RAMBOLL

ENVIRONMENT
& HEALTH

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

PROPOSAL FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT – PCB SOIL DELINATION AND MONITORING WELL NETWORK INSTALLATION
6500 WASHINGTON STREET, WEST ALLIS, WISCONSIN

Dear Mr. Schloss:

December 5, 2025

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In response to your recent request for a proposal during the meeting on November 20, 2025, 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 CDA of the City of West Allis for conducting additional sampling and installing monitoring wells as part of the overall Phase II Environmental Site Assessment (ESA) of the property located at 6500 Washington Street in West Allis, Wisconsin (the "site" or "property").

The site consists of four parcels totaling 6.635 acres located at the following property addresses: 6500 W. Washington Street (property tax key 439-001-003), 1323 South 65th Street (property tax key 439-0139-002), 1339 South 65th Street (property tax key 439-0108-001), and 1365 South 65th Street (property tax key 439-0088-000). Initial Phase II ESA work was conducted on the overall property 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.

The initial Phase II sampling resulted in various constituents detected above regulated levels samples across the site, including metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs); however, significantly elevated concentrations of trichloroethylene (TCE) were detected in sample location SB-03/TW-03, located in the near vicinity of the presumed location of a former underground storage tank (UST) that contained TCE. Based on the results of the initial sampling activities, additional sampling was conducted November 10 to 14, 2025 including soil and groundwater sampling for further delineation and risk assessment of the elevated concentrations of TCE.

After reviewing the results from the Phase II sampling conducted to date, Ramboll proposes to conduct additional sampling. The following sections of this proposal include a recommended Scope of Work, a proposed schedule, a cost estimate, and the proposed contract terms for this project.

PROPOSED SCOPE OF WORK

Fill Material Further Assessment

The results of initial Phase II sampling indicated detections of polychlorinated biphenyls (PCBs) above direct contact or groundwater pathway residual contaminant levels (RCL) in shallow fill material in multiple areas of the site. Total PCB Aroclors were detected at a concentration of 1,890 micrograms per kilogram (µg/kg) in sample location GP-05 (4-6), exceeding the Industrial Direct Contact Residual Contaminant Level (RCL) of 967 µg/kg. Based on these findings, Ramboll proposes to advance up to 8 additional soil borings to further delineate the PCB contamination in the soil, which may need to be managed during redevelopment in the vicinity of GP-05, as shown on the attached figure. Advancement of the soil borings will be performed using direct-push technology (DPT). For vertical delineation of impacts, borings will be advanced to depths of approximately 15-20 feet for delineation of fill and underlying native soils. 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 volatile organic compounds (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 of PCBs: one sample from the shallow fill material (approximately 2 to 6 feet bgs) and one sample from the underlying native clay material (approximately 10-20 feet bgs). Depths are estimated based on results of initial Phase II observations and will be refined based on field observations of lithology.

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.

An additional soil boring is proposed to be advanced at the northeastern most area of the site near the two remaining buildings, generally north of the previously advanced MC-SS-GP-01 for full delineation of the building area. To advance the boring, Ramboll requests assistance from the City of West Allis Department of Public Works (DPW) in removing or relocating household debris that has been dumped onsite in the vicinity of the buildings that currently blocks access for the DPT rig to the northern area. If the pile can be moved, a soil boring will be advanced as close to the northern property boundary as practicable to a depth of 30 feet bgs for vertical delineation. 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 four feet of the soil column and one at the approximate depth of the water table.

Soil Laboratory Analysis

The soil samples will be collected, labeled and placed in appropriately preserved, laboratory-supplied containers. 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.

All 16 soil samples collected (two per boring) will be analyzed for PCBs using USEPA SW-846 Method 8082. If the northeastern most sample is able to be completed, two additional soil samples will be analyzed for PCBs in addition to analysis of Volatile Organic Carbons (VOCs) (USEPA SW-846 Method 8260), Polycyclic aromatic hydrocarbons (PAHs) (USEPA SW-846 Method 8270), Resource Conservation and Recovery Act (RCRA) metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) (USEPA SW-846 Method 6010/7471) with addition of manganese, copper, nickel, and aluminum based on Phase I ESA

findings. All samples will be submitted to the laboratory for a standard laboratory turnaround time (10 business days).

