





Resolution

**File Number: R-2010-0281**

**Final Action:**

DEC 21 2010

**Sponsor(s):** Safety & Development Committee

Resolution amending a professional services contract of Symbiont for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne property located at 1910 S. 53 St. in the amount of \$176,833.

WHEREAS, the Department of Building Inspections and Neighborhood Services placed orders on the property at 1910 S. 53 St. to be razed or repaired because of deteriorating building conditions; and,

WHEREAS, the Milwaukee County Circuit Court found on January 21, 2010 that the said property should be razed; and

WHEREAS, the City of West Allis has retained the services of Symbiont, an environmental firm, to prepare the demolition specifications, oversight and asbestos assessment for the former Teledyne site located at 1910 S. 53 St.; and,

WHEREAS, it is, therefore, necessary to amend the professional services contract for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne site located at 1910 S. 53 St.; and,

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the Scope of Services for the project area, a copy of which is hereby attached and made a part hereof, is hereby approved.
2. That the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of the Contract, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

BE IT FURTHER RESOLVED that the Director of Development is authorized, on behalf of the City, to execute the aforesaid contract documents.

BE IT FURTHER RESOLVED that the funding is hereby appropriated to pay the liability under the

City's General fund with ultimate allocation to the property.

cc: Department of Development

Dev-R-619-12-21-10

**ADOPTED**

**DEC 21 2010**

**APPROVED**

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Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

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Dan Devine, Mayor



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2010-0281**

**Final Action: 12/21/2010**

**Sponsor(s):** Safety & Development Committee

Resolution amending a professional services contract of Symbiont for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne property located at 1910 S. 53 St. in the amount of \$50,000.

WHEREAS, the Department of Building Inspections and Neighborhood Services placed orders on the property at 1910 S. 53 St. to be razed or repaired because of deteriorating building conditions; and,

WHEREAS, the Milwaukee County Circuit Court found on January 21, 2010 that the said property should be razed; and

WHEREAS, the City of West Allis has retained the services of Symbiont, an environmental firm, to prepare the demolition specifications, oversight and asbestos assessment for the former Teledyne site located at 1910 S. 53 St.; and,

WHEREAS, it is, therefore, necessary to amend the professional services contract for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne site located at 1910 S. 53 St.; and,

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BE IT FURTHER RESOLVED that the Director of Development is authorized, on behalf of the City, to execute the aforesaid contract documents.

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City's General fund with ultimate allocation to the property.

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Dev-R-619-12-21-10

**ADOPTED AS AMENDED** 12/21/2010



Monica Schultz, Deputy City Clerk

**APPROVED AS AMENDED** 12/23/10



Dan Devine, Mayor



S Y M B I O N T

December 16, 2010

Mr. Patrick Schloss  
Community Development Manager  
Department of Development  
City of West Allis  
7525 West Greenfield Avenue  
West Allis, WI 53214-4688

**RE: Change Order Request No. 1  
Decommissioning and Demolition of the  
Former Teledyne Property  
1910 South 53<sup>rd</sup> Street  
West Allis, Wisconsin  
Symbiont Project No. W103841**

Dear Patrick:

Per your request, Symbiont has prepared cost estimates to perform required out-of-scope services to complete the decommissioning and demolition of the former Teledyne property located at 1910 South 53<sup>rd</sup> Street, West Allis, Wisconsin. The original scope of services consisted of four primary tasks: (1) preparation of construction specifications and drawings for the decommissioning and demolition of the former Teledyne property, (2) preparation of bid package and support to the City of West Allis for bidding, (3) decommissioning and demolition oversight, and (4) as-built reporting and final documentation of the decommissioning and demolition project.

Based on information obtained from the Phase II Environmental Site Assessment dated October 19, 2010 (which was not available during the proposal process), Site visits and meetings with the City, additional professional services are required to complete the project in compliance with State and local regulations and ordinances. The following paragraphs summarize the rationale for completing the out-of-scope services, as well as the estimated costs to perform the activities. A detailed description of level of effort and the associated costs are included as Table 1.

#### **Task 1 – Site Survey**

A professional land survey conducted prior to the start of demolition activities provides an accurate and current site base map. The base map will be used for planning the demolition sequence of events by identifying equipment and supply staging areas, utility corridors and easements, public rights-of-way, adjacent property structure locations and encroachments. A plat of survey (POS), which will be provided during the site survey, is an invaluable tool for locating utility laterals that will need to be either protected or de-energized during the demolition activities, as well as other site encumbrances that will need to be considered. Topographic data will be collected to track and verify demolition activities and progress, and verify volumes of

material imported or exported from the Site. After demolition and Site restoration is completed, a new base map will be created to reflect current Site conditions, which will be included in the final documentation report.

Conducting a site survey was identified in Symbiont's original proposal as a potential activity that may need to be implemented during the course of the project. An estimated cost was presented for this activity as a placeholder, but was not included in the final proposal cost estimate. The site survey will be completed for a total cost of \$10,110.

