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37.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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R-2009-0151 Resolution Introduced

Resolution authorizing the Director of Development to enter into a contract with AECOM for Phase I and Phase II environmental consulting service for the property located at 116th and W. Morgan (City Compost Site) in the amount of \$57,000. <sup>15,000</sup>

Introduced: 6/16/2009

Public Works Committee &  
Controlling Body: Safety & Development Committee  
Sponsor: Safety & Development Committee  
Public Works

### COMMITTEE RECOMMENDATION

~~NOTE~~ Approve as MODIFIED & ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>8-4-09</u> <u>8-16-09</u>			Barczak				<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock				<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	Reinke	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	(4) PW	5		(1) PW

① = PW

### SIGNATURE OF COMMITTEE MEMBER

Chair: [Signature] Vice-Chair: \_\_\_\_\_ Member: \_\_\_\_\_

### COMMON COUNCIL ACTION

**ADOPT** as Amended

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>AUG 04 2009</u>			Barczak				<input checked="" type="checkbox"/>
			Czaplewski	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Lajsic	<input checked="" type="checkbox"/>			
			Narlock				<input checked="" type="checkbox"/>
			Reinke	<input checked="" type="checkbox"/>			
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	8	-		2





# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2009-0151**

**Final Action: 8/4/2009**

**Sponsor(s):** Safety & Development Committee and Public Works  
Committee

Resolution authorizing the Director of Development to enter into a contract with AECOM for Phase I environmental consulting service for the property located at 116th and W. Morgan (City Compost Site) in the amount of \$5,000.

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority"), by the Department of Development, has received two U.S. EPA Brownfield Assessment Grants totaling \$200,000 each for hazardous and petroleum assessments; and,

WHEREAS, the City of West Allis conducted a Request for Proposals to select an environmental consulting firm to perform the scope of work associated with grants.

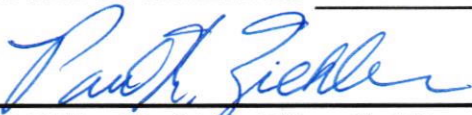
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the contract, hereby attached and made a part hereof, is hereby approved.
2. That the Department of Development of the City of West Allis, by its Director, its designee, be and is hereby authorized and directed to execute and deliver the aforesaid Contract on behalf of the City of West Allis.
3. That the sum, not to exceed \$5,000 be and is hereby appropriated from the U.S. EPA Grants for said professional services contract with AECOM.
4. That the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of the Amendment, 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.

cc: Department of Development  
Finance - Grants Accounting Specialist

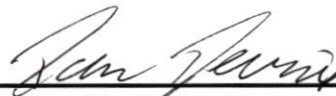
Dev-R-555-6-16-09

**ADOPTED AS AMENDED** 08/04/2009



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

**APPROVED AS AMENDED** 8/14/09



Dan Devine, Mayor



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2009-0151**

**Final Action:**

Resolution authorizing the Director of Development to enter into a contract with AECOM for Phase I and ~~Phase II~~ environmental consulting service for the property located at 116th and W. Morgan (City Compost Site) in the amount of ~~\$57,600.~~ <sup>\$5,000.</sup>

WHEREAS, the Community Development Authority of the City of West Allis (the "Authority"), by the Department of Development, has received two U.S. EPA Brownfield Assessment Grants totaling \$200,000 each for hazardous and petroleum assessments; and,

WHEREAS, the City of West Allis conducted a Request for Proposals to select an environmental consulting firm to perform the scope of work associated with grants.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis as follows:

1. That the contract, hereby attached and made a part hereof, is hereby approved.
2. That the Department of Development of the City of West Allis, by its Director, its designee, be and is hereby authorized and directed to execute and deliver the aforesaid Contract on behalf of the City of West Allis.
3. That the sum, not to exceed ~~\$57,600~~ <sup>\$5,000</sup> be and is hereby appropriated from the U.S. EPA Grants for said professional services contract with AECOM.
4. That the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of the Amendment, 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.

cc: Department of Development  
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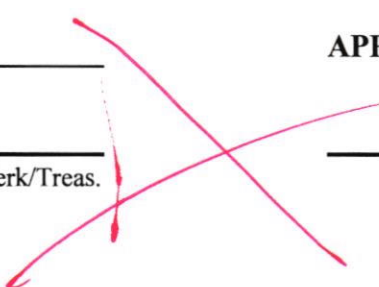
Dev-R-555-6-16-09