Groundwater Network Installation & Sampling

To more accurately evaluate risks related to groundwater contamination and further delineate observations from the initial Phase II sampling, Ramboll proposes installation of Wisconsin Administrative Code (WAC) NR ch. 141-compliant monitoring wells at twelve locations. The monitoring wells will be installed at locations in which temporary monitoring wells were previously installed as part of the initial Phase II efforts or at locations where soil borings indicated potential impacts where no groundwater data was previously collected. Justification for and location of each proposed well location are provided in the attached Table 1.

All proposed groundwater sampling locations will include installation of permanent small diameter water table monitoring wells (MW), which will be constructed using a 2-inch diameter polyvinyl chloride (PVC) riser with a 10-foot 0.010-inch slot size well screen. Monitoring wells will be completed by installing a sand filter pack around and approximately 1 to 2 feet above the well screen and granular bentonite above the filter pack to near the ground surface. Well construction forms shall be completed for each location. For any wells not installed in the same location as a previous soil boring, soil characteristics (e.g., texture, color) along with visual and/or olfactory evidence of impacts will be noted on soil boring logs.

One monitoring well is proposed to be installed in each of the parking lot parcels off 64th Street and 65th Street. For completion of the parking lot monitoring wells, a water-tight locking cap will be placed on the well casing inside of a steel flush-mount cover until groundwater samples are collected. Monitoring wells located within 6500 W. Washington Parcel and 1323 South 65th Street Parcel will be completed with an above ground PVC riser and steel protective standpipe cover. A water-tight locking cap will be placed on the well casing and the steel protective standpipe covers will be locked. Following installation, permanent monitoring well locations and top of well casing will be surveyed by a certified surveyor.

All wells will be developed 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. Well development will be recorded using well development forms and should involve withdrawing at least three well volumes of water from the well and storing it in a 55-gallon steel drum.

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 well will be sampled utilizing a peristaltic pump with disposable polyethylene tubing. The well 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.

Groundwater Laboratory Analysis

For further evaluation of potential groundwater risks, twelve groundwater samples will be collected from the monitoring wells and submitted to the laboratory for analysis. Analysis will be conducted for VOCs, PAHs, RCRA Metals, and/or PCBs at each location based on the findings in the initial Phase II activities. Justification for analytes for each location is included in Table 1.

Quality Control (QC) samples will be collected and analyzed in accordance with the Quality Assurance Project Plan (QAPP) associated with the CDA's USEPA Brownfield Assessment Grant. All samples will be submitted to the laboratory for a standard laboratory turnaround time (10 business days).

Administrative & Safety Tasks

In connection with the proposed field activities, Ramboll will adhere to the site-specific health and safety plan (HASP) developed for the initial sampling efforts at this site. This HASP will be updated to include the sampling results obtained as part of the initial sampling efforts. The HASP will be followed by all field personnel for the on-site work. Additionally, Ramboll will notify Digger's Hotline to identify public utilities. To obtain subsurface clearance for private utilities on site, Ramboll will discuss proposed boring locations with knowledgeable site personnel, if available, prior to advancement of borings. Additionally, Ramboll will retain a private utility locator to clear proposed boring locations for obstructions. For safety reasons, Ramboll cannot install borings within five feet of an underground utility.

Prior to initiating field activities, Ramboll will prepare a work plan in accordance with the requirements stipulated in Wisconsin Administrative Code (WAC) NR 716 and consistent with USEPA requirements for the use of EPA Brownfield Assessment Grant funds. This proposal does not include fees associated with Wisconsin Department of Natural Resources (WDNR) review of the work plan.

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. IDW generated as part of this additional work will be segregated from IDW generated as part of original Phase II sampling conducted in October 2025. The costs of the IDW disposal are not included in this proposal.

