

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

**PROPOSAL FOR ADDITIONAL OVERSIGHT OF VAPOR MITIGATION  
SYSTEM INSTALLATION AND SOIL MANAGEMENT FOR THE FORMER  
TELEDYNE SITE IN WEST ALLIS, WISCONSIN, IN CONJUNCTION WITH  
USEPA ASSESSMENT GRANT**

Dear Mr. Schloss:

Based on email correspondence in November 2025, Ramboll Americas Engineering Solutions, Inc. (Ramboll) is pleased to present the City of West Allis (the "City") with this proposal for additional oversight of vapor mitigation system installation and soil management activities at the former Teledyne site on West Burnham Street in West Allis, Wisconsin (the "site" or "property"). It is anticipated that the vapor mitigation system installation and soil management oversight will be completed using a portion of the City's FY22 United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant. The approximately 8.96-acre property is currently owned by the City who began redevelopment as a public works facility in 2024.

The following sections of this proposal provide the previously discussed scope of work, proposed schedule, cost estimate, and contract terms for this project.

**PROPOSED SCOPE OF WORK**

**Additional Oversight and Coordination of Hot-Spot Soil Excavation Activities**

In a proposal dated May 9, 2024, Ramboll provided a cost estimate to coordinate and oversee focused remedial soil excavation and confirmation sampling in two areas of the site, specifically referred to as the trichloroethylene (TCE) hot spot area and the lead hot spot area. Impacted soils from the TCE and lead hot spot areas were excavated and removed by the City's Environmental Contractor in advance of site-wide earthwork activities. Ramboll personnel were on-site to oversee all excavation activities in the TCE and lead areas. These excavations extended from the ground surface in the areas indicated to the observed base of the impacted fill soil. Excavated soil was direct-loaded into construction vehicles for off-site disposal. Based on initial construction estimates and for the purposes of the May 2024 proposal, Ramboll assumed that excavation in the TCE and lead hotspot areas, including any necessary would not exceed 5 working days. Due to the need for additional excavation in these areas following receipt of initial confirmation sampling results, additional oversight time and confirmation sampling were required in order to document that remedial targets established in the IRAP were met by the excavations. The additional effort associated with the need for additional oversight and sampling were discussed with the City Engineer at the time of the work.

**Additional Oversight of VMS Installation**

December 3, 2025

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Ref. P3861M-25048

As indicated in Ramboll’s proposal dated March 31, 2025, Ramboll was authorized by the City to conduct intermittent oversight of the vapor mitigation system (VMS) installation in the form of brief site visits during piping, vapor barrier, and extraction fan installation. At a minimum, Ramboll was tasked to inspect the installed piping for verification that the piping layout meets the intention of the design and that minimum depth of gravel on the top and bottom of perforated piping is achieved. All sections of the emplaced vapor barrier are to be inspected prior to pouring of slab-on-grade concrete for compliance with the VMS design and specifications including inspection of materials used, sufficient overlap and bonding between sections of vapor barrier, and adequate seal of the barrier at wall terminations and punctures for utilities or other piping. Based on initial feedback from construction partners, Ramboll’s March 31, 2025 proposal was based on an assumed 90 hours of oversight of system construction. Due in part to the delays and construction scheduling challenges, as well as the overall duration for the VMS install, Ramboll has reached this oversight estimate. Based on information received from VJS on November 13, 2025 on the planned schedule for the remainder of the VMS, five weeks of construction activity remain. For purposes of this supplemental proposal, Ramboll has assumed on-site presence for oversight and verification for three hours per day daily for the five weeks of remaining construction activity in connection with the VMS, totaling 75 oversight hours.

In the event that the results of post-construction sub-slab vapor sampling indicate that active ventilation of the sub-grade piping is warranted, additional design efforts associated with incorporation of an exhaust fan into the piping network and oversight of fan installation and system activation will be required. These costs are not included in this proposal.

#### ESTIMATED PROJECT COSTS AND SCHEDULE

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 VMS installation and soil management oversight services, as presented herein is **\$26,000**. A breakdown of costs is provided in the following table. If additional tasks or extended oversight hours are requested, additional costs will be incurred. Ramboll will not exceed the estimated costs without prior approval from the Client.

Task/Assumptions	Labor Cost	Subcontractor and Supplies Cost	Total Cost
Additional Oversight and Coordination of Hot-Spot Soil Excavation Activities	\$11,000	\$5,000	\$16,000
Additional Oversight of VMS Installation <i>Assumes up to 100 hours for oversight (Ramboll staff on-site for 3 hours per day each day for the estimated 5-week duration of remaining VMS installation activities), as described above</i>	\$10,000	--	\$10,000
<b>Total Estimated Cost</b>	<b>\$21,000</b>	<b>\$5,000</b>	<b>\$26,000</b>

**CLOSING**

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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**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 <sup>1</sup>		
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) <sup>2</sup>	mile	\$0.585
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### 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.