

Sent via Email

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

**PROPOSAL FOR PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF THE FORMER TELEDYNE INDUSTRIES PROPERTY LOCATED AT
52** WEST BURNHAM STREET IN WEST ALLIS, WISCONSIN**

Dear Mr. Mueller:

In response to your recent request, Ramboll US Consulting, Inc. (Ramboll) is pleased to present the Community Development Authority (CDA) of the City of West Allis with this proposal to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 52** West Burnham Street in West Allis, Wisconsin (the "site" or "property"). It is anticipated that the proposed assessment will be completed using a portion of the City's FY22 United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant. The site is approximately 8.96 acres in size and located in a commercial/industrial land use area. 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 dated February 16, 2021 (2021 SIR).

The following sections of this proposal contain a recommended scope of work, proposed schedule, cost estimate, and contract terms for this project.

PROPOSED SCOPE OF WORK**Task 1: Eligibility Determination**

Prior to conducting Phase I ESA services, Ramboll will prepare an eligibility determination for review and approval by the USEPA. The eligibility determination

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will include the criteria specified in the FY22 Guidelines for Brownfield Assessment Grants for hazardous substance sites.

Task 2: Phase I ESA

The proposed scope of services consists of a Phase I ESA. The Phase I ESA will meet the requirements of the USEPA's 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 E1527-21* (the 2021 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 will be performed under the supervision of an Environmental Professional as defined in the 2021 ASTM standard and will include: a) document review; b) review of federal, state, tribal, and local government records; c) review of readily available historical resources; and d) site reconnaissance. These tasks are described in more detail in Attachment A.

This Phase I ESA does not include: visits to regulatory agencies to review files (other than local building, health, and/or fire departments); evaluation or discussion of non-scope considerations (e.g., asbestos-containing materials [ACMs], 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. The Phase I ESA will include a review and discussion of previous environmental assessments of the site.

Task 3: WDNR Meeting

Following the completion of the Phase I ESA for the site, Ramboll proposes to conduct a meeting with WDNR to discuss the results of the 2021 SIR, Ramboll's Phase I ESA, and the path to remediation, redevelopment and closure for the site in the context of its anticipated redevelopment as a vehicle storage and office facility for use by the City of West Allis Department of Public Works (DPW).

PROJECT DELIVERABLE

Subsequent to the completion of its environmental review, 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, and recommendations for Phase II Assessment, if appropriate. The Report will meet the form and content requirements for reporting that are set forth in the 2021 ASTM standard. The Report 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. Finally, per the 2021 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. A meeting with WDNR project management staff will be scheduled following the completion of the Phase I ESA.

SCHEDULE

Ramboll is prepared to commence work on this project upon receipt of written authorization to this proposal. Assuming that the information requested herein is readily available and that no delays in completing the site visit or agency reviews are encountered, a verbal summary of site findings will be provided within 1 week of

completing the site visit. A written report detailing the findings of the Phase I ESA for the site will be provided within 15 business days of the site visit.

Written requests for access to documents held by governmental agencies can take as long as 1 month or more to process. If these documents are not available at the time of the report but are received within 180 days of completing the site visit, Ramboll will review the outstanding information upon receipt and will issue a supplemental report addendum should this information result in any substantive changes to Ramboll's understanding of the site or an identified issue.

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, and the attached fee schedule, as provided in our Proposal for Professional Consulting Services, dated August 24, 2022. The total estimated cost to complete the Phase I ESA and eligibility determination scope of services, as presented herein is \$9,150, summarized below.