### **Task 2 – Waste Characterization and Disposal**

Miscellaneous waste characterization and disposal were identified in Symbiont's original proposal as a potential activity that may need to be implemented during the course of the project. An estimated cost was presented for this activity as a placeholder, but was not included in the final proposal cost estimate. An inventory of the miscellaneous waste containers will be conducted by Symbiont, consolidated in a central location and properly disposed.

A major concern that was identified in the Phase II ESA and confirmed by Symbiont using x-ray fluorescence (XRF) technology is the presence of lead-bearing paint on the majority of the vertical concrete, brick and wood surfaces throughout all the structures located across the property. Based on the estimated quantities of the lead-bearing materials and the limited disposal options available, Symbiont is evaluating the feasibility of establishing a one-time construction and demolition waste landfill on the former Teledyne property to properly dispose of select demolition debris. This disposal option requires approval by the Wisconsin Department of Natural Resources (WDNR). If the WDNR approves this disposal option, an operational plan must be developed that documents Site conditions. The cost to complete this activity is \$36,008. Please note that due to the uncertainty of required groundwater monitoring and analytical testing of materials a 25 percent contingency has been added for a total cost of \$45,010.

### **Task 3 – Install Fence along East Property Boundary**

Currently, there is no barricade dividing the Teledyne property from the adjacent property to the east, which is owned and operated by Able Equipment, whose owner is the current property manager for 5209 Burnham LLC, the owner of the Teledyne property. In an effort to secure the Site from unauthorized entry from the east, a 6-foot fence will be erected. The cost to complete this activity is \$3,438.

#### **Task 4 – Identify, Characterize and Clean Sewers**

In an effort to minimize the risk of a release of hazardous substances to soil and/or groundwater when utilities are disconnected and bulkheaded at the property boundaries, Symbiont will identify, characterize and clean existing storm and sanitary sewers, and catch basins across the site. The estimated cost to complete this task is \$34,540. Due to the age of the facility and the lack of accurate sewer as-built drawings, a 25 percent contingency was added to the estimated cost for a total cost of \$43,175.

#### **Task 5 – Underground Storage Tank (UST) Assessment, Release Reporting and Tank Closure Reporting**

Based on the information contained the Phase II ESA, it is anticipated that six underground storage tanks (USTs) are currently located in various locations across the property and will need to be removed and properly closed as part of the demolition activities. It is assumed that the USTs are regulated and require closure assessments. In accordance with the Wisconsin Department of Commerce (DCOMM) "*Assessment and Reporting of Suspected and Obvious Releases from Underground Storage Tank Systems*" Symbiont will conduct a Tank-System Site Assessment (TSSA), a process by which DCOMM expects tank system owners or operators to determine if their tank system or any component of that system has released hazardous substances into the soil, groundwater, or surface waters. This process includes, but is not limited to, observation of field conditions, such as stained soils; odors; pitting, holes, or cracks in tank system components; observable leaks; and elevated in-field soil gas readings, collection of soil samples for laboratory analysis of hazardous substances and reporting of field observations and sampling results in a format prescribed by the Department. In general, TSSAs are performed at the time a UST is taken out of service or when a suspected or obvious release is encountered. The total cost for Symbiont to conduct the required assessment and reporting activities associated with the closure of six USTs is \$37,673. It is assumed that each UST is up to 25,000 gallons in capacity. This cost will be adjusted accordingly if more or less tanks are encountered.

#### **Task 6 – Additional Project Management/Construction Management Oversight**

Based on the response of the WDNR regarding the City's requests to establish a one-time construction and demolition waste landfill on the former Teledyne property to properly dispose of select demolition debris and the extensive amount of asbestos abatement required, it is anticipated that the duration of the project will be extended by approximately seven months. As such, additional project management (46 hours) and demolition oversight (500 hours) costs will be incurred for a total cost of \$37,427.

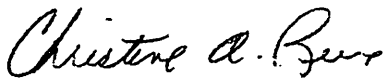


Based on the above, the requested change order amount, which includes \$17,637 in contingency is \$176,833.00. Contingency tasks will not be performed without written authorization from the City.

Please do not hesitate to contact us if you have any questions or comments.