**ADOPTED** \_\_\_\_\_

**APPROVED** \_\_\_\_\_

\_\_\_\_\_  
Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

\_\_\_\_\_  
Dan Devine, Mayor



**CITY OF WEST ALLIS  
DEPARTMENT OF DEVELOPMENT  
PROCEED ORDER Number One**

TO: AECOM  
DATE: August 17, 2009  
PROJECT: ENVIRONMENTAL BROWNFIELD ASSESSMENT  
SUBJECT: S. 116 St. and W. Morgan Ave. (Morgan Compost Site)

In accordance with Resolution Number R-2009-0151 and the Agreement for Professional Services dated as of March 19, 2008 (the "Agreement"), you are directed to proceed with work on the Project as outlined below:

Work: See attached Scope of Services  
Estimate: \$5,000.00  
Schedule: Work to commence immediately. To be completed as part of the Basic Services under the Agreement.

This Proceed Order, including any attachments, is incorporated into the Agreement. All work defined in this Proceed Order and payment therefor shall be performed in accordance with the terms and conditions of the Agreement, unless otherwise modified herein. Any modification(s) of this Proceed Order is subject to approval and acceptance pursuant to the Agreement.

Received and Approved:

DEPARTMENT OF DEVELOPMENT

By: John F. Stibel

Title: Director

Date: 8-17-09

Issued:

CONSULTANT

By: Kevin L. Belfrage

Title: Principal

Date: 8/19/09

ATTACHMENTS:  
Scope of Services  
Consultant Hourly Rate



Amended by Council Res #  
R-2009-051 - Phase I work  
in the amount of 5000.00

**Proposed Scope of Services and Estimated Costs**  
**116<sup>th</sup> and Morgan Compost Site – 3601 S. 116<sup>th</sup> Street, West Allis, WI**

AECOM has prepared the following background summary, scope of services and related estimated costs for Phase I ~~and II~~ Environmental Site Assessment services for the 116<sup>th</sup> and Morgan Compost site.

**Available Site Information**

The City of West Allis Compost site consists of an approximate 14.7-acre parcel located at 3601 S. 116<sup>th</sup> Street. The subject property was purchased by the City of West Allis on May 4, 1949 from Anthony Marchase, a single person. The property was located in the Town of Greenfield, at the time, but was annexed in 1954. The City uses the property for composting yard waste, according to the City Public Works Department.

The subject property is surrounded on three sides by historic fill sites. The property to the south is an approximately 9.4-acre site known to have been a former quarry that was filled in with foundry sand. The property to the west of the City's compost site is a Former Allis Chalmers Landfill, occupying 21.1 acres. To the north, the City of Greenfield and Milwaukee County each own 4.5 acre sites that have been documented to contain miscellaneous wastes, including brick, broken concrete, asphalt and lumber. An investigation conducted in 1999 on these properties resulted in two monitoring wells, located on the east side of S. 116<sup>th</sup> Street that contained low level detections of cis-1,2-dichloroethene and vinyl chloride.

The subject property has also been speculated to have been filled; however, the City Public Works Director indicated that to his knowledge the site has not been used as a fill site (he has been involved with the site for the past 36 years that he has been employed with the City). Furthermore, a review of historical air photos also does not show the site to have large pits or ponds that might have been subsequently filled. The Wisconsin Department of Natural Resources BRRTS database lists a No RR Action Required (NAR) case for the subject property.

**Proposed Scope of Services**

Specific project tasks for the subject property include the following:

Eligibility Determination - AECOM will prepare an eligibility determination for the subject property, as required by EPA under the Brownfield Assessment Grant for hazardous substance sites.

Phase I ESA - A Phase I ESA will be conducted in accordance with ASTM Standard 1527-05 which is compliant with the EPA's All Appropriate Inquiry rule. The Phase I ESA Report will identify Recognized Environmental Conditions (RECs), as defined by the ASTM standard. The Phase I ESA will include observations of potential evidence of asbestos-containing materials and potential peeling lead-based paint, but will not include sampling

unless requested as part of an additional scope of services. As part of this Phase I, AECOM will review the WDNR case files regarding the subject property, as well as WDNR files for the adjacent landfill sites.

