general construction and focused environmental excavation work scopes. Those meetings took place on April 13, 2024.

Tank System Site Assessment (TSSA) Oversight and Reporting

Two underground storage tanks (USTs) are known to remain at the site following site-wide demolition; one approximately 700-gallon UST located in the southeastern portion of the site and one approximately 2,200-gallon UST in the northwestern portion of the site. Ramboll will oversee the UST removal activities to be conducted by the City's Environmental Contractor, and Ramboll will conduct a TSSA in accordance with the requirements of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) 93.580, including the collection of confirmation samples from the tank cavities. Ramboll will analyze up to six soil samples, if needed, for VOCs using laboratory Method 8260. The soil samples will be submitted to a Wisconsin-certified analytical laboratory for analysis. If soil impacts are obvious, based on field observations and soil screening, an immediate action may be conducted in accordance with WAC NR 708.05(3). Specifically, this may include removal of up to 100 cubic yards of impacted soil. If this occurs, the contaminated soil will be stockpiled on site on top of plastic sheeting and covered with plastic, pending the receipt of analytical testing results and approval for disposal at a licensed landfill. Ramboll will summarize the location of the removed USTs, the tanks' condition at the time of removal, the extent of soil excavations, and the associated sampling results in a TSSA report. A draft of the TSSA report will be provided to the City team for their review prior to submittal to the DATCP. After addressing comments and/or questions regarding the draft TSSA report, a final version will be submitted to the DATCP.

Focused Remedial Soil Excavation and Confirmation Sampling

Impacts at concentrations generally above those present across the site in non-native fill soils were identified in three areas of the site: trichloroethylene (TCE) in fill soils from an area of the former storage and training area near the southeastern corner of the site (the "TCE hot spot area"), lead in fill soils from an area of the former loading dock area near the eastern site boundary (the "lead hot spot area"), and polychlorinated biphenyls (PCBs) in soil near the former substation area in the western portion of the site. Figure 7 from the March 2023 IRAP depicts each of these locations. Impacted soils from the TCE and lead hot spot areas and the PCB area will be excavated and removed by the City's Environmental Contractor in advance of site-wide earthwork activities. Ramboll personnel will oversee all excavation activities in the TCE, lead, and PCB areas. These excavations will extend from the ground surface in the areas indicated to the observed base of the impacted fill soil. Excavated soil will be direct-loaded into construction vehicles for off-site disposal using electronic waste manifests. The Contractor will be responsible for ensuring that all excavated soil leaving the site is properly manifested and conforms to the requirements of the waste soil profile. A log of all trucks and ticket numbers must be provided to Ramboll by the Contractor so that Ramboll can track the quantity of soil being transported from the site for off-site disposal in a landfill.

Ramboll personnel will collect confirmation soil samples from the excavation base and sidewalls in order to confirm that soil to remain in place following this targeted removal action does not contain TCE or lead at concentrations exceeding thresholds established in the IRAP. Up to 22 confirmation samples will be collected from the base and sidewalls of the TCE excavation area and will be analyzed for VOCs using USEPA Method 8260. Up to 38 confirmation samples will be collected from the base and sidewalls of the lead excavation area and will be analyzed for lead using USEPA Method 6010. Confirmation sampling will be conducted at an approximate frequency of one sample per 25 linear feet of excavation base and sidewall. Field quality assurance samples will be collected as part of confirmation sampling in accordance with the Quality Assurance Project Plan (QAPP). The confirmation samples will serve to complete the delineation of TCE and lead impacts in these areas. For the purposes of this proposal, Ramboll has assumed that excavation in the TCE and lead hotspot areas, including any necessary additional excavation in these areas should confirmation sampling indicate that remedial targets established in the IRAP were not met by the initial excavation, will not exceed 5 working days.

Soils impacted with low levels of PCBs near the former substation area will be managed with other impacted fill soils as part of site-wide earthwork activities, described below; however, soils from within the PCB excavation area shown on Figure 7 of the March 2023 IRAP will be disposed off site in a licensed landfill, if excavated, and will not be considered for on-site re-use.