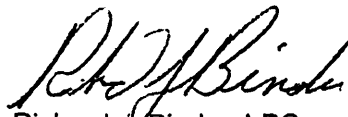
Sincerely,

SYMBIONT®



Christine A. Reese, P.G.  
Senior Project Manager

SYMBIONT®



Richard J. Binder, LPG  
Vice President

**ESTIMATE OF PROBABLE COSTS  
ENVIRONMENTAL CONSULTING SERVICE  
FORMER TELEDYNE PROPERTY**

**OUT-OF-SCOPE SERVICES**

Symbiont Project No. W103841

HOURLY RATE	LABOR										REIMBURSABLE EXPENSES		SUBCONTRACTOR EXPENSES		TOTAL COSTS
	TAR	RUB/ETM	TRIS	RED (G6)	SGH	MM	NJ/LDTS	EP	Labor Hours	Labor Costs	ITEM	COST	ITEM	COST	
<b>Task 1 - Site Survey</b>															
Solicit Bids / Recommend Contractor	1				2		2	5			Office	\$25			
Subconsultant Agreement	1												Yaggy Kolby	\$7,700	
Assist Contractor onsite and with obtaining additional information	1						2								
Reporting	2			4			2								
Subtotal - Task 1 - Site Survey - Hours	5	0	0	4	2	0	6	5							
Subtotal - Task 1 - Site Survey - Costs	\$775	\$0	\$0	\$432	\$178	\$0	\$378	\$600	22	\$2,385		\$25		\$1,700	\$10,110
<b>Task 2 - Waste Characterization and Removal</b>															
Inventory hazardous materials	2	3	2		5			8			Office	\$25			
Consolidate hazardous materials	2		1					20							
Site Walkthrough	2	2						2							
Solicit Bids/Recommend Contractor	4							4					Advanced Waste	\$9,350	
Subcontractor Agreement	2														
Hazardous materials removal oversight	4							40							
Lead Based Paint Concrete Reuse DNR Negotiations, required calculations	24	8	40	16	24										
Reporting	4	2		8	6		8								
Subtotal - Task 2 - Waste Characterization and Removal - Hours	44	15	43	24	35	0	74	8							
Subtotal - Task 2 - Waste Characterization and Removal - Costs	\$6,820	\$2,500	\$5,934	\$2,592	\$3,115	\$0	\$4,692	\$960	243	\$26,633		\$25		\$9,350	\$38,009
														Contingency	\$9,002
														Cost with Contingency	\$45,010
<b>Task 3 - Install Fence Along East Boundary</b>															
Solicit Bids / Recommend Contractor	1				1		2				Office	\$25			
Subcontractor Agreement	1												Nation Construction Rental	\$2,200	
Oversee Fence Installation	1						4								
Reporting	1						2								
Subtotal - Task 3 - Install Fence Along East Boundary - Hours	4	0	0	0	1	0	8	0							
Subtotal - Task 3 - Install Fence Along East Boundary - Costs	\$620	\$0	\$0	\$0	\$80	\$0	\$504	\$0	13	\$1,213		\$25		\$2,200	\$3,438
<b>Task 4 - Identify, Characterize, and Clean Sewers</b>															
Site Walkthrough	2	2			3		4				Office	\$25			
Solicit Bids/Recommend Contractor	4	2					8								
Subcontractor Agreement	2												Advance Waste Services -	\$25,000	
Sewer Cleaning Oversight	4	4					56						Assumes 7 days to clean sewers, 10,000 gallons of treatable liquid, 7,500 gallons of non-treatable liquid and sludge.		
Reporting	8	2		2	16		8								
Subtotal - Task 4 - Identify, Characterize, Clean and Cap Sewers - Hours	20	10	0	2	19	0	76	0							
Subtotal - Task 4 - Identify, Characterize, Clean and Cap Sewers - Costs	\$3,100	\$1,360	\$0	\$0	\$267	\$0	\$4,788	\$0	127	\$9,515		\$25		\$25,000	\$34,540
														Contingency	\$9,635
														Cost with Contingency	\$43,175
<b>Task 5 - UST Assessment and Reporting</b>															
Tank Assessment - assumes 6 tanks	16	2		8	40	8	40				Office	\$25			
Release Notification to WDNR	8				8		8								
Tank Closure Reporting - assumes 6 tanks	24	8		8	24	8							Laboratory Services	\$16,500	
Subtotal - Task 5 - UST Assessment, Closure and Reporting - Hours	48	10	0	16	72	16	48	0							
Subtotal - Task 5 - UST Assessment, Closure and Reporting - Costs	\$7,440	\$1,700	\$0	\$1,728	\$6,408	\$948	\$3,024	\$0	210	\$21,148		\$25		\$16,500	\$37,673
<b>Task 6 - Additional Project Management/Demolition Oversight due to extending the duration of the Project</b>															
Monthly Status Reports and Invoice	14										Office	\$25			
Bi-weekly Progress Meetings	14	4					14								
Demolition Oversight							500								
Subtotal - Additional Project Management/Demolition Oversight - Hours	28	4	0	0	0	0	514	0							
Subtotal - Task 6 - Additional Project Management/Demolition Oversight - Costs	\$4,340	\$880	\$0	\$0	\$0	\$0	\$32,362	\$0	546	\$37,402		\$25		\$0	\$37,427
<b>Total Costs</b>	<b>\$23,095</b>	<b>\$6,290</b>	<b>\$5,934</b>	<b>\$4,752</b>	<b>\$10,057</b>	<b>\$648</b>	<b>\$46,738</b>	<b>\$1,560</b>	<b>1161</b>	<b>\$96,295</b>		<b>\$150</b>		<b>\$60,750</b>	<b>\$159,196</b>
														<b>Total Costs with Contingency</b>	<b>\$178,833</b>