



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

**PROPOSAL FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT OF THE
PROPERTY AT 3601 SOUTH 116TH STREET IN WEST ALLIS, WISCONSIN**

Dear Mr. Stibal:

In response to your recent request, Ramboll US Corporation (Ramboll) is pleased to present the City of West Allis (the "City") with this proposal to conduct a Phase II Environmental Site Assessment (ESA) of the property located at 3601 South 116th Street in West Allis, Wisconsin (the "site" or "property"). The property consists of approximately one 14-acre parcel.

June 10, 2019

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

Ramboll
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA

T +1 262 901 0099
F +1 262 901 0079
www.ramboll.com

BACKGROUND

In January 2010, AECOM conducted a Phase I ESA of the site and identified two recognized environmental conditions (RECs) as summarized below:

- **Landfills at Adjacent Properties:** The site is surrounded on three sides by documented landfill sites. Exceedances of soil and groundwater quality standards have historically been noted at these adjacent properties that could potentially impact the subject property.
- **Chlorinated Volatile Organic Compounds (CVOCs) Reported East of the Site:** CVOCs (including cis-1,2-dichloroethene, trichloroethene, and vinyl chloride) have historically been reported in wells located along the eastern boundary of the subject property. The source and extent of these impacts was historically not identified based on the available information.

Ref. P2722-19133

PROPOSED SCOPE OF SERVICES

In order to address the findings identified in the 2010 Phase I ESA that have not been investigated to date, 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.

Ramboll proposes to advance eight soil borings that will be converted into temporary groundwater monitoring well points at the property. The proposed boring/temporary groundwater monitoring well point locations will be distributed as a grid across the property. 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. A private utility locator service will be retained to verify the absence of undocumented utilities or other underground lines. To obtain subsurface clearance for private utilities on site, Ramboll will also discuss proposed boring locations with knowledgeable site personnel, if available, prior to advancement of borings.

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 eight soil borings and install temporary groundwater monitoring well points at each location. The precise location of each boring location will be based on a grid pattern distributed across the property and cannot be determined prior to the subsurface utility clearance activities. For safety reasons, Ramboll cannot install borings within 5 feet of an underground utility.

Advancement of the soil borings will be performed using direct-push technology (DPT) to depths of approximately 5 feet below the water table and 2 feet into native soil, or to a depth of 30 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 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 4 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 temporary groundwater monitoring well point, 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 installed with a sand filter pack around the well screen. The temporary 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. Groundwater samples will be collected within approximately 24 hours of installation and will be abandoned after sampling.

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. Following soil and groundwater sampling activities, the soil borings and temporary monitoring wells will be properly abandoned with bentonite and completed with a surface patch matching the surrounding material, in accordance with Wisconsin Administrative Code (WAC) NR 141. For cost estimating purposes, Ramboll anticipates that the wells will accumulate sufficient water for sampling the same day as installation. If a second mobilization is required to collect groundwater samples, additional costs will be incurred.

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 metals 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.

Soil samples collected within the direct contact interval (within the upper 4-feet) will be analyzed for the following parameters:

- VOCs – United States Environmental Protection Agency (USEPA) SW-846 Method 8260;
- PAHs – USEPA SW-846 Method 8270; and
- Select Metals (arsenic, cadmium, chromium, and lead) – USEPA SW-846 Method 6010/7470.

Soil samples collected below 4 feet will be analyzed for VOCs using USEPA SW-846 Method 8260. Groundwater samples will also be analyzed for VOCs using USEPA SW-846 Method 8260. The soil and groundwater samples will be submitted to the laboratory for a standard turnaround time (10 business days).

PROJECT DELIVERABLES

Upon completion of the 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, documentation of field activities, soil boring logs, site and boring location figures, tabulated analytical laboratory results, an evaluation of the data, and Ramboll's conclusions and recommendations for additional investigative and/or remedial activities, as appropriate.

SCHEDULE

The limited soil and groundwater assessment described in this proposal can be initiated during the month of June 2019. This proposed schedule is dependent upon receipt of the executed project authorization from the City.



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 March 8, 2017. The total estimated cost to complete the Phase II ESA scope of services, as presented herein is \$14,000. 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 City's standard procedure and referencing this proposal. If you have any questions or need further information, please contact us.

Yours sincerely,

Donna M. Volk, PG, CPG
Managing Consultant

D 262 901 3504
dvolk@ramboll.com

Jeanne M. Tarvin, PG, CPG
Managing Principal

D 262 901 0085
jtarvin@ramboll.com



ATTACHMENT
RATE SCHEDULE

Ramboll US Corporation 2016 Rate Schedule City of West Allis US\$	
Principal	185
Principal Consultant	165
Manager 10	150
Manager 9	135
Manager 8	120
Sr. Assoc. 7	115
Sr. Assoc. 6B	110
Assoc. 6	100
Assoc. 5	90
Assoc. 4	85
Assoc. 3	70
Drafting	75
Support	55