

CITY OF WEST ALLIS  
DEPARTMENT OF DEVELOPMENT  
**PROCEED ORDER Number Eight**

TO: AECOM Technical Services, Inc.  
DATE: June 10, 2015  
PROJECT: ENVIRONMENTAL BROWNFIELD ASSESSMENT  
SUBJECT: 1928 S. 62 Street – Plating Engineering Site (Hazardous Substances Assessment Grant)

In accordance with Resolution Number R-2009-0053 and the Agreement for Professional Services dated as of March 12, 2009 (the "Agreement"), you are directed to proceed with work on the Project as outlined below:

Work: See attached Scope of Services  
Estimate: \$41,800.00  
Schedule: Work to commence immediately. To be completed as part of the Basic Services under the Agreement.

This Proceed Order, including any attachments, is incorporated into the Agreement. All work defined in this Proceed Order and payment therefor shall be performed in accordance with the terms and conditions of the Agreement, unless otherwise modified herein. Any modification(s) of this Proceed Order is subject to approval and acceptance pursuant to the Agreement.

Received and Approved:

Issued:

DEPARTMENT OF DEVELOPMENT

CONSULTANT

By: 

By: 

Title: Director

Title: VICE PRESIDENT

Date: June 10, 2015

Date: 7-2-15

ATTACHMENTS:

Scope of Services  
Consultant Hourly Rate

COMPTROLLER'S CERTIFICATE

Countersigned this 16 day of June, 2015,  
and I certify that the necessary funds have been  
Provided to pay the liability that may be incurred  
By the City of West Allis under this Contract.

Scott/City -Proceed Order-Form

  
Mark D. Wyss  
Director of Finance/Comptroller/Treasurer



AECOM  
1555 N. River Center Drive, Suite 214  
Milwaukee, WI 53212

414.944.6080 tel  
414.944.6081 fax

## Scope of Service

October 27, 2014

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

**Subject: Proposal/Work Plan for Additional Site Investigation at the Plating Engineering Site, 1928 S. 62<sup>nd</sup> Street, West Allis, Wisconsin, AECOM Project No. 60281647, BRRTS No. 02-41-246288, FID No. 241040800**

Dear Mr. Stibal,

AECOM Technical Services, Inc. (AECOM) is pleased to provide this proposal for additional site investigation services at the Plating Engineering Site, 1928 South 62<sup>nd</sup> Street (Site). This proposal was prepared as a result of our findings provided to the Wisconsin Department of Natural Resource (WDNR) in a data package July 14, 2014 and discussed during our July 31, 2014 meeting with the WDNR. The additional work was requested by the WDNR in their August 21, 2014 letter.

### Project Approach

Based on our discussions during the meeting, the WDNR has requested the following additional work:

- investigating the extent of adjacent off-site impacts to groundwater of the chlorinated volatile organic compounds (CVOCs) to the north, northeast, south, and west,
- assessing soil vapors in the sub-slab material beneath the Dinette Showcase building located adjacent to the Site to the east,
- conducting two sampling events of all monitoring wells and piezometers following the installation of the additional off-site monitoring wells, and
- evaluating the buried utilities located on South 62<sup>nd</sup> Street for potential impacts from the Site.

In addition, based on our recent correspondence with Mr. John Hnat, WDNR, AECOM will evaluate, repair/replace and sample the soil vapor probe (SV-2) adjacent to the K& K Auto Body garage and will complete a soil probe/temporary well installation and associated analytical testing near the west property boundary of the site. The proposed work scope, schedule, and cost estimate are present below.

## Work Scope

Based on the project approach outlined above, the following scope of services is proposed for this investigation:

