



## Sent via Email

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

### **COST ESTIMATE FOR PHASE 1 AND 2 ENVIRONMENTAL SERVICES OF 6500 WASHINGTON STREET IN WEST ALLIS, WISCONSIN**

Dear Mr. Schloss:

In response to your recent request, Ramboll Americas Engineering Solutions, Inc. (Ramboll) is pleased to present the Community Development Authority (CDA) of the City of West Allis with this preliminary cost estimate to conduct a Phase 1 Environmental Site Assessment (ESA), Phase 2 Investigation, Site Investigation (SI), and preparation of associated Remedial Action Options Report (RAOR)/Remedial Action Plan (RAP) documentation for the property located at 6500 Washington Street in West Allis, Wisconsin (the "site" or "property").

The site consists of four parcels totaling 6.635 acres located at the following property addresses: 6500 W. Washington Street (property tax key 439-001-003), 1323 South 65<sup>th</sup> Street (property tax key 439-0139-002), 1339 South 65<sup>th</sup> Street (property tax key 439-0108-001), and 1365 South 65<sup>th</sup> Street (property tax key 439-0088-000). According to information provided by the CDA, the property has historically operated as a foundry, which has been demolished. Ramboll is aware of no comprehensive site investigation or remediation for the subject site. Several Bureau for Remediation and Redevelopment Tracking System (BRRTS) cases are located on the subject parcels. It is Ramboll's understanding that the proposed end use of the property is residential, and that the CDA intends to use United States Environmental Protection Agency (USEPA) Assessment Grant funding to finance the investigation and remedial planning for the site in support of private development.

### **PRELIMINARY PROJECT COST ESTIMATE**

The scope of services described herein would be completed on a time and materials basis in accordance with the Master Contract with the City, dated November 10, 2016, and the fee schedule provided in our Proposal for Professional Consulting Services, dated August 24, 2022. The total *estimated* cost to complete the scope of services is summarized below. If the CDA elects to move forward with this property, Ramboll will provide a formal proposal to complete the scope of work herein. WDNR review fees are included in this summary of costs. Costs are presented as ranges where there is significant uncertainty as to the scope/level of effort required at this time. Other potential activities such as preparation of a Wisconsin Administrative Code (WAC) NR 718.12 Exemption Request, Development at Historic Fill Site Exemption, and BRRTS Case Closure package may be required by the purchaser/developer and are not included in the total cost estimate presented herein.

Task	Description of Task/Assumptions	Estimated Cost Range
Phase 1 ESA	Includes a review of available Site information and historical records to identify specific Recognized	\$8,000

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	<p>Environmental Concerns (RECs) present at the Site, consistent with the 2021 American Society for Testing and Materials (ASTM) Standard.</p> <p>Assumes ½-day site reconnaissance.</p>	
Phase 2 Investigation	<p>Limited field investigation of the Site to confirm the presence or absence of RECs identified during the Phase 1 ESA to determine presence of potential contamination.</p> <p>Assumes that RECs are identified during the Phase 1 ESA, and that level of effort includes advancement/installation and analytical sampling of approximately 12 soil borings and 8 temporary groundwater monitoring wells. Final cost is dependent upon scope developed to address the findings from Phase 1 ESA.</p>	\$22,000-28,000
NR 716 Site Investigation Work Plan/Site Investigation Report Preparation	<p>Assumes that RECs are identified during the Phase 1 ESA which are confirmed during Phase 2 Investigation, requiring further Site Investigation (SI) activities to delineate the nature and extent of impacts on the Site. Final cost dependent upon findings of Phase 2 Investigation.</p> <p>An SI Work Plan describing field activities will be submitted to the Wisconsin Department of Natural Resources (WDNR), including a review fee.</p>	\$10,000-12,000
Site Investigation Field Work and Report Preparation	<p>Field work to implement the SI as outlined in the Site Investigation Work Plan. Activities would include preparation, mobilization, soil logging and sampling, groundwater monitoring well sampling, and decontamination.</p> <p>The final cost and scope of the SI field work will be highly dependent upon the findings of the Phase 2 Investigation and approved SI Work Plan and may exceed this range if significant contamination, including contamination from volatile constituents requiring a vapor intrusion assessment, is identified.</p> <p>Includes subcontractor costs for drilling and laboratory analysis of samples. The cost range also includes the preparation of a Site Investigation Report (SIR) in accordance with WAC NR 716 to document the results of sampling activities completed as part of the Phase 2 and the SI. Includes a WDNR review fee of the NR 716 SIR.</p>	\$35,000-60,000
RAOR/RAP Preparation	<p>An NR 722 RAOR/NR 724 RAP will be prepared evaluating the findings of the SI. The RAP will outline remedial actions to be taken prior to or during redevelopment construction to properly manage contamination potentially identified during SI</p>	\$12,000-18,000

Task	Description of Task/Assumptions	Estimated Cost Range
	<p>activities, which could be transmitted to a developer for implementation. Includes a WDNR review fee of the combined NR 722 RAOR/ NR 724 RAP.</p> <p>This estimate assumes that the SI can be considered complete following the collection of soil and groundwater data as part of the Phase 2 as well as a single additional field sampling mobilization as part of the SI. This estimate also assumes that the proposed residential use of the property will consist of apartments, condominiums, or other residential use in which the common areas have a single owner/manager.</p>	
Agency Correspondence/ Technical Meetings/ Eligibility Determination	Coordination with USEPA/WDNR to support eligibility determination of funds and technical meetings with agency as required to support funding allocation.	\$3,000
NR 718 Exemption, Historic Fill Exemption, and Case Closure Package	<p><i>It is assumed that 1) preparation of an NR 718 Exemption will be required to manage materials on-site during redevelopment, to the extent the developer wishes to re-use soil on-site as part of construction, 2) that a Historic Fill Exemption will likely be required to initiate construction on the Site, and 3) that a BRRTS Case closure package will be prepared following construction.</i></p> <p><i>It is further assumed that these costs will be incurred by the developer/purchaser of the property. <u>These approximate costs are presented here for reference but are not included in the total cost estimate for the understood scope of work by Ramboll.</u></i></p> <p><i>Potential costs associated with disposal of soil (i.e., waste characterization, landfill coordination, and landfill disposal costs) are not presented in this estimate.</i></p>	\$30,000-50,000
<b>Total Estimate of Proposed Scope</b>		<b>\$90,000 – 129,000</b>

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. It is expected that final scope of work will be dependent upon the findings of the Phase 1 ESA and Phase 2 Investigations. This estimate is presented to align with the CDA's goal, as understood by Ramboll, to develop an understanding of the environmental considerations for the site to assist with future acquisition.

We look forward to working with you. If you find this estimate acceptable, please advise Ramboll to proceed with development of a final proposal for the scope of work. If you have any questions or need further information, please contact us.

Yours sincerely,

Ramboll Americas Engineering Solutions, Inc.



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