Project Management, Meetings, and Transaction Support

In connection with the anticipated 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 anticipates providing continued transaction support, including future coordination with the Seller of the properties and assistance with preparation of a notification of release for the site in accordance with WAC NR 292.11 and WAC NR 706. Ramboll proposes to provide additional transaction support as requested on a time and materials basis in accordance with the terms of the MSA between Ramboll and the CDA, not to exceed the estimate provided in this proposal. If additional tasks are requested beyond the estimate provided in this proposal, additional costs will be incurred. Ramboll will not exceed the estimated costs without prior approval from the Client.

PROJECT DELIVERABLES

Upon completion of the Phase II field activities described above and review of analytical results from previous Phase II activities and additional sampling, a Phase II ESA Letter Report (the "Letter Report") will be prepared. The Letter Report will include the subsurface assessment 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.

SCHEDULE

Ramboll is prepared to commence work on this project upon receipt of written authorization to this proposal. Ramboll has secured a drilling subcontractor for completion of the soil and groundwater assessment described in the proposal in two mobilizations. Initial work will be conducted the week of December 15, 2025 and focus on priority installation monitoring wells on or near the southern parcel and the two parking lot areas (9 monitoring wells). A second mobilization will be completed the week of January 12th, 2026 for completion of the remaining permanent wells and PCB soil delineation work (3 monitoring wells and 8 soil borings). Monitoring wells will be developed 1-day following well installation and sampling will be conducted within 1-week of installation. Laboratory analytical results provided on a standard TAT are typically available within 10 business days after sampling, and a report will be available within two to four weeks of receiving analytical results.

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 additional Phase II sampling scope of services, as presented herein is **$99,500**. 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 *(Chaput)*	$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
Total	**$176,590**

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.

Yours sincerely,

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Principal

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Senior Managing Consultant

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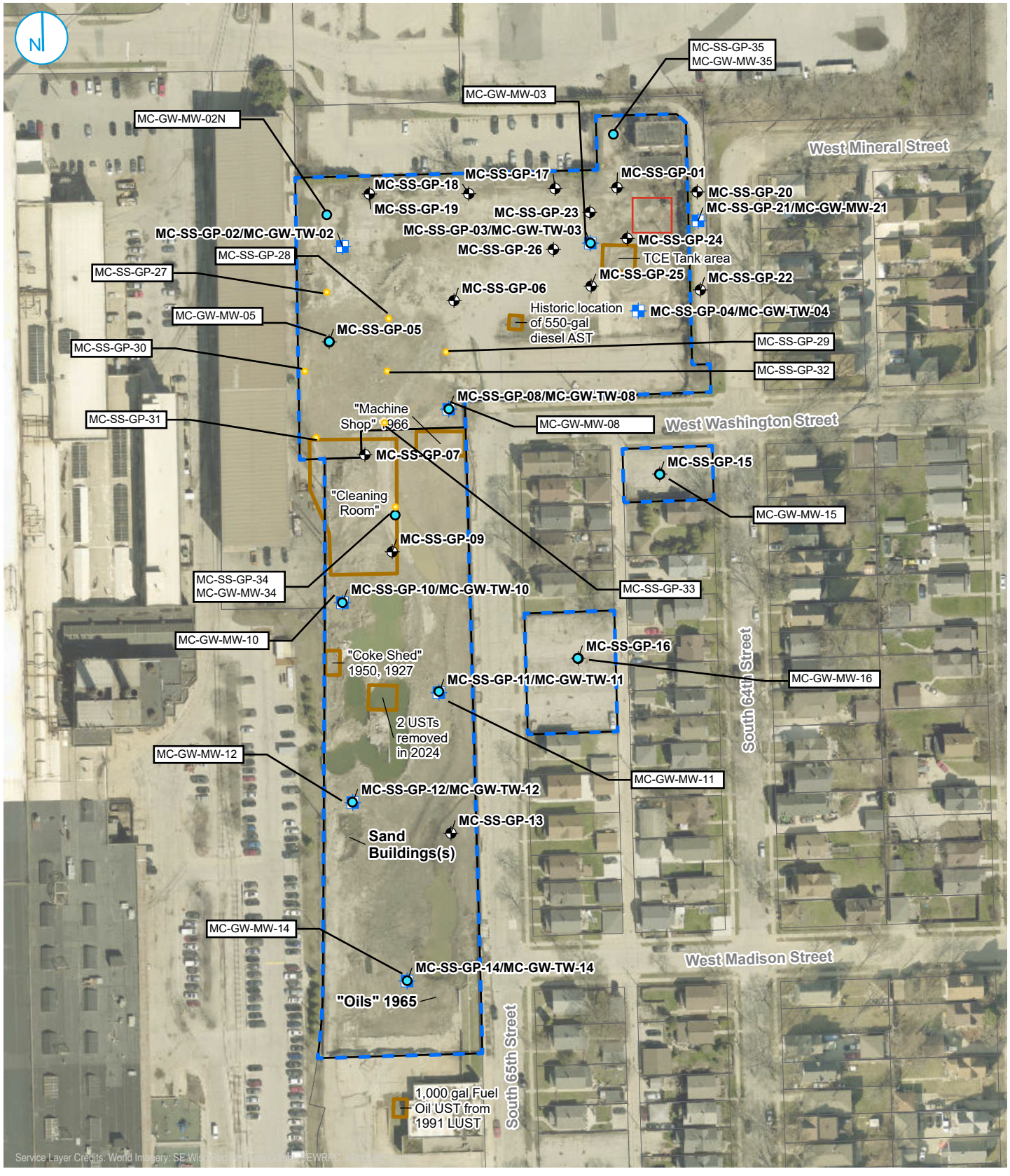
[1] Supplemental budget authorizations to the initial phase of Phase II ESA sampling were provided via email approval on October 10 and 15, 2025.

