

21.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2011-0056 Resolution Introduced

Resolution amending a professional services contract with Symbiont for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne property located at 1910 S. 53 St. in the amount of \$48,990.

Introduced: 3/15/2011

Controlling Body: Safety & Development Committee

Sponsor(s): Safety & Development Committee

COMMITTEE RECOMMENDATION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3/15/11</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak				
			Czaplewski				
			Kopplin				<input checked="" type="checkbox"/>
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke	<input checked="" type="checkbox"/>			
			Roadt				
			Sengstock				
			Vitale	<input checked="" type="checkbox"/>			
			Weigel				
			TOTAL	<u>4</u>	<u>0</u>		

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

Adopt

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>3-15-11</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<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"/>			
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>	<u>1</u>		<u>1</u>



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2011-0056

Final Action:

Sponsor(s): Safety & Development Committee

MAR 15 2011

Resolution amending a professional services contract with Symbiont for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne property located at 1910 S. 53 St. in the amount of \$48,990.

WHEREAS, the Department of Building Inspections and Neighborhood Services placed orders on the property at 1910 S. 53 St. to be razed or repaired because of deteriorating building conditions; and,

WHEREAS, the Milwaukee County Circuit Court found on January 21, 2010 that the said property should be razed; and

WHEREAS, the City of West Allis has retained the services of Symbiont, an environmental firm, to prepare the demolition specifications, oversight and asbestos assessment for the former Teledyne site located at 1910 S. 53 St.; and,

WHEREAS, it is, therefore, necessary to amend the professional services contract for the preparation of demolition specifications, oversight and asbestos assessment for the former Teledyne site located at 1910 S. 53 St.; and,

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

1. That the Scope of Services for the project area, a copy of which is hereby attached and made a part hereof, is hereby approved.
2. 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 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.


BE IT FURTHER RESOLVED that the Director of Development is authorized, on behalf of the City, to execute the aforesaid contract documents.

BE IT FURTHER RESOLVED that the funding is hereby appropriated to pay the liability under the


City's General fund with ultimate allocation to the property.

cc: Department of Development

Dev-R-624-3-15-11

ADOPTED MAR 15 2011


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

APPROVED 3/18/11


Dan Devine, Mayor



Mr. Patrick Schloss
Community Development Manager
Department of Development
City of West Allis
7525 West Greenfield Avenue
West Allis, WI 53214-4688

February 3, 2011

**RE: Change Order Request No. 2
Decommissioning and Demolition of the
Former Teledyne Property
1910 South 53rd Street
West Allis, Wisconsin
Symbiont Project No. W103841**

Dear Patrick:

Per your request, Symbiont has prepared cost estimates to perform required out-of-scope services to complete the decommissioning and demolition of the former Teledyne property located at 1910 South 53rd Street, West Allis, Wisconsin. The original scope of services consisted of four primary tasks: (1) preparation of construction specifications and drawings for the decommissioning and demolition of the former Teledyne property, (2) preparation of bid package and support to the City of West Allis for bidding, (3) decommissioning and demolition oversight, and (4) as-built reporting and final documentation of the decommissioning and demolition project.

Based on information obtained from the Phase II Environmental Site Assessment dated October 19, 2010 (which was not available during the proposal process), Site visits and meetings with the City and the Wisconsin Department of Natural Resources (WDNR), additional professional services are required to complete the project in compliance with State and local regulations and ordinances. A portion of the services were authorized by the City as Change Order No. 1. The following paragraphs summarize the rationale for completing the additional out-of-scope services for Change Order No. 2, as well as the estimated costs to perform the activities. A detailed description of level of effort and the associated costs are included as Table 1.

