

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS, WISCONSIN
RESOLUTION NO. 1304
DATE ADOPTED: November 13, 2018

Resolution amending a contract with Ramboll Environ for providing professional environmental services for the property located at 6749 W. National Ave., which is located within the 68th & Mitchell St. Redevelopment Area (TID #14), in an amount not to exceed \$34,000.

WHEREAS, the Community Development Authority of the City of West Allis (“Authority”) established the boundaries and approved a Redevelopment Plan for the 68th & Mitchell Redevelopment Area on April 8, 2014 and a Tax Incremental District for the 68th & Mitchell Area on October 14, 2014 (collectively referred to as the “Plans”); and,

WHEREAS, the Plans were approved by the Common Council of the City of West Allis respectively on May 6, 2014 and November 3, 2014; and,

WHEREAS, properties formerly owned by Milwaukee Ductile Iron and located in the vicinity of S. 68 St. and W. Mitchell St. are part of the 68th & Mitchell Redevelopment Area; and,

WHEREAS, the Authority and Common Council also approved a Tax Incremental District Plan for 68th & Mitchell, respectively on October 14, 2014 and November 3, 2014, which budgeted for environmental clean-up and acquisition, in which environmental investigation is required prior to acquisition; and,

WHEREAS, said property has the potential for increased property value via the means of redevelopment of light industrial, commercial, residential or mixed-use development, after the extent of environmental contamination is established through an environmental Site Investigation; and,

WHEREAS, on November 8, 2016 through Resolution No. 1211, the Authority approved entering into a master professional environmental services contract with Ramboll Environ, for providing professional environmental services for various redevelopment and blight-related projects located within the City of West Allis; and,

WHEREAS, Phase I Environmental Site Assessments (ESA) is to identify Recognized Environmental Conditions (RECs), Phase II ESA is to assess potential impacts to the environment at the site. The objectives of the Phase II ESA are to 1) evaluate the potential presence of a former underground storage tank; and 2) evaluate potential risks to soil and groundwater from past operations or activities on the site and adjoining properties; and

WHEREAS, the Department of Development staff estimates additional environmental Site Investigation on the former Milwaukee Ductile Iron properties to not exceed \$34,000.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority (“Authority”) of the City of West Allis as follows:

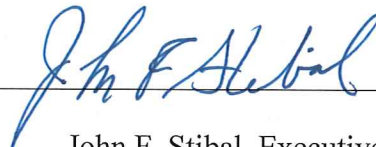
1. That the Executive Director, or his designee, be and is hereby authorized and directed to execute and deliver the aforesaid contract with an environmental consultant to conduct additional environmental Site Investigation on the former Milwaukee Ductile Iron property located at 6749 W. National Avenue located within the 68th & Mitchell Redevelopment Area, on behalf of the Authority.

2. That the need for additional Environmental Site Investigation, Phase I & II on the former Milwaukee Ductile Iron properties is necessary in order to foster the redevelopment of light industrial, commercial, residential or mixed-use development within the 68th & Mitchell Redevelopment Area.

3. That the sum of up to \$34,000 be and is hereby appropriated from Tax Incremental District Number Fourteen – 68th & Mitchell.

4. That the City Attorney be and is hereby authorized to make such non-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.

Approved: _____



John F. Stibal, Executive Director
Community Development Authority



Sent Via Email

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

**REQUEST FOR CHANGE ORDER FOR ADDITIONAL ENVIRONMENTAL SERVICES
RELATED TO THE PROPERTY LOCATED AT 6749 WEST NATIONAL AVENUE IN
WEST ALLIS, WISCONSIN**

Dear Mr. Stibal:

In response to your recent request, Ramboll US Corporation (Ramboll) is pleased to provide the Community Development Authority (CDA) of the City of West Allis with this change order to provide additional environmental consulting services related to the property located at 6749 West National Avenue in West Allis, Wisconsin (the "site" or "property"). The property consists of one 0.98-acre parcel, occupied by an approximate 12,000 square-foot one-story building. Specifically, Ramboll will prepare an updated Phase I Environmental Site Assessment (ESA) of the property; conduct two additional quarterly groundwater sampling events; conduct a pre-demolition assessment of the site building; prepare specifications for the demolition of the site building, and assist with screening and selection of demolition contractor; prepare a Wisconsin Administrative Code (WAC) NR 700 Case Closure request; and coordinate/conduct the proper sealing/filling of existing monitoring wells.