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

FIGURE



Y:\Mapping\Projects\169\1690030431_Conv\APRX\T07_6500Washington\T07_6500Washington.aprx\Figure 3_Sample Locations

PROJECT: 169000XXXX | DATED: 11/17/2025 | DESIGNER: GALARNMC

SOIL BORING
SOIL BORING/MONITORING WELL
SITE BOUNDARY
SITE PARCEL
PARCEL BOUNDARY
PROPOSED PERMANENT MONOITORING WELL
PROPOSED SOIL BORING FOR PCB SAMPLING

0 75 150 Feet

SAMPLE LOCATIONS

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS
6500 WEST WASHINGTON STREET, 13** S. 65TH STREET, 11** S. 65TH STREET, 11** S. 64TH STREET
WEST ALLIS, WISCONSIN

FIGURE 03

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY
RAMBOLL

TABLE

Table 1. Proposed Soil Borings & Justification
Phase II Environmental Site Assessment - PCB delineation & Groundwater Monitoring Network Installation
Former Motor Casting Co. Facility
6500 W. Washington Street
West Allis, Wisconsin

Sample	Location	Justification	Depth	Analysis			
				Soil		Groundwater	
				3-day TAT	10-day TAT	3-day TAT	10-day TAT
MC-SS-GP-27	50' north of MC-SS-GP-05	Northern delineation of PCB impacts	Advance boring to 15-20 feet for lithology and groundwater table understanding. Collect one shallow soil sample from fill material and one deeper sample from native clay.	--	PCBs	--	--
MC-SS-GP-28	60' ENE of MC-SS-GP-05, half distance between MC-SS-GP-05 and MC-SS-GP-06	Northeastern delineation of PCB impacts		--	PCBs	--	--
MC-SS-GP-29	50' north of MC-SS-GP-08	Northern delineation of PCB impacts and GWP boundary		--	PCBs	--	--
MC-SS-GP-30	SW of MC-SS-GP-05	Western property boundary PCB delineation		--	PCBs	--	--
MC-SS-GP-31	NW of MC-SS-GP-07, along western property boundary	Western property boundary PCB delineation		--	PCBs	--	--
MC-SS-GP-32	Split distance between MC-SS-GP-05 and MC-SS-GP-08	Interior PCB delineation of DC exceedance area		--	PCBs	--	--
MC-SS-GP-33	West of MC-SS-GP-08	South east delineation of PCB impacts		--	PCBs	--	--
MC-SS-GP-34 MC-GW-MW-34	Split distance between MC-SS-GP-07 and MC-SS-GP-09	Delineation of PCB impacts area and confirmation of potential GW migration	Advance to approximately 25' for monitoring well placement with screen at groundwater interface (Assumed 15' bgs). Soil sampling as proposed for GP-27 through GP-33.	--	PCBs	--	PAHs, VOCs, PCBs (LL), Metals
MC-SS-GP-35 MC-GW-MW-35	North of GP-01 and providing the northernmost delineation. Located nearest to remaining buildings at northeastern extent of site	Northern delineation of TCE and metals	Advance boring to 30 feet bgs for potential VOC delineation. Collect 1 sample from shallow fill and 1 sample above water table	--	VOC, PAHs, PCBs, Metals	--	VOCs, Metals, PCBs (LL)
Contingency location if debris pile cannot be relocated: MC-GW-MW-01	*Co-located with GP-01*	*Northern delineation of TCE and metals*	*Advance boring to 30 feet bgs for potential VOC delineation. Collect 1 sample from shallow fill and 1 sample above water table*	--	--	--	*VOCs, Metals, PCBs (LL)*
