

Mr. Patrick Schloss
City of West Allis
7525 W. Greenfield Avenue
West Allis, WI 53214

**PROPOSAL FOR REMEDIAL PLANNING ASSISTANCE AT
THE FORMER TELEDYNE SITE IN WEST ALLIS, WISCONSIN
IN CONJUNCTION WITH USEPA ASSESSMENT GRANT**

Dear Mr. Schloss:

In response to the City's request for proposal, Ramboll Americas Engineering Solutions, Inc. (Ramboll) is pleased to present the City of West Allis with this proposal to assist with remedial planning for the former Teledyne site on West Burnham Street 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 8.96-acre property is currently owned by the City who is anticipating redevelopment as a public works facility.

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 previously used for manufacturing water-cooled, and later air-cooled, engines for automotive and heavy-duty use. Based on previous environmental site investigations conducted at the site, surficial fill soils contain elevated concentrations of metals and polycyclic aromatic hydrocarbons (PAHs). Elevated concentrations of lead in soil were detected near a historical oil and paint storage area within the former manufacturing facility and in an outdoor storage area to the east of the former manufacturing facility. Chlorinated volatile organic compounds (CVOCs) were identified near the former engine test room in the southern portion of the manufacturing facility and in the former oil and paint storage area and outdoor storage area. Petroleum VOCs (PVOCs) were detected in soil and groundwater in the former oil reclamation and oil and paint storage areas. Following demolition of the site buildings and pavements, a clay cap was constructed in 2012 over soil with elevated concentrations of lead, VOCs, and PAHs above regulatory standards. Additional site investigation activities were completed by Tetra Tech in 2017 and Braun Intertec Corporation (Braun) in 2019. Prior investigations are summarized in a Site Investigation Report (SIR) dated February 16, 2021 (the "2021 SIR") and the Phase I Environmental Site Assessment (ESA) prepared by Ramboll dated April 2023.

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PROPOSED SCOPE OF WORK

Coordination with the Wisconsin Department of Natural Resources

Ramboll will coordinate and participate in a meeting with the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment to discuss the current status of the case; needs for additional site investigation, if any; conceptual remedial action plans, redevelopment plans, and schedule. This task includes site data review and preparation, including preparation of a meeting agenda, as well as coordination with the City's team and architect. Ramboll has included a \$700 WDNR fee for this technical assistance request.

Technical and Regulatory Advisor

Ramboll will serve as the technical and regulatory advisor during planning, permitting, and design of the public works facility. This task will include meetings and significant coordination with the City and Kueny Architects with respect to contaminated soil management and vapor mitigation during design and permitting of the project. This task includes Ramboll participation in team meetings (six assumed); assistance with bid spec preparation, as needed; and minimal project management tasks.

Materials Management Plan

Ramboll will prepare a Materials Management Plan (MMP) to allow for the reuse of low-level contaminated soil and fill that will be generated during construction on the site. This plan will include:

- Cover letter that briefly describes the general features of the MMP, site redevelopment plans, and proposed continuing obligations.
- WDNR Form 4400-315 Request to Manage Materials under Wisconsin Administrative Code (WAC) NR 718.12 or NR 718.15, which will include a description of site contamination characteristics; description of the proposed soil management; evaluation of locational criteria; description of continuing obligations; and supporting figures, including interim grading plans, cut/fill plans, final grading plans, and final site layout. Ramboll will coordinate with the City's architect/engineer to incorporate their grading and cut/fill plans into this request.
- Barrier Maintenance Plan (BMP) which will incorporate the details of the proposed redevelopment that will serve as a cap, provide details on barrier locations, and incorporate continuing obligations such as annual inspection and maintenance of the barrier and prohibitions on future disturbance of the cover.

Ramboll anticipates that the City and/or their design architect/engineer will provide working documents (CAD files) to illustrate the proposed development, grading and cut/fill plans so that they can be incorporated into the MMP and BMP. Ramboll has included \$1,350 for WDNR's review fee for this submittal.

Remedial Action Plan

Ramboll will prepare a Remedial Action Plan (RAP) for submittal to the WDNR. The RAP will be consistent with the redevelopment plans for the site. Ramboll will work with the project architect/engineer to coordinate details of the plan. The RAP will include the necessary WAC NR 724 design elements and an implementation schedule. Pursuant to the WAC NR 724.09 and 724.11, the RAP will include the following information:

- detailed description of the remedial action design; criteria, concepts assumptions and calculations used in preparing the design, including adequate justification for their use;

- description of the public health and environmental laws and standards applicable to the contamination and the interim or remedial action being implemented;
- preliminary discussion of the types, frequency and schedule for monitoring of the remedial action; and
- proposed schedule for implementation of the remedial action, which identifies timing for initiation and completion of the tasks.

A draft of the RAP will be provided to the City team for their review prior to submittal to the WDNR. After addressing comments and/or questions regarding the draft plan, a final version of the RAP will be submitted to the WDNR for their review/approval. Ramboll has included the WDNR review fee of \$1,050 in the scope of services in this proposal.

Request to Construct on Historic Fill Site

Based on the presence 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. Ramboll has included the WDNR review fee of \$700 in the scope of services in this proposal.

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 facility. We anticipate that two to three composite soil samples may be required to be collected and analyzed for waste characterization parameters to obtain approval for disposal. Ramboll will conduct sampling and laboratory analysis prior to initiation of construction activities. The composite samples will be analyzed for Protocol B parameters including total polychlorinated biphenyls (PCBs) and toxicity characteristic leaching procedure (TCLP) metals, VOCs and SVOCs. The composite soil samples will be submitted to a Wisconsin-certified analytical laboratory for analysis.

SCHEDULE

Ramboll has begun some of the tasks presented above, based on the City's verbal authorization, including project meetings and providing follow up details. Preparation of the MMP, RAP, and HFE will begin upon receipt of written authorization to this proposal. The MMP request and HFE request will be completed within 15 business days of receipt of the grading and cut/fill plans. Ramboll will provide drafts for review by the City team prior to submittal to the WDNR. The property owner will need to sign the BMP prior to submittal to the WDNR. The WDNR generally requires 60 days for their review of documents.

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 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 \$57,000. This includes WDNR review fees totaling \$3,800.

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 City'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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ATTACHMENT
RATE SCHEDULE

Ramboll Project Fees

Ramboll proposes the following fee schedule for work conducted under RFP #22-006:

Table 1: Labor

Labor Category (Invoice Title)	Labor Rate	Estimated % Time
Project Principal (Principal)	\$200	1%
Senior Managing Consultant	\$175	2%
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	20%
CAD/GIS Drafting	\$80	7%
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 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.