Task	Cost
Task 1: Eligibility Determination	\$750
Task 2: Phase I ESA	\$6,700
Task 3: WDNR Meeting	\$1,700
Total	\$9,150

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 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 A
PROPOSED SCOPE OF WORK

PHASE I ENVIRONMENTAL ASSESSMENT

In consideration of the requirements of the United States Environmental Protection Agency's (USEPA) Standards and Practices for All Appropriate Inquiries ("AAI standard") (40 CFR Part 312), Ramboll proposes to conduct the Phase I ESA in accordance with the 2021 ASTM standard. According to USEPA, the 2021 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 known and suspect Recognized Environmental Conditions (RECs), which are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property." For the 2021 ASTM Standard, soil vapor is included in the assessment. Specifically, the assessment will include the following tasks, which will be performed under the supervision of an Environmental Professional as defined in the 2021 ASTM standard.

Task A – Document Review

Review available documents obtained from the Client and/or the Company either prior to or during Ramboll's site reconnaissance. A list of the types of documents Ramboll would like to review will be provided under separate cover. To meet the requirements of the 2021 ASTM standard, the Client is also required to complete the information in the User Questionnaire which will also be provided under separate cover.

Task B – Review of Federal, State, Tribal, and Local Government Records

- Order and review regulatory data base searches for the facility and the surrounding properties from a third-party provider. The report provided will meet the minimum requirements presented in the 2021 ASTM Standard.
- Request information from the local fire and health departments for the site.
- If judged to be necessary by the Environmental Professional, copies of relevant files from the state agencies will be requested via a Freedom of Information Act (FOIA) request. The 2021 ASTM standard includes a requirement to evaluate the need to review state and federal environmental regulatory files relating to the site and adjoining properties. At this time, Ramboll cannot determine whether an in-person file review will be necessary. As part of the environmental review, Ramboll will attempt to obtain information from other sources (e.g., Company reports and documentation, interviews with regulatory personnel, FOIA submittals) before resorting to an in-person file review. Such a review will be made as an additional scope of work and cost, which will be discussed with you before being undertaken. Also, the ability to obtain FOIA requests or perform in-person file reviews within the expedited time frame for the project requested is likely not possible. If the FOIAs or reviews cannot be conducted before the report is finalized, the 2021 ASTM standard version report would identify this issue as a data gap.

Task C – Review of Readily Available Historical Sources

- Order and review readily available standard historical sources, including aerial photographs, Sanborn fire insurance maps, and a City Business Directory abstract to evaluate historical property use, and the potential for off-site impacts to each property. These sources will be ordered through a third-party provider. This task does not include a formal title and deed search or an environmental lien search, which are assumed to be provided by the Client. These are defined as User Requirements and must be completed to meet the CERCLA defenses afforded by the AAI statute.

- Request and review information from the local tax assessor office and building department for the site. Other historical sources will be consulted if judged to be necessary by the Environmental Professional.

Task D – Site Reconnaissance

- Visually inspect the physical condition of the site, including the interior of any buildings or other structures, to evaluate whether there are any current or past operations that involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products. This site inspection, at a minimum, will include a brief evaluation of:
 - presence of hazardous substances and petroleum products;
 - storage tanks;
 - odors;
 - pools of liquid;
 - drums and other containers;
 - potential polychlorinated biphenyl (PCB)-containing equipment;
 - heating and cooling systems;
 - visible surface stains or corrosion on floors, walls, or ceilings;
 - drains and sumps;
 - pits, ponds, or lagoons;
 - stained soil or pavement;
 - stressed vegetation;
 - areas that are apparently filled or graded by non-natural causes (e.g., solid waste);
 - wastewater management practices;
 - wells; and
 - septic systems.
- Visually inspect, to the extent practicable from property boundaries and public thoroughfares, adjacent properties for current or past land use conditions that may adversely affect the subject property.
- Evaluate geologic, hydrogeologic, hydrologic, and topographic conditions of the property to the extent practicable based on visual observations.
- Interview current facility owners, occupants, and other knowledgeable parties who may have information concerning the history of the property and the activities conducted by current and previous property occupants. Given confidentiality considerations, past owners and occupants will not be interviewed. Only those individuals identified by the client will be interviewed.

ATTACHMENT B
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.