- Notify the off-site property owners of the work proposed to be performed on their property. AECOM recently provided each of the four off-site property owners the results of the most recent sampling events performed on their property. This correspondence will help facilitate their understanding for the additional investigation on their property.
- Contact Digger's Hotline for the location of public utilities in the area of the investigation. A private utility locator will be contracted to locate private utilities on adjacent properties.
- Update the existing Health and Safety Plan.
- Install five NR 141-compliant groundwater monitoring wells (MW-20 through MW-24). Two wells will be installed to the north on the right-of-way along West Burnham Street (adjacent to K&K Auto Body). One well will be installed to the northeast on the bowling alley parking lot, one well in the Unit Drop Forge parking lot to the south, and one well on South 62<sup>nd</sup> Street west of the utility corridor. Figure 1 shows the proposed locations of the monitoring wells. All five well borings will be advanced using the hollow-stem auger drilling technique.
- Soil samples will be collected during drilling of the proposed groundwater monitoring wells. The samples will be logged and classified according to the Unified Soil Classification System (USCS) and will be screened in the field for the presence of volatile organics using a photo-ionization detector (PID). No soil samples are anticipated to be submitted for laboratory analysis for this scope of work.
- Groundwater sampling will be conducted at each of the existing water table wells and piezometers and at the proposed water table wells (27 wells total). For this scope of services, two rounds of quarterly sampling are proposed. Groundwater samples will be analyzed for VOCs and target metals (chromium, copper, lead, nickel) for the samples collected during the first quarterly sampling. The second round of quarterly sampling will include VOCs and target metals at a limited number of monitoring wells, based on detections of metals above their respective NR 140 Preventive Action Limits during the first quarter. For estimating purposes, we have assumed metals analysis will be conducted at 12 to 15 wells during the second quarterly sampling.
- Three soil probes will be conducted along the utility corridor on South 62<sup>nd</sup> Street to evaluate the presence or absence of impacts adjacent to the sanitary and storm sewers. Based on information provided by the City of West Allis Engineer, an 8-inch diameter sanitary sewer is located at the right-of-way center-line at a depth of 10 feet bgs. The storm sewer is located approximately 2 feet to the west at an approximate depth of 5 feet bgs. Based on the age of the sewers and the City's observations during the Burnham Street sewer replacement, the sewers are anticipated to be back-filled with excavation spoils (vs. typical gravel back-fill which is more common in newer sewer installations). The probes will be completed to an approximate depth of 12 feet bgs. Soil samples will be field-screen for volatile organic vapors utilizing a photo-ionization detector. The probes will be advanced using a combination of hydraulic push probe and air knife to minimize potential damage to the utilities. Two soil samples will be collected and analyzed from each probe location: one from just below the invert depth of the storm sewer (6 to 7 feet bgs) and the second from below the invert depth of the sanitary sewer (11 to 12 feet bgs). Soil samples will be submitted for laboratory analysis of VOCs using EPA Test Method 8260 and metals (chromium, copper, lead, nickel) using EPA Test Method 6010.

- One additional soil probe will be conducted along the west property boundary to evaluate for potential contaminants between the utility corridor and the previously identified impacted areas of the site. The probe will be advanced using a hydraulic push probe to an approximate depth of 15 feet bgs. Soil samples will be screened for volatile organic vapors utilizing a photo-ionization detector. Two soil samples will be collected for laboratory analysis: one from within the upper 4 feet of the ground surface and the second from near the water table. Soil samples will be submitted for laboratory analysis of VOCs using EPA Test Method 8260 and metals (chromium, copper, lead, nickel) using EPA Test Method 6010. A temporary well will be installed at this soil probe location. One groundwater sample will be collected from the temporary well for analysis of VOCs. The temporary well will be abandoned immediately after sample collection.
- Two sub-slab vapor (SV) sampling pins will be installed inside the Dinette Showcase building. SV-4 will be located in the northwest area of the building and the location of SV-5 will be determined on-site on the basis of available space and in cooperation with the property owner, so as to minimize disruption of the business. SV-4 and SV-5 will be completed as capped flush-grade sampling points to allow for future monitoring. Figure 1 shows the proposed locations of the SV sampling locations.
- The existing soil vapor probe (SV-2) will be uncovered and replaced/repared if deemed necessary.
- Soil vapor samples will be collected from SV-2, SV-4 and SV-5 and analyzed for select VOCs (CVOCs and PVOCs) using EPA analytical method TO-15. Vapor samples will be collected in a Summa canister at a rate of approximately 200 ml/min. Helium will be used as a leak tracer at SV-4 and SV-5. Because of the uneven ground surface at SV-2 leak testing is not appropriate.
- Surveying will be conducted to determine the location and elevation of the proposed wells relative to State Plane Coordinates and mean sea level.
- Soil generated during the advancement of the soil probes/borings will be placed into 55-gallon drums that will be temporarily staged on-site until the analytical results from testing are available. Likewise, water generated from developing and purging the temporary wells will also be placed in a 55-gallon drum until proper disposal methods are determined. Based on the scope of the proposed investigation, we anticipate that no more than 5 drums of soil and 6 drums of water will be generated during the investigation. We have budgeted for solid waste disposal of these drums. If additional wastes are generated or if any of the wastes are determined to be hazardous, additional costs will be incurred.
- Results of this additional investigation will be evaluated and incorporated into the draft NR 716 Site Investigation/Remedial Action Options Report previously scoped. We anticipate that this will require significant revision/updates to the existing report figures and tables and previous interpretations of the existing results will need to be re-evaluated and incorporated into the existing draft document.
- The results of the additional off-site monitoring will be provided to the four adjacent property owners after each groundwater sampling event as individual data packages.

