

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 1310
DATE ADOPTED January 8, 2019

Resolution authorizing and directing the Executive Director to enter into a contract amendment with Ramboll Environ for providing asbestos inspection services not to exceed \$4,000 for the property located at 6610 W. Greenfield Ave.

WHEREAS, the Community Development Authority (CDA) , through Resolution No. 1211 on November 8, 2016 approved a sole source master contract with Ramboll Environ for providing professional environmental services for various redevelopment and blight-related projects.

WHEREAS, the Common Council of the City of West Allis, through Resolution No. R-2018-0354 on May 15, 2018, and First-Ring Industrial Redevelopment Enterprise (FIRE) through Resolution No. 583 on June 8, 2018 authorized the acquisition of the property located at 6610 W. Greenfield Ave., including the authority to complete a Phase I Environmental Assessment on the property, for a total not to exceed \$650,000; and CDA through Resolution No. 1289 and No. 1290 on June 12, 2018 authorized the acquisition of the property along with a Phase I Environmental Site Assessment; and,


WHEREAS, the CDA has requested a pre-renovation asbestos survey of the building, which will be conducted by an experienced and State of Wisconsin-licensed Asbestos Building Inspector which includes locating, identifying the type and approximate quantity of suspect ACMs, bulk samples will be collected and submitted to an accredited laboratory for asbestos analysis using Polarized Light Microscopy (PLM) analytical methods, costs not to exceed \$4,000.

WHEREAS, the Authority hereby grants the Executive Director authorization to enter into a contract amendment with Ramboll Environ for providing asbestos inspection services not to exceed \$4,000 for the property located at 6610 W. Greenfield Ave.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis as follows:

1. That the Executive Director, or his designee, is hereby authorized and directed to execute and deliver the aforesaid contract on behalf of the Authority.
2. That the sum of \$4,000 be and is hereby appropriated from Tax Incremental Financial District #7 (TID7 – Summit Place).
3. That the City Attorney be and is hereby authorized to make such non-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.

Approved: 
John F. Stibal, Executive Director
Community Development Authority

Sent Via Email: jstibal@westalliswi.gov

SCOPE OF SERVICE

Mr. John Stibal
City of West Allis Department of Development
7525 West Greenfield Avenue
West Allis, WI 53214

PROPOSAL FOR ASBESTOS INSPECTION SERVICES, VACANT OFFICE BUILDING 6610 WEST GREENFIELD AVENUE, WEST ALLIS, WISCONSIN

Dear Mr. Stibal:

Thank you for considering Ramboll US Corporation (Ramboll) for this important project. This proposal outlines the scope of work that Ramboll will perform on the referenced project. We understand that background information is as follows.

December 5, 2018

Based on our correspondence, we understand that the City of West Allis Development Authority (CDA) owns an approximate 9,000-square foot, two-story office building with no basement located at 6610 West Greenfield Avenue. We further understand that the city plans to renovate the building interior and replace the existing roofing system of the building. As such the City of West Allis has requested a proposal to conduct a pre-renovation asbestos survey of the building.

Ramboll
175 North Corporate Drive
Suite 160
Brookfield, WI 53045
USA

T +1 262.901.0094
F +1 252.901.0079
www.ramboll.com

SCOPE OF WORK

Ramboll proposes to perform an asbestos survey of the building as follows:

Ref. P21-18230

1. The asbestos inspection will be performed by an experienced and State of Wisconsin-licensed Asbestos Building Inspector and will include the following tasks:
 - A walk-through will be conducted of accessible interior spaces and the building exteriors to observe for the presence of suspect asbestos-containing materials (ACMs).
 - The type, location, and approximate quantity of suspect ACMs will be recorded.
 - Three Bulk samples will be collected from each suspect material in accordance with United States Environmental Protection Agency (USEPA) and Occupational Safety and Health Administration (OSHA) requirements. Samples will be collected of both friable (i.e., easily crumbled) and non-friable suspect ACMs.
 - We understand that renovations in the building took place in the mid-1980s and again in the mid-1990s, and that the property has been vacant since approximately 2014. As such the interior building materials present are considered to have been installed during the most recent remodeling event.

- Bulk samples will be submitted to an accredited laboratory for asbestos analysis using Polarized Light Microscopy (PLM) analytical methods.
2. A written report will be prepared that summarized the asbestos survey findings.

PROJECT SCHEDULE

Ramboll is prepared to initiate work quickly following your authorization. It is anticipated that the field inspection work can be scheduled within 1 week of authorization to proceed, and the report will be provided within 2 weeks of the site visit.

ASSUMPTIONS AND LIMITATIONS

This proposal is based on the following:

1. Building materials that are inaccessible (behind walls, above hard ceilings, below flooring systems) may not be discovered or sampled. Certain inaccessible materials (such as hidden caulks or sealants or gaskets/packings inside mechanical equipment) may need to be "assumed" ACM for the purpose of the report.
2. Sampling of exterior building materials such as roofing materials and window glazing is excluded unless specifically requested by the City of West Allis. If exterior building materials are sampled, Ramboll's ability to repair sampling damage to the roofing system is limited to asphalt-based roof patching materials commonly available at local home improvement stores.

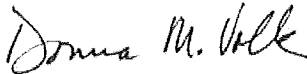
ESTIMATED COSTS AND CONTRACT TERMS

Ramboll proposes to undertake this assignment on a Time and Material basis with a not to exceed cost of \$4,000. This cost estimate includes the sampling and analysis of up to 50 ACM samples.¹ The work will be completed in accordance with the previously negotiated Conditions of Agreement for Professional Services, dated November 10, 2016 and the attached previously agreed upon fee schedule (Attachment A). If you find this proposal acceptable, please provide a Proceed Order, using the CDA's Standard procedure and referencing this proposal.

We look forward to working with you on this important project. If you have any questions or require additional information, please contact us.

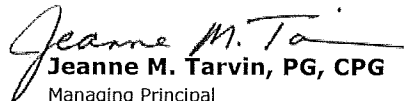
Sincerely,

Ramboll US Corporation



Donna M. Volk, PG, CPG
Managing Consultant

D 262 901 3405
dvolk@ramboll.com



Jeanne M. Tarvin, PG, CPG
Managing Principal

D 262 901 0085
jtarvin@ramboll.com

¹ A Unit Cost of \$12/sample will apply in the event more samples are required. You will be contacted for authorization before incurring any additional costs for asbestos testing.



ATTACHMENT A

FEE SCHEDULE

Ramboll Environ US Corporation 2016 Rate Schedule West Allis Community Development Authority US\$	
Principal	185
Principal Consultant	165
Manager 10	150
Manager 9	135
Manager 8	120
Sr. Assoc. 7	115
Sr. Assoc. 6B	110
Assoc. 6	100
Assoc. 5	90
Assoc. 4	85
Assoc. 3	70
Drafting	75
Support	55