MC-GW-MW-02N	Northwest of TW-02	Delineation of PAH exceedances in groundwater at TW-02 and sitewide TCE understanding.	Advance to approximately 25' for monitoring well placement with screen at groundwater interface (Assumed 15' bgs).	--	--	--	PAHs, VOCs
MC-GW-MW-03	Co-located with TW-03	Installation of permenant well for purposes of future NR700 requirements.		--	--	--	VOCs, PCBs (LL)
MC-GW-MW-05	Co-located with GP-05 from original event	Further groundwater understanding based on observed impacts in soil at GP-05, PCB impact delineation, and sitewide TCE understanding.		--	--	--	VOCs, PAHs, PCBs (LL), Metals
MC-GW-MW-08	Co-located with TW-08 from original event	Confirmation of PCB impacts from original temporary well		--	--	--	PCBs (LL), Metals
MC-GW-MW-10	Co-located with TW-10	Confirmation of Metals impacts from original event; collection for PAHs and PCB as original event was unable to generate volume for analysis		--	--	--	PAHs, Metals, PCBs (LL)
MC-GW-MW-11	Co-located with TW-11	Confirmation of sediment potential impacts from October 2025 temporary well sampling and installation of permenant well for purposes of future NR700 requirements.		--	--	--	VOCs, Metals
MC-GW-MW-12	Co-located with TW-12	Confirmation of sediment potential impacts from October 2025 temporary well sampling and site wide VOCs delineation		--	--	--	VOCs, Metals
MC-GW-MW-14	Co-located with TW-14	Southern delineation boundary.		--	--	--	VOCs, Metals
MC-GW-MW-15	Co-located with GP-15, 64th street parking lot	TCE verification based on soil results from October 2025 Phase II activities reporting concentrations above groundwater pathway standard.		--	--	--	VOCs, Metals
MC-GW-MW-16	Co-located with GP-16, 65th Street parking lot	TCE verification based on soil results from October 2025 Phase II activities reporting concentrations above groundwater pathway standard.		--	--	--	VOCs, Metals

Notes:

1. Laboratory analysis to coincide with approved methods in accordance with the Quality Assurance Project Plan (QAPP) associated with the CDA's USEPA Brownfield Assessment Grant. VOCs via USEPA method 8260, PAHs via USEPA method 8270 SIM, PCBs via USEPA method 8082, and RCRA metals for USEPA method 6010/7471

2. Metals analysis to include RCRA 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver) and addition of aluminum, copper, manganese, and nickel based on Phase I findings

3. PCB groundwater sampling to be completed as low-level analysis where prior soil groundwater pathway standard exceedances were noted

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/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 (fed rate)[2]	mile	$0.585

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.