

Mr. John Stibal  
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Subject:

Proposal for Environmental Services, Former Expert Auto, 7030 West National Avenue, West Allis, Wisconsin.

ENVIRONMENT

Dear Mr. Stibal:

Date:

6 February 2014

ARCADIS is pleased to provide you with this proposal for environmental services for the former Expert Auto located at 7030 West National Avenue in the city of West Allis, Wisconsin (Site). The Site is a vacant automobile service center. The Community Development Authority of the City of West Allis (CDA) has been working with Milwaukee County on the future of the property. A court ordered demolition has been issued for the Site. The scope of work (SOW) included in this proposal is a Phase I and II Environmental Site Assessment (ESA), Regulated Building Materials Survey, bid specification and management, construction management and post demolition summary report.

Contact:

Ben Verburg

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**Scope of Work**

The following tasks are included in our proposed scope of work:

**Task 1 Phase I Environmental Site Assessment**

The SOW for the Phase I ESA is outlined in detail below (with applicable assumptions), and serves as the basis for the cost and schedule information presented in later sections of this proposal. Our services will be conducted by properly trained and experienced individuals, and in compliance with applicable regulations, guidelines, and industry standards. Specifically, ARCADIS will perform the following activities.

The performance of a Phase I ESA will be in general conformance to American Society for Testing and Materials (ASTM) Standard Practices E1527-13, subject to the scope and limitations of the ASTM standard and the assessment methodology as presented in the standard.

The assessment of Site environmental conditions will be based primarily on conditions observed at the Site during the Site inspection, information obtained from a review of publicly available files (if any), review of information provided by the CDA and others, and interviews with individuals identified as having relevant information pertaining to Site conditions. The major tasks to be performed are set forth below:

- An electronic database search report will be generated for the site by Environmental Data Resources, Inc. (EDR) to complete the environmental records review. The database search will be used to identify properties that may be listed in the referenced agency records, located within the ASTM-specified search radii. The database search will be supplemented with inquiries of appropriate regulatory agencies and municipalities regarding the Site. Inquiries will be made with regulatory agencies with regard to basic regulatory compliance issues for the subject property, such as Site drainage, permits, etc. A ½-day agency review has been assumed for purposes of this scope.
- Site History Research and Environmental Liens Search – Review of Site history will include a review of publicly available historical information (e.g., aerial photos, historical topographic maps, city directories, Sanborn Maps, if applicable) and records provided. A Chain of Title search will not be ordered for the Site, unless requested by the CDA and at additional cost. In addition, an independent search for environmental liens or activity and use limitations will be performed conformance to ASTM E1527-13. Environmental Lien and Chain of Title searches are completed by parcel ID, and the scope of this Phase I ESA includes the cost for an Environmental Lien search on the Site.

Site Reconnaissance – A Site reconnaissance will be conducted to observe and record the physical setting of the Site; observe and document the property and land use, including abutting and immediately surrounding properties; interview to the extent practicable the current property owner/tenants to obtain information on current and past operations that may have led to a release of oil, gasoline, solvents, or hazardous material(s) to the soil or groundwater and information regarding the presence of underground storage tanks (USTs), hydraulic equipment, polychlorinated biphenyls (PCBs), onsite; take color photographs showing the general property and surrounding areas; document (including color photographs) the Site conditions, if any, that may be indicative of past and present releases and practices; document the apparent presence and/or absence and the condition and apparent regulatory compliance status of former and current

aboveground storage tanks (ASTs), USTs, chemical storage areas, hydraulic equipment, septic fields, wastewater and stormwater drainage systems, monitoring wells, oil/water separators, fluid dispensing systems, etc., including taking color photographs showing the location and condition of these observed features or areas where these features are presumed to be present; document the presence or absence of apparent chemical substances and/or debris on site, including the number of drums/containers, size, estimated quantity, and a description/ identification of the contents where possible; and document evidence of current or former air emissions. A detailed map will be developed that illustrates the features noted during the inspection and the location and direction of site photographs, as well as the location of any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site that could potentially impact the Site (as defined in ASTM E1527-13) known or suspected on the property. It is understood that the Phase I review is intended to identify any known or potential EHS issues that will be considered for the subsequent Phase II ESA.

- Environmental Setting – Our report will include an overview of the local physical setting to include geology, hydrogeology, surface water, wetlands, depth to groundwater, topography, surrounding land use, and any other observations deemed relevant. ARCADIS will also conduct any appropriate reviews of publicly available information and perform visual curb-assessment review of adjacent areas surrounding the subject site.
- In conformance to the ASTM E1527-13 standard, a user questionnaire will be provided to site personnel to obtain information from the site user including specialized knowledge or experience, knowledge of activity and/or use limitations, known affects to fair market value due to environmental impact, and other information potentially material in identifying RECs, CRECs, and HRECs.
- A preliminary asbestos, PCB, lead-based paint, and radon review will not be performed since a Regulated Building Materials Survey will be completed as part of the SOW.
- Data gaps (defined as the lack or inability to obtain information required by ASTM E-1527-13 despite good faith efforts to gather such information), if

any, will be identified, resolved to the extent feasible, and documented in the event that the gaps could not be resolved.

