

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

**PROPOSAL FOR REMEDIAL PLANNING ASSISTANCE AT
6771 WEST NATIONAL AVENUE IN WEST ALLIS, WISCONSIN
IN CONJUNCTION WITH USEPA ASSESSMENT GRANT**

Dear Mr. Mueller:

In response to your request for proposal, Ramboll US Consulting, Inc. (Ramboll) is pleased to present the Community Development Authority (CDA) of the City of West Allis with this proposal to assist with remedial planning for 6771 West National Avenue in West Allis, Wisconsin (the "site" or "property"). It is anticipated that the proposed remedial planning will be completed using a portion of the City's FY22 USEPA Brownfields Assessment Grant. The approximately 1.7-acre property is currently owned by the CDA and a potential developer is interested in purchasing the property.

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 developed as early as 1910, and over the years has been used for manufacturing by Milwaukee Machine and Tool Co., LeRoi Compressor Corp., Gerlinger Electric Steel Casting Co., Kearney and Trecker, Baush Machine Tool, Radcliff Manufacturing Co., BMT Corp., Briggs and Stratton Corp., Milwaukee Ductile Iron, and the MRD Group. Industrial use of the site stopped in 2008. The site is associated with a closed Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) site (Milwaukee Ductile Iron Parcel 2, BRRTS No. 02-41-560502). The WDNR granted closure with continuing obligations of the site on January 21, 2016. Continuing obligations for the site include maintenance of the site barrier, restricted site use for industrial purposes, proper management of contaminated soil if it should be excavated or removed in the future, and evaluation for potential vapor intrusion prior to the site buildings being occupied. The existing site barrier consists of building slabs and paved parking/driveway areas.

In June 2016, a Supplemental Site Investigation Report was prepared for the site, on behalf of the CDA, summarizing the results of additional soil vapor, soil, and groundwater sampling. The sub-slab vapor sample results were less than the applicable Vapor Risk Screening Levels (VRSLs), indicating that no additional actions are necessary to address potential vapor intrusion risks. On behalf of the CDA, Ramboll prepared a request to the WDNR, dated March 18, 2019, for Post-Closure

July 12, 2023

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Modification (PCM) for the site to convert the land use from industrial to commercial/multi-family residential and to approve the use of a localized vapor mitigation system. No specific barrier modifications were proposed at that time. On August 15, 2019, the WDNR provided a notice to proceed as outlined in the PCM request and clarified that a vapor mitigation system would only be necessary if the site structure would include residential housing.

The CDA is currently entertaining the potential reuse of the existing structure as an event space, with no residential component, but with a revised exterior site barrier which will include limited landscaped areas, as well as new paved surfaces. Based on conversations with the WDNR, these changes will require submittal and approval of another PCM request and request to Construct on a Historic Fill Site. This proposal addresses these activities, as well as waste characterization sampling and landfill coordination.

PROPOSED SCOPE OF WORK

Post-Closure Modification Request

Ramboll will complete WDNR Form 4400-237 Technical Assistance Request Form, which is required for PCM. The form will include basic site information, description of the modifications that are requested for the site and why they are needed, copies of pertinent prior documents, an updated Barrier Maintenance Plan, legal description, and map of the property. Ramboll will require detailed site plans from the developer to complete the PCM request.

Request to Construct on Historic Fill Site

Based on the observation of non-exempt fill materials on the site, a Request for Exemption to Construct on a Historic Fill Site (HFE) will be prepared and submitted to the WDNR. The exemption request process includes completion of WDNR Form 4400-226 - Development at Historic Fill Site or Licensed Landfill Exemption Application, and preparation of a narrative package under the signature of a qualified professional. The narrative package consists of three parts: 1) existing site conditions (waste types, potential for impacts, and evaluation of existing impacts); 2) proposed development summary; and 3) summary of actions to be taken and engineering controls that will prevent or minimize adverse environmental impacts and potential threats to human health and welfare, including worker safety. The exemption request will include supporting figures and site data.

Waste Characterization and Landfill Coordination

Ramboll will coordinate with a licensed landfill to obtain approval for disposal of contaminated soil that may be generated during construction of the proposed parking lot. We anticipate that one composite soil sample will be required to be collected and analyzed for waste characterization parameters to obtain approval for disposal. Ramboll will conduct that sampling and laboratory analysis prior to initiation of construction activities. We anticipate conducting this sampling in conjunction with the waste characterization sampling anticipated for the adjacent property to the east. The composite sample will be analyzed for polychlorinated biphenyls (PCBs) via USEPA Method 8082, 11 metals via toxicity characteristics leaching procedure (TCLP), Resource Conservation and Recovery Act (RCRA) 8 metals using USEPA Method 6010/7470, volatile organic compounds (VOCs) using USEPA Method 8260, semi-volatile organic compounds (SVOCs) using USEPA Method 8270, and SVOCs via TCLP. The composite soil sample will be submitted to a Wisconsin-certified analytical laboratory for analysis.

SCHEDULE

Ramboll is prepared to commence work on this project upon receipt of written authorization to this proposal and receipt of site plans from the developer. The PCM request and HFE request will be completed within 15 business days of receipt of the plans. Ramboll will provide a draft for review by the CDA and developer. The property owner will need to sign the Barrier Maintenance Plan prior to submittal to the WDNR.

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 CDA, 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 planning services, as presented herein is \$20,000. This includes WDNR review fees of \$1,400.

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.

Yours sincerely,

A handwritten signature in blue ink that reads "Donna M. Volk".

Donna M. Volk, PG, CPG
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A handwritten signature in blue ink that reads "Scott Tarmann".

Scott W. Tarmann, PE
Principal

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ATTACHMENT
RATE SCHEDULE

RAMBOLL PROJECT FEES

Table 1: 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%

Table 2: 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 (federal rate) ²	mile	\$0.585

Notes:

- 1: Other supplies/equipment will be rented/purchased as needed and the invoices will be passed through 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.