September 20, 2018

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Ref. 1690006591

The following sections of this proposal contain the recommended scope of services, proposed schedule, and cost estimate for this project.

PROPOSED SCOPE OF SERVICES

Task 1: Phase I ESA

The proposed scope of services consists of conducting an updated Phase I ESA. The Phase I ESA will meet the requirements of the United States Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries (AAI standard) (40 CFR Part 312). According to USEPA, the ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* (2013 ASTM standard) is consistent and compliant with USEPA's AAI standard and may be used to comply with the provisions of the AAI standard.

The objective of the Phase I ESA is to identify Recognized Environmental Conditions (RECs), which are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release

to the environment.” Specifically, this assessment update will be performed under the supervision of an Environmental Professional as defined in the 2013 ASTM standard and will include:

a) document review; b) review of federal, state, tribal, and local government records; and c) site reconnaissance.

This Phase I ESA does not include: visits to regulatory agencies to review files (other than local building, health, and/or fire departments); evaluation, testing or discussion of non-scope considerations (e.g., asbestos-containing materials, lead-based paint, radon, water intrusion/mold, wetlands, ecological issues, cultural resources); conducting surveys for the presence of asbestos, lead-based paint, mold, or radon; or the collection of samples of media including but not limited to air, soil, soil vapor, and water.

Ramboll will prepare a Phase I ESA Report (the “Report”) to document the findings of the Phase I ESA. The Report will include a clear and concise executive summary identifying the key issues and their significance, followed by site-specific details gathered during the course of Ramboll’s review. The Report will meet the form and content requirements for reporting that are set forth in the 2013 ASTM standard and will identify and comment on significant data gaps that affect Ramboll’s ability to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the site. Per the 2013 ASTM standard, Ramboll’s Phase I ESA report will be considered current for a period of 180 days from the date of the site inspection.

Task 2: Groundwater Monitoring

Two additional quarters of groundwater sampling will be conducted at the site to support a request for case closure. Groundwater samples will be collected from each of the five existing small-diameter monitoring wells. One duplicate sample will be collected during each sampling event. Sampling methods will be consistent with prior sampling conducted by Ramboll for this project.

Groundwater samples will be analyzed for volatile organic compounds (VOCs), using USEPA SW-846 Method 8260, polycyclic aromatic hydrocarbons (PAHs), using USEPA SW-846 Method 8270, and select metals (arsenic, cadmium, chromium and lead), using USEPA SW-846 Method 6010/7470. The groundwater samples will be submitted to the laboratory for a standard turnaround time (10 business days).

The results of the quarterly sampling will be evaluated and tabulated. A brief letter report will be provided to the CDA to document the results. Ramboll may also notify the Wisconsin Department of Natural Resources (WDNR) of the release on this site using the FAX notification form, when requested by the CDA. We anticipate submitting a copy of the June 19, 2018 Phase II ESA report and the September 18, 2018 letter report along with the notification. We understand that the CDA will authorize the notification shortly after acquisition of the property.

Task 3: Pre-Demolition Assessment

Ramboll will conduct a pre-demolition assessment of the site building to evaluate for the presence of potential hazardous materials, asbestos and lead-based paint that will require removal and proper disposal prior to and/or during the planned demolition of the site building. The location, type, and quantity of material and general condition will be documented. This assessment is limited to readily accessible spaces and excludes permit-required confined spaces.

Typical hazardous materials that will be evaluated as part of this assessment may include the following:



Task 6: Monitoring Well Filling/Sealing

Ramboll will coordinate with and oversee the filling/sealing of the five existing groundwater monitoring wells on the site, after approval by the WDNR to do so.

SCHEDULE

Ramboll is prepared to perform the site visit between September 24 and September 26, 2018, pending availability of the current site owner and authorization by the CDA. A written report detailing the findings of the Phase I ESA for the site will be provided to the City by October 1, 2018.

The groundwater monitoring described in this proposal is tentatively scheduled to be completed in November 2018 and February 2019. Letter reports documenting the results of this additional sampling will be provided within approximately 1 month of the sampling event. This proposed schedule is dependent upon receipt of the executed project authorization from the CDA.

The pre-demolition assessment is anticipated to be conducted after the current owner/operator has vacated the property and Ramboll is given authorization to proceed by the CDA. The remaining tasks are anticipated to be conducted on a similar schedule.

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. The total estimated cost to complete the above described scope of services is \$34,000. 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 opportunity to be of service. If you find this scope of services acceptable, please provide a Proceed Order, using the CDA's Standard procedure and attaching this letter. If you have any questions or need further information, please contact us.