ARCADIS will discuss preliminary data gaps, RECs, and potential recommendations verbally with the CDA in order to decide if such items should be further investigated. ARCADIS will also discuss findings of the Phase I ESA prior to issuance of a written draft Phase I ESA Report.

The draft Phase I ESA Report will provide a summary of the scope of the assessment and the results. Any RECs and data gaps identified will be documented in the report. The site history will include both information obtained from the review of previous reports and the review of publicly available files. A detailed photographic log will be included documenting the photograph, location, perspective, date, and a description of the subject. A site location map and site map illustrating the layout of the site, location and orientation of photographs, and location of pertinent site features shall be included. Any supporting documentation will be attached to the report. Upon issuance, the draft Phase I ESA Report will be submitted so that CDA may review and provide comments.

Upon receipt of CDA comments (if any), ARCADIS will review and incorporate the comments so that a complete final Phase I ESA Report can be issued. ARCADIS will provide 3 hard copies and three CD electronic copies of the final Phase I ESA Report.

## **Task 2 Phase II Environmental Site Assessment**

To investigate the soil impacts assumed at the Site, ARCADIS proposes to advance ten (10 soil borings inside and outside the building and on the asphalt-paved parking lot to a depth of approximately 20 feet. Eight locations will be converted to temporary wells. We have assumed the analytical testing based on waste oil, which also includes testing for chlorinated volatile organic compounds (CVOCs).

Prior to intrusive activities, a private utility locator will be contracted to locate underground utilities in the area to be investigated. Soils will be logged and field screened for organic vapors using a photoionization detector (PID). Two soil samples per soil boring will be collected including one soil sample from 0 to 4 feet to evaluate the direct contact pathway and a second sample from the interval with the highest PID reading from a depth greater than 4 feet. Soils will be placed into laboratory provided containers, placed on ice, and submitted for laboratory analysis of VOCs

using Method 8260B, polycyclic aromatic hydrocarbons (PAHs) using Method 8270, lead, and cadmium using Method 6010B.

The eight soil borings that will be converted to temporary wells will be constructed of 1-inch diameter polyvinyl chloride (PVC) pipe with a 10-foot, 10-slot screen. Before sampling, each temporary well will be developed to remove sediment from the wells. One groundwater sample per temporary well will be collected and submitted for laboratory analysis of VOCs using Method 8260B. After sampling, the temporary wells will be removed and the boreholes abandoned with granular bentonite. All borehole locations will be surveyed by a Wisconsin licensed surveyor. The soil borings and installation of the temporary wells is estimated to take 2.5 days with the utility locate. The development and sampling is estimated to take 2 days. This is dependent on the availability of the temporary wells to readily produce water.

Soil cuttings and purge water will be staged onsite in steel 55-gallon drums.

Upon receipt of the laboratory data, ARCADIS will prepare a draft Phase II ESA Report. The report will be prepared in general conformance with ASTM E1903-11.

ARCADIS will submit a draft Phase II ESA Report to the CDA for review and comment. After addressing any review comments, three hard copies and three CD electronic copies of the Phase II ESA Report will be submitted to the CDA. ARCADIS will notify the CDA if there is an indication of a release during the course of the investigation.

### **Task 3 Regulated Building Materials Survey**

A base map for the property will be prepared by contracting a Wisconsin licensed surveyor to document the location of the building material samples and aid in preparation of the technical demolition specification. A survey of suspect asbestos containing material (ACM) will be conducted throughout the Site. Homogeneous applications within each building will be identified and sampled in accordance with applicable regulations. Positive-stop protocols may be utilized to limit laboratory costs where appropriate, but there is a relatively low cost/high benefit of polarized light microscopy (PLM) analysis on the building materials.

Finally, in some cases, it may be more cost effective to presume the presence of ACM and avoid testing. For example, gasket material present between steam fittings may contain asbestos. Thus it may be more cost effective to assume the presence of asbestos, as opposed to breaking every fitting apart for testing. The contractor may

then decide either to abate each fitting during demolition (and save the steel for scrap) or cut each fitting out and dispose of it as ACM. Scrap pricing at the time of demolition will likely dictate that decision.

No more than 120 samples for PLM analysis of asbestos will be collected unless authorized by the Client. All bulk samples will be shipped under chain of custody to a US accredited industrial hygiene laboratory and analyzed using U.S. EPA method 600/R-93/116 under a 10 day turnaround time for results. An estimated 15 percent of the samples will be analyzed for asbestos by Point Count.

ARCADIS anticipates using a two-man investigation crew to perform a visual survey (no sample collection) of environmental materials, building interior spaces, and exterior surfaces, for regulated universal wastes and other materials of environmental concern.