### Project Schedule

AECOM will be available for sampling within two to three weeks of receiving authorization to proceed from the City of West Allis and WDNR, depending on availability of the soil boring subcontractor. We anticipate that analytical results will be available within two weeks of sample receipt by the laboratory. Verbal results and the subcontract laboratory report may be provided to the City and WDNR within 3 days of receipt by AECOM, if requested. A draft Site Investigation report documenting the results of the sampling will be available within six to eight weeks of receiving

the second quarter of groundwater sampling and analytical results. The final Site Investigation report and draft Remedial Action Options report will be available within three to five weeks of receiving comments from the City and WDNR. This schedule may be revised if it is determined that additional site investigation is necessary to define the extent of the impacts or evaluate appropriate remedial technologies.

### Estimated Cost

The estimated cost associated with the above described scope of services is provided below.

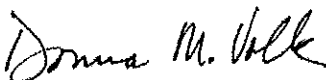
Out of scope items, if any, will be billed on a time and materials basis using the rates shown on the attached fee schedule and may include travel costs and other expenses incurred by AECOM in rendering the services requested. Proposed changes, if any, to the scope of work following commencement of AECOM' services will be discussed with you and amendments made prior to incurring additional costs. In addition, field work costs were developed for completion outside the winter months of January through March, additional costs may be incurred for work in snow/ice.

Project Task	Estimated Cost
Field coordination/HASP Update	\$1,035
Soil Sampling/Well Installation	\$12,050
Sub-Slab Vapor Point Installation and Sampling	\$1,650
Groundwater Sampling	\$15,670
Surveying	\$1,270
Investigative Waste Disposal	\$1,400
Data Evaluation/Report Updates	\$5,985
Adjacent Property Owner Reporting	\$1,740
Project Management	\$1,000
<b>Total Estimated Cost</b>	<b>\$41,800</b>

If services to be provided under this Agreement require the agents, employees, or contractors of AECOM to enter onto the Project site, Client shall provide right-of-access to the site to AECOM, its employees, agents and contractors, to conduct the planned field observations or services. The current access agreements have been authorized for site work thru April 31, 2015.

The Fee Schedules for this project (copy attached) are expressly incorporated into, and are an integral part of our contract for services. This work will be completed in accordance with the terms and conditions of our Master Services Agreement dated January 2, 2014. We understand that the City will provide a work order for the services described above prior to initiating the services.