Yours sincerely,

Donna M. Volk, PG, CPG
Managing Consultant

D 262 901 3504
dvolk@ramboll.com

Jeanne M. Tarvin, PG, CPG
Managing Principal

D 262 901 0085
jtarvin@ramboll.com

- universal wastes, such as, lead-acid batteries, pesticides, mercury containing equipment (e.g., thermostats, manometers, thermometers, switches) and some lamps (fluorescent, mercury vapor, metal halide, high-pressure sodium-vapor, ultraviolet, and neon);
- regulated refrigerants, typically contained in equipment such as air conditioners, refrigerators, freezers, dehumidifiers, heat pumps, water coolers, vending machines and food display cases;
- regulated halons, typically contained in portable extinguishers, and installed fire suppression systems;
- computers and other electronics;
- polychlorinated biphenyls (PCBs) typically present in some hydraulic machinery, electrical transformers, capacitors, elevator shafts and light ballast;
- radiation sources present in some smoke detectors and self-luminous exit signs; and
- chemicals, oils, and petroleum-based products.

Ramboll will conduct visual observations and sample collection of common building materials that may potentially contain asbestos, which include floor tile, mastic, and felt; ceiling tile; plaster wall material; pipe wrap, joints, gaskets, and insulation; concrete block insulation; window and door caulking and glazing; and roofing materials. This will include destructive testing methods for the sampled material, but will not include large scale demolition of wall or flooring components to gain access to areas not readily accessible.

Materials will be grouped, for sampling purposes, into homogeneous materials that are determined to be of similar age, color, and texture. An assessment of the approximate quantity and condition and friability of each material will be made at the time of sampling. The samples will be collected using wet methods to limit the potential for fiber release. The samples will be submitted to a laboratory, for analysis by polarized light microscopy (PLM). Positive asbestos results less than 5% may be confirmed using point count methods on an as needed basis.

Paint chip samples will be collected from painted concrete and brick walls and floors and will be analyzed for lead content. The results will be used to determine whether recycling of concrete/brick materials is an acceptable option during demolition.

A summary of the results, including a photolog and sampling location schematic, will be provided in a brief letter report.

Task 4: Demolition Planning/Specifications

Ramboll will prepare technical specifications for the demolition of the site building. We understand that the City will provide the front-end bidding documents and advertise for potential bidders. Ramboll will assist the City by conducting a pre-bid site meeting and evaluating bid submittals.

Task 5: NR 700 Case Closure Request

Ramboll will prepare the case closure package in general accordance with WAC NR 726 and will include the WDNR Closure Request Form 4400-202 and applicable required attachments. The case closure request will be submitted to the WDNR on behalf of the CDA with the required review fees and database registry fees (currently set at \$1,350).

Gale Jender

From: Barb Burkee
Sent: Friday, September 21, 2018 9:00 AM
To: Gale Jender
Subject: FW: Scope of Services for Additional Environmental Consulting Services Related to the Perfect Screw Products Site
Attachments: Change Order_Perfect Screw Products_9-20-18.pdf

Gale,

Donna sent this to me, but I know you need it for the contract amendment.

Barb

Barb Burkee
Administrative Support Specialist | Development Department
City of West Allis
7525 W. Greenfield Ave. | West Allis, WI 53214
Office: 414-302-8473 | Dept: 414-302-8460

From: Donna Volk [<mailto:dvolk@ramboll.com>]
Sent: Thursday, September 20, 2018 5:24 PM
To: John Stibal
Cc: Tyler Burgett; Barb Burkee
Subject: Scope of Services for Additional Environmental Consulting Services Related to the Perfect Screw Products Site

John: Please see the attached scope of services related to the Perfect Screw Products Site. As we discussed, I understand that you would like the Phase I ESA Update to be initiated immediately and completed by October 1, 2018. Please concur by responding affirmatively to this email. Our completion date is dependent on receiving timely authorization by the property owner to conduct the site reconnaissance, which is a requirement of the ASTM 1527-13 standard for Phase I ESAs. We anticipate conducting the site visit by September 26, 2018.

This project will be tracked under Ramboll's existing project number 1690006591 and the authorized budget under your Amended Proceed Order #4 will be increased \$34,000, as indicated in the attached, once authorized by you. If you would like Ramboll to track these costs separately, please advise.

Donna Volk

Managing Consultant
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