The potential presence of lead-based paint (LBP) affects (i) exposure to site workers engaged in hot work during demolition (Occupational Safety and Health Administration (OSHA) standards) and (ii) characterization of waste materials resulting from demolition. We propose to conduct a screening level assessment of painted surfaces using a visual inspection/characterization and paint chip sampling methodology to detect for the presence of lead. We have assumed the collection 15 composite paint chip samples for analysis of total lead. This information will be used as hazard communication to the contractor(s) and to assist in waste characterization. It has been our experience that it is highly unlikely that the presence of lead-painted surfaces will result in a characteristic hazardous waste as an overall waste stream. However, disposal facilities have requested LBP screening results as an indicator of the representativeness of waste characterization sampling.

The survey and sample collection are estimated to take 2 days. Once the laboratory results have been returned to ARCADIS, a report documenting the findings of the inspection shall be issued to the Client.

#### **Task 4 Technical Specifications/Bid Document Preparation**

Under this task, ARCADIS will develop drawings and a technical specification that will identify the requirements for conducting the required razing activities. These technical specifications will be developed in concert with the use of the city of West Allis' bid documents and contract. The specifications will include and/or address issues such as:

- A site razing plan.

- Permits.
- Construction and demolition (C&D) debris and other waste management requirements.
- Removal of underground structures.
- Crushing and placement of rubble into subsurface vaults and structures.
- Estimated quantities for inclusion on the bid form.

ARCADIS will submit a draft version of the bid documents to the city of West Allis for review and comment. A meeting will be held with stakeholders to review the bid specification. After addressing any review comments, a final version of the technical specifications and drawings will be issued.

#### **Task 5 Bid Process/Contractor Procurement**

ARCADIS will assist the city of West Allis in pre-qualifying potential bidders. ARCADIS will also assist the city of West Allis in coordinating and leading a pre-bid meeting at the site and preparing any addenda to the bid documents. Following receipt of the bids, ARCADIS will assist the city in reviewing the bids and in negotiating a final contract with the selected bidder. Our estimated costs for this task assume that one addendum will need to be prepared.

#### **Task 6 Construction Management**

ARCADIS has assumed that the successful bidder will contract directly with the city of West Allis and ARCADIS will serve as a part-time inspector and assist the city of West Allis with contract management and inspection activities. Activities to be conducted include the following:

- Technical review of contractor submittals.
- Review of contractor's schedule of values and invoices.
- Coordination and attendance at a kick-off meeting.
- Attendance at weekly construction meetings (assumed four).

- Part-time Site inspection services.
- Coordination with the city of West Allis for signing waste disposal manifests.
- Assessing and resolving any change order requests.

Key cost estimating assumptions for this task are summarized below:

- It is assumed that ARCADIS will spend 40 hours of field oversight for the duration of the project.
- The selected contractor will be required to obtain all the required permits for the Site razing and grading activities.

**Task 7 Post Demolition Summary Report**

Following completion of the Site razing work, a Post Demolition Summary Report will be prepared to summarize the demolition work.

**Cost Estimate**

The cost estimate to complete the scope of work is \$85,225. A breakdown of the tasks and associated costs are presented in the following Table.

Task	ARCADIS	Subcontractors	Sub-total
Phase I ESA	\$4,000	\$0	\$4,000
Phase II ESA	\$16,689	\$20,984	\$37,673
Regulated Building Materials Survey	\$6,174	\$11,040	\$17,214
Technical Specifications/Bid Document Preparation	\$9,896	\$0	\$9,896
Bid Process/Contractor Procurement	\$3,964	\$0	\$3,964
Construction Management	\$10,796	\$0	\$10,796
Post Demolition Summary Report	\$1,682	\$0	\$1,682
<b>Total:</b>	<b>\$53,201</b>	<b>\$32,024</b>	<b>\$85,225</b>



Mr. John Stibal  
February 6, 2014

The Phase I ESA will be billed as lump sum.  
ARCADIS includes labor, materials, and expenses.  
Subcontractors includes the mark-up per the master service agreement.

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February 6, 2014

## Authorization

The scope of work will be completed on a time and materials basis in accordance with terms and conditions in our executed Agreement for Professional Services. We understand that if this proposal is accepted, a Work Order will be issued in the above amount.

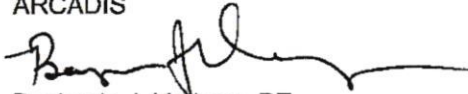
## Schedule

We will begin this work immediately upon receipt of a Work Change Order.

## Closing

ARCADIS appreciates the opportunity to support you on this important project. If you have any questions or comments, please feel free to contact me at the number provided.

Sincerely,  
ARCADIS



Benjamin J. Verburg, PE  
Principal Engineer

Copy:  
Mr. Patrick Schloss – City of West Allis

*This proposal and its contents shall not be duplicated, used or disclosed — in whole or in part — for any purpose other than to evaluate the proposal. This proposal is not intended to be binding or form the terms of a contract. The scope and price of this proposal will be superseded by the contract. If this proposal is accepted and a contract is awarded to ARCADIS as a result of — or in connection with — the submission of this proposal, ARCADIS and/or the client shall have the right to make appropriate revisions of its terms, including scope and price, for purposes of the contract. Further, client shall have the right to duplicate, use or disclose the data contained in this proposal only to the extent provided in the resulting contract.*

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