Sincerely yours,

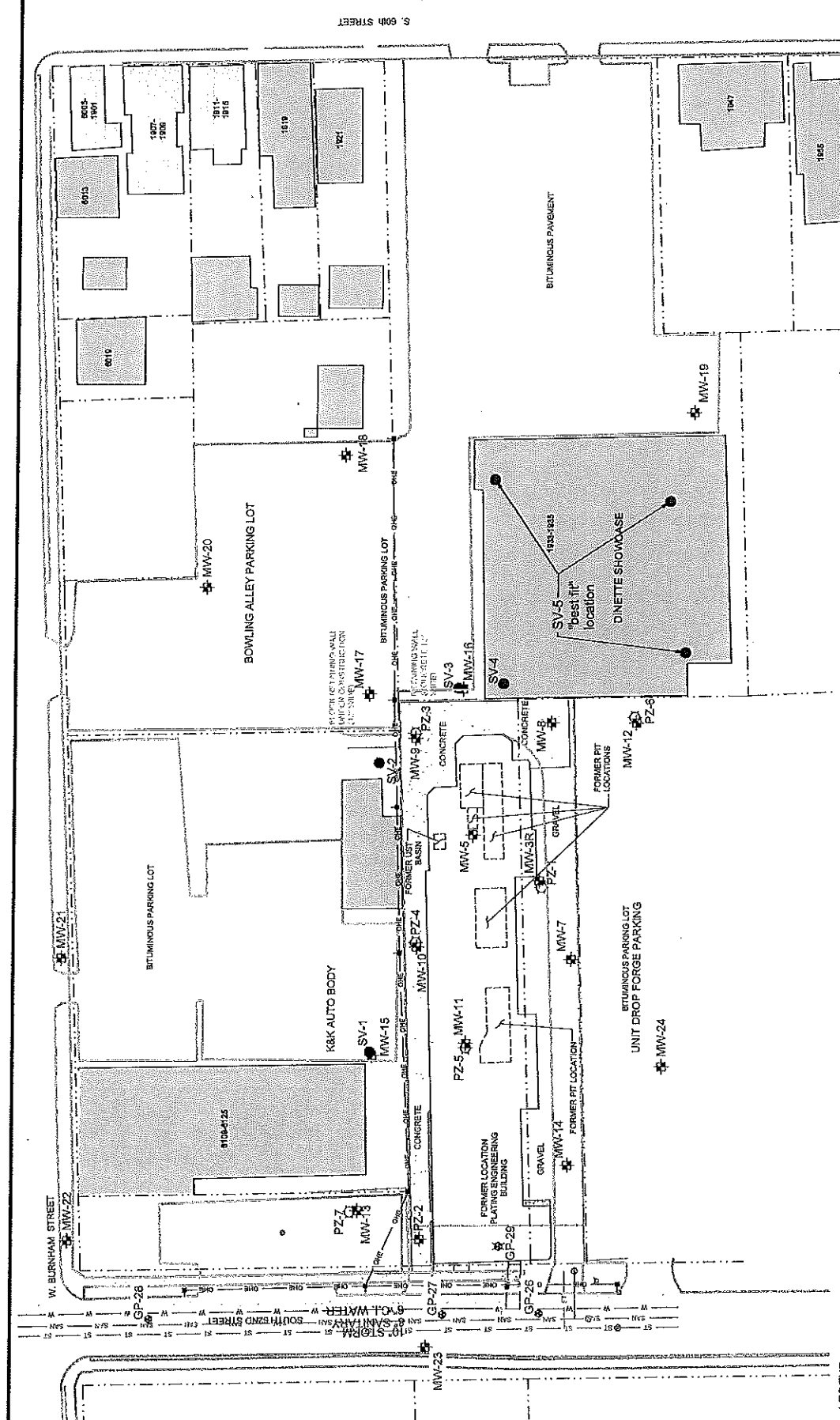


Donna M. Volk, P.G., C.P.G.  
Senior Hydrogeologist  
donna.volk@aecom.com



Kevin L. Brehm, P.E.  
Principal Engineer/Deputy District Manager  
kevin.brehm@aecom.com

cc: Patrick Schloss, City of West Allis  
John Hnat, WDNR



**LEGEND**

- VAPOR PROBE
- MONITORING WELL
- PIEZOMETER
- PROPERTY BOUNDARY
- CHAIN LINK FENCE
- FORMER BUILDING, DEMOLISHED IN 2009 (SURFACE IS NOW ASPHALT)
- UTILITIES
  - STORM SEWER
  - SANITARY SEWER
  - WATER
  - GAS
  - ELECTRIC
- PROPOSED VAPOR PROBE
- PROPOSED MONITORING WELL
- PROPOSED GEOPROBE
- PROPOSED TEMPORARY MONITORING WELL

**SCALE**

0' 25' 50' 100'