Task 1 – Underground Storage Tank (UST) Assessment, Release Reporting and Tank Closure Reporting

Based on the information contained in the Phase II ESA, it is anticipated that six underground storage tanks (USTs) are currently located in various locations across the property and will need to be removed and properly closed as part of the demolition activities. It is assumed that the USTs are regulated and require closure assessments. In accordance with the Wisconsin Department of Commerce (DCOMM) "*Assessment and Reporting of Suspected and Obvious*

Releases from Underground Storage Tank Systems" Symbiont will conduct a Tank-System Site Assessment (TSSA), a process by which DCOMM expects tank system owners or operators to determine if their tank system or any component of that system has released hazardous substances into the soil, groundwater, or surface waters. This process includes, but is not limited to, observation of field conditions, such as stained soils; odors; pitting, holes, or cracks in tank system components; observable leaks; and elevated in-field soil gas readings, collection of soil samples for laboratory analysis of hazardous substances and reporting of field observations and sampling results in a format prescribed by the Department. In general, TSSAs are performed at the time a UST is taken out of service or when a suspected or obvious release is encountered. The total cost for Symbiont to conduct the required assessment and reporting activities associated with the closure of six USTs is \$19,904. It is assumed that the size of the USTs could range anywhere between 50 and 15,000 gallons in capacity (AECOM, Phase I Environmental Site Assessment, EDR UST Information, February 2010). The above costs assume tank capacities of 1,000, 2,000, 3,000, 5,000, 8,000 and 15,000 gallons. This cost will be adjusted accordingly if more or less tanks are encountered, and if sizes are different.

Task 2 – Additional Project Management/Construction Management Oversight

It is anticipated that the duration of the project will be extended by approximately seven months. As such, additional project management (58 hours) and demolition oversight (280 hours) costs will be incurred for a total cost of \$28,462.

Based on the above, the requested change order amount is \$48,990. Please do not hesitate to contact us if you have any questions or comments.

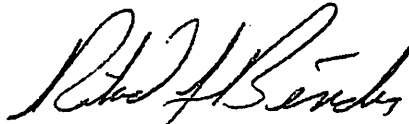
Sincerely,

SYMBIONT®



Christine A. Reese, P.G.
Senior Project Manager

SYMBIONT®



Richard J. Binder, PG
Vice President

ESTIMATE OF PROBABLE COSTS
 ENVIRONMENTAL CONSULTING SERVICE
 FORMER TELEDYNE PROPERTY

OUT-OF-SCOPE SERVICES
 Symbiont Project No. W103841
 Change Order Request No. 2

HOURLY RATE	LABOR										REIMBURSABLE EXPENSES ITEM	SUBCONTRACTOR EXPENSES ITEM	TOTAL COSTS		
	TAR	RUBIETM	TRS	RED (GIS)	SGH	MM	N/L/D/T/S	EP	Labor Hours	Labor Costs					
Task 1 - JUST Assessment and Reporting															
Tank Assessment - assumes 6 tanks ranging in size 1,000 and 15,000 gallons)	8									8	32	Office		\$250	
Release Notification to WDNR	8									8					
Tank Closure Reporting - assumes 6 tanks	18	4		8	60	8				8		Laboratory Services		\$4,620	
Subtotal - Tank 1 - JUST Assessment, Closure and Reporting - Hour	32	4	0	8	68	16				16	40				
Subtotal - Tank 1 - JUST Assessment, Closure and Reporting - Costs	\$4,950	\$680	\$0	\$864	\$5,162	\$948				\$0	\$2,520			\$250	\$4,620
Task 2 - Additional Project Management/Demolition Oversight due to extending the duration of the Project															
Monthly Status Reports and Invoices	20											Office		\$160	
Bi-weekly Progress Meetings	20	4									14				
Demolition Oversight	20	10									250				
Subtotal - Task 2 - Additional Project Management/Demolition Oversight - Hour	60	14	0	0	0	0				0	264				
Subtotal - Task 2 - Additional Project Management/Demolition Oversight - Costs	\$6,300	\$2,380	\$0	\$0	\$0	\$0				\$0	\$16,032			\$150	\$0
Total Costs	\$14,680	\$3,060	\$0	\$864	\$5,162	\$848				\$0	\$19,152			\$100	\$4,620
										\$500	\$43,970				\$48,980