Contaminated Soil Management Oversight

Following the completion of targeted excavation from the TCE and lead hotspot areas discussed in the previous sections, mass grading and soil excavation for construction purposes will begin. General earthwork activities will be conducted by the City's General Contractor for the redevelopment. Soils excavated from designated areas of the site, as approved by the WDNR, will be used as structural fill or fill to achieve desired final site grade in accordance with the Request to Manage Materials under WAC NR 718.12 or NR 718.15, dated March 2024 and updated in May 2024. Soils excavated from any areas of the site not specifically approved by the WDNR for on-site re-use, including the area of PCB impacts exceeding groundwater pathway residual contaminant levels (RCLs) in the former substation area and areas containing detected concentrations of VOCs, will be disposed off site in a licensed landfill. Ramboll personnel will provide periodic oversight of excavation and stockpiling of soils to be disposed off site in a landfill and will conduct full-time oversight of soil management activities involving excavation and stockpiling of soils to be re-used on site. Ramboll's oversight effort will include screening of any suspect soil, if encountered, using a photoionization detector (PID), to confirm that soils proposed for on-site re-use are free of VOCs. Based on the location from which it is generated, excess soil will either be stockpiled in accordance with WAC NR 718 requirements for re-use elsewhere on site or eventual off-site disposal or will be direct-loaded into construction vehicles for off-site disposal using electronic waste manifests. The Contractor will be responsible for ensuring that all excess soil leaving the site is properly manifested and conforms to the requirements of the waste soil profile. A log of all trucks and ticket numbers must be provided to Ramboll by the Contractor so that Ramboll can track the quantity of soil being transported from the site for off-site disposal in a landfill. Ramboll will be on site intermittently during excavation of soil to be disposed off site to oversee soil management activities and verify the completion of the remedial action in accordance with the approved IRAP. For the purposes of this proposal, Ramboll has assumed that full-time oversight of management of soil to be re-used on site and intermittent oversight of excavation of soil for off-site disposal will not exceed a total of 30 hours.

Remedial Action Documentation Report

Following the completion of UST removals, focused remedial soil excavation, confirmation sampling, and general earthwork activities, Ramboll will prepare an Interim Remedial Action Documentation Report (RADR). The RADR will describe the UST and soil removal and contaminated soil management activities, including the extent of UST and contaminated soil excavations and the results of the associated TSSA and confirmation sampling, as described in the March 2023 IRAP. The RADR will also include photographic documentation of removal and earthwork activities as well as landfill records documenting off-site disposal of impacted soils. A draft of the RADR will be provided to the City team for their review prior to submittal to the WDNR. After addressing comments and/or questions regarding the draft RADR, a final version will be submitted to the WDNR without a request for review. Ramboll has not included the WDNR review fee in the scope of services in this proposal. It is anticipated that following the completion of construction activities, the groundwater and sub-slab vapor sampling described in the IRAP will be conducted and the results will be summarized in a separate report to be submitted to the WDNR for review.

SCHEDULE

Ramboll will begin efforts associated with the tasks presented immediately following approval to proceed. Pre-construction meetings took place on April 13, 2024. UST removals and targeted soil removal actions are anticipated to begin in late May 2024. Management of contaminated soil in connection with site-wide earthwork activities is anticipated to begin in June 2024. A draft RADR will be provided to the City for review within 4 to 6 weeks following the completion of site earthwork activities.

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 City, 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 remedial oversight and reporting services, as presented herein is $84,900.

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 City's Standard procedure and referencing this proposal. If you have any questions or need further information, please contact us.

Yours sincerely,

Michelle M. Peters, PE
Managing Consultant

D +1 262 901 0133
mpeters@ramboll.com

Scott W. Tarmann, PE
Principal

D +1 262 901 0093
starmann@ramboll.com

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.