**FORMER PLATING ENGINEERING**

**AECOM**  
 Milwaukee Office  
 1555 River Center Dr  
 Milwaukee, WI  
 414.944.6060

**PROPOSED SAMPLE LOCATION MAP**  
 1928 S. 62ND STREET  
 WEST ALLIS, WI

Drawn By: SAE  
 Date: 10/22/2014  
 Project Number: 0281617  
 Figure No. 2

**State of Wisconsin**  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



May 22, 2015

City of West Allis  
Department of Development  
Attn: Mr. John Stibel  
7525 West Greenfield Avenue  
West Allis, WI 53214

Subject: Proposal/Work Plan for Additional Site Investigation at Plating Engineering Site, 1928 South 62nd Street, West Allis, WI

FID: 241040800  
BRRTS: 02-41-246288

Dear Mr. Stibel:


On October 27, 2014, AECOM submitted to the Wisconsin Department of Natural Resources ("the Department") a proposed/work plan for additional site investigation activities at the former Plating Engineering site at the address describe above. On May 21, 2015, I received the approved purchase order for \$41,800 to complete the additional site investigation and submittal of a Remedial Options Action Report (ROAR).

According to an AECOM Progress Report dated July 17, 2014, the amount remaining in the budget for this site before the additional request of \$41,800 is \$15,774.73. The Department approves the proposed/work plan for the additional site investigation. Total amount remaining in the budget to date is \$54,574.73.

A copy of the Purchase Order Number: 9EME0000027 an attached for your records.

The Department appreciates the actions you have taken to investigate and remediate the contamination at this site. If you have any questions or comments, please feel free to contact me at the above address or at (414) 263-8644. Please refer to the FID number at the top of this letter in any future correspondence. Future correspondence should be sent directly to me at the above address.

Sincerely,



John J. Hnat, P.G., C.P.G.  
Project Manager/Hydrogeologist  
Southeast Region  
Remediation and Redevelopment

C: Tim Panzer, WDNR RR/5, Madison  
Donna Volk, AECOM  
WDNR SER Files







**Cost Proposal**

City of West Allis Proposal for Environmental Contracting and Consulting Services  
April 25, 2012

**Labor Category and Rates**

STAFF CATEGORY	RATE/HOUR
Project Administrator I, Technician I	\$55.00
Technician II, Project Administrator II	\$65.00
Scientist I	\$75.00
Scientist II, Engineer I, Data Administrator II	\$85.00
Scientist III, Engineer II, Technician IV, Project Administrator III	\$100.00
Project Manager I, Engineer III, Scientist IV	\$110.00
Scientist V, Engineer IV	\$125.00
Project Director I, Project Manager II	\$145.00
Project Director II, Project Director III, Engineer V	\$165.00

Expert Witness Testimony will be billed at the rates shown here x 1.5.  
Labor rates to be reviewed annually with the City of West Allis

**Equipment Category and Rates**

Other Direct Charges/Project Expenses/Subcontractors

Cost +8%

Vehicle Charges

Company Truck (including mileage) \$85.00/day  
Personal Vehicle IRS Rate

Office Charges and Shipping

Plotter Usage \$ 0.20 per square foot  
Copying \$ 0.10 per page B&W, \$ 0.75 per page color

Field Equipment and Supplies, Detailed List

Equipment Description	Unit*	Rate
FID/PID	/day	\$ 85.00



4-Gas Meter	/day	\$ 40.00
DO Meter	/day	\$ 25.00
Ph/Conductivity Meter	/day	\$ 15.00
Water Quality/REDOX Meter	/day	\$ 80.00
Interface Probe	/day	\$ 30.00
Water Level Probe	/day	\$ 20.00
Water Level – down well data logger	/day/week	\$ 40.00/200.00
Variable Speed Groundwater Pump, 120 volt	/day	\$ 100.00
Groundwater Pump, 12 volt	/day	\$ 20.00
Peristaltic Groundwater Pump, 12 volt	/day	\$ 20.00
GPS Survey Unit – hand held	/day	\$ 55.00
<b>Supplies Description</b>		
Bailer – disposable	each	\$ 9.00
Poly Tubing – ½ inch	/foot	\$ 0.25
Filter – high capacity	each	\$20.00
PPE – Level C	/day	\$ 25.00
PPE – Level D	/day	\$ 10.00

\* Half day rates are typically ½ of full day rates.