Phase II ESA - A Phase II ESA will be conducted on the subject property, the scope of which is best defined after completion of the Phase I. For budget estimating purposes, we have assumed a general scope of services for the Phase II ESA on the subject property to include:

- 1) preparation of a Work Plan and Health & Safety Plan, as required under the EPA's Brownfield Assessment program;
- 2) property boundary survey and establishment of 200-foot grid to facilitate layout of probes/borings and spot survey to obtain location and elevation coordinates after proposed exploration is complete
- 3) completion of up to ten soil probes/temporary wells to an approximate depth of 20 feet;
- 4) completion of up to ten soil borings/NR141 monitoring wells to an approximate depth of 20 feet;
- 5) the laboratory analysis of soil and groundwater samples to include up to two soil samples per probe/boring location (up to 40 samples total) analyzed for VOCs, one to two soil samples per probe/boring location (up to 30 samples) analyzed for PAHs and the 8 RCRA metals, up to five soil samples analyzed for PCBs, if oily soils are discovered, 10 groundwater samples collected from the temporary wells analyzed for VOCs, and 11 groundwater samples collected from the NR 141 monitoring wells, including the existing well for VOCs, RCRA metals and PAHs;
- 6) data reduction and report preparation. The information obtained from the field exploration program and analytical testing will be compiled into tables, boring logs and figures, as appropriate to allow for evaluation of site conditions. Laboratory results of soil samples will be compared to WAC NR 720 residual contaminant levels (RCLs). Laboratory results of groundwater samples will be compared to WAC NR 140 Enforcement Standards (ES) and Preventive Action Limits (PAL). The report will include a summary of field and laboratory procedures used, tabulated analytical data, a discussion of the findings of the assessment and conclusions.

#### **Estimated Project Costs**

The estimated cost associated with the above described scope of services is provided below. This estimate could change depending on the results of the Phase I ESA and the ultimate Phase II scope of services.

#### Estimated Project Costs

##### Project Task

EPA Eligibility Determination	\$500
Phase I ESA	\$3,000
Review of WDNR Files	\$1,800
Work Plan and HSP	\$2,000



~~Phase II ESA~~

~~\$50,300.~~

Total Estimated Cost:

\$57,600

5,000

This proposed assessment work will be part of our contract under the main Brownfield Assessment Grant contract. If another party requests legal reliance on the documents generated as part of this work scope, specifically the Phase I ~~and II~~ ESAs; they will either be subject to the terms and conditions of our contract with the City and will be required to sign the attached task order accepting these term, or they may request a separate agreement for reliance with AECOM and will be subject to our standard terms and conditions and will be required to submit a separate processing fee.

**FEE SCHEDULE**

**ENVIRONMENTAL SERVICES**

Charges for technical personnel will be made for time spent in the field, in consultation, in preparation of reports and invoices, in administrating contracts and project coordination, and in traveling.

\*Overtime will be charged after 8 hours per day; before 7:00 am and after 6:00 pm Monday through Friday; or all day Saturday--technical rate x 1.25. Doubletime will be charged on Sundays or Holidays--technical rate x 2.

Expert Witness Testimony will be billed at the rates shown here x 1.5.

Laboratory test programs will be identified in our proposal and billed out on a lump sum basis. Additional laboratory work will be billed on the following hourly basis plus expenses, expendables and equipment.

The cost of equipment to complete the project will be identified in our proposal.

Drill rig rates include two (2) persons. Additional persons will be charged according to the technical classifications.

**Technical Classifications Grade**

Senior Principal	Per Hour	\$	160.00
Principal	Per Hour	\$	145.00
Associate	Per Hour	\$	135.00
Senior Consultant	Per Hour	\$	120.00
Consultant	Per Hour	\$	100.00
Technical Project Staff	Per Hour	\$	90.00
Technical Staff	Per Hour	\$	75.00
CAD Specialist	Per Hour	\$	70.00
Technical Support Staff	Per Hour	\$	48.00
Senior Technician	Per Hour	\$	65.00
Technician	Per Hour	\$	55.00
Survey Crew Chief	Per Hour	\$	65.00
Survey Technician	Per Hour	\$	55.00

**Technical Support Services**

**Site Safety**

Personnel Prot.: Level D	Per Person Per Day	\$	60.00
Personnel Prot.: Level C	Per Person Per Day	\$	170.00
Personnel Protection: Level B			Upon Request

**Expenses and Expendables**

All Expenses to Complete the Project **			Cost + 15%
	Per Mile	\$	0.60
All Expendables to Complete the Project			Cost + 15%

Wisconsin Sciences -1/08 W06EV2

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