

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF WEST ALLIS
RESOLUTION NO. 1311
DATE ADOPTED January 8, 2019

Resolution approving a contract with Ramboll Environ for providing Environmental Assessment Determination and Compliance Finding for the property located at 9235 W. National Ave., in an amount not to exceed \$17,500.

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 CDA through Resolution No. 1298 on September 11, 2018 authorized the demolition of the property with plans for redevelopment; and,


WHEREAS, the CDA has requested an Environmental Assessment Determination and Compliance Finding for HUD-Assisted Projects for the redevelopment of the property located at 9235 W. National Ave. CDA is responsible for the environmental review, decision-making, and action that would otherwise apply under the U.S. Housing and Urban Development's National Environmental Policy Act (NEPA) implementing regulations of 24 CFR part 58. The Project is not exempt or categorically excluded as listed at Parts 58.34 and 58.35, and as such an Environmental Assessment must be prepared; with a cost not to exceed \$17,500.

WHEREAS, the Authority hereby grants the Executive Director authorization to enter into a contract amendment with Ramboll Environ for providing Environmental Assessment Determination and Compliance Finding for the property located at 9235 W. National Ave., in an amount not to exceed \$17,500.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of West Allis that, subject to the approval and receipt of \$17,500 from First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), 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 \$17,500 be and is hereby appropriated from First-Ring Industrial Redevelopment Enterprise funds.
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

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

SCOPE OF SERVICE

PROPOSAL FOR ENVIRONMENTAL ASSESSMENT DETERMINATION AND COMPLIANCE FINDING, 9235 W. NATIONAL AVENUE, WEST ALLIS, WISCONSIN

Dear Mr. Stibal:

In response to our recent correspondence, Ramboll US Corporation (Ramboll) is pleased to present this proposal to prepare an Environmental Assessment Determination and Compliance Finding for HUD-Assisted Projects for the residential property located at 9235 W. National Avenue, West Allis, Milwaukee County, Wisconsin (the "Site," tax key number 479-0784-002). The following sections of this proposal include a project background, proposed scope of work, project schedule, and estimated cost for the referenced project.

November 19, 2018

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BACKGROUND

The Community Development Authority of the City of West Allis (the "CDA") has purchased and plans to redevelop the property located at 9235 W. National Avenue (the "Project"), situated between South 95th Street and South 92nd Street. West National Avenue is a northeast/southwest two-lane undivided roadway with parking on both sides of the street and a posted speed limit of 30 miles per hour.

Ref. P21-18221

The CDA is responsible for the environmental reviews, decision-making, and action that would otherwise apply under the U.S. Housing and Urban Development's National Environmental Policy Act (NEPA) implementing regulations of 24 CFR Part 58. The environmental review process is required for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users.

The Project is not exempt or categorically excluded as listed at Parts 58.34 and 58.35, and as such an Environmental Assessment (EA) must be prepared. EAs are prepared under NEPA to determine whether a project requires an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

PROPOSED SCOPE OF WORK

The CDA has requested that Ramboll prepare an EA for submittal to the HUD Region V. The EA will be undertaken in conformance with the Part 58

Environmental Assessment Form (also known as the Statutory Checklist), the recommended format for conducting Part 58 environmental assessments.

In addition, EAs must consider an array of additional potential land development, socioeconomic, community and natural resource impacts (also known as Environmental Factors) of the Project. Ramboll will evaluate and document each factor, in proportion to its relevance to the proposed action, providing source documentation and description in support of each determination, as appropriate. Credible, traceable, and supportive source documentation for each authority will be obtained and provided. Where applicable, the necessary reviews or consultations will be completed, and applicable permits or approvals will be obtained or noted. Additional documentation will be attached, and all applicable conditions, attenuation or mitigation measures will be clearly identified. This assessment will be performed in accordance with the HUD Environmental Assessment Factors Guidance (October 2013).

Supporting documentation will include the following, as applicable:

- ASTM Phase I Environmental Site Assessment
- Criteria Pollutant Emission Summary
- Noise Assessment Preparation Calculations
- HUD DNL Calculator Output
- Noise Abatement and Control Worksheet
- Environmental Justice Worksheet
- HUD Acceptable Separation Distance Tool

Ramboll will coordinate with the CDA to document public outreach (assumed to be completed by the CDA), and to address requirements for alternatives analysis and relevant mitigation measures and conditions.

PROJECT SCHEDULE

Upon your authorization to proceed, Ramboll will begin preparation of the EA. It is anticipated that the EA will be completed within approximately 4 weeks following receipt of redevelopment plans. Final documentation will be completed with 1 week of receiving any comments on the report and supporting documentation.

ESTIMATED PROJECT COSTS

The scope of services described herein will be completed on a time and materials basis in accordance with the Master Contract with the CDA, dated November 10, 2016. The total estimated cost to complete the Environmental Assessment Scope of Work, as presented herein is \$17,500. 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, in accordance with the unit rates that are attached to this proposal and incorporated into the Master Contract.

Thank you for opportunity to be of service. If you find this proposal acceptable, please provide a Proceed Order, using the CDA's Standard procedure and referencing this proposal. If you have any questions or need further information, please contact us.



Yours sincerely,

A handwritten signature in black ink, appearing to read "Cary Ehrman".

Cary Ehrman, CEnvP, IAP2
Senior Managing Consultant

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A handwritten signature in black ink, appearing to read "Jeanne M. Tarvin".

Jeanne M. Tarvin, PG, CPG
Managing Principal

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Attachments: City of West Allis 2016 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