

Whitefish Bay D.P.W. Service Yard Assessment

5111 N. Lydell Avenue
Glendale, Wisconsin



PREPARED FOR

Mr. John Edlebeck
Director of Public Works
Village of Whitefish Bay

PREPARED BY



Project Number – 22059

Report Date: November 20, 2023

A handwritten signature in black ink that reads "Corey DeToro".

Corey T. DeToro
Staff Engineer

A handwritten signature in black ink that reads "Robert J. Gosse".

Robert J. Gosse, AIA
Facility Services Group Leader

A handwritten signature in blue ink that reads "Christopher Carr".

Christopher T. Carr, PE
Vice President

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- A. Focused Environmental Site Assessment (ESA)
- B. Property Condition Assessment (PCA)

1. Introduction

The Sigma Group, Inc. (Sigma) was authorized by the Village of Whitefish Bay to perform due diligence and planning services for the Department of Public Works (DPW) service yard located at 5111 N. Lydell Avenue (Site). The purpose of this work was to assist the Village of Whitefish Bay in evaluating improvement projects for their DPW facility.

The due diligence work performed by Sigma included a Focused Environmental Site Assessment (ESA) and a condensed Property Condition Assessment (PCA). Once those work elements were completed, the results were used to prepare space planning and service yard improvement options for the site and its facilities.

2. Project Summary

2.1 Focused Environmental Site Assessment

Sigma completed a Focused Environmental Site Assessment (ESA) of the project Site. The purpose of the Focused ESA was to identify any recognized environmental conditions (RECs) on the subject property. To perform the service, Sigma reviewed available city directories, aerial photographs, Sanborn Fire Insurance maps, topographic maps and regulatory documents, interviewed the owner of the subject property and conducted a limited site inspection between July 31 and August 10, 2023.

The Focused ESA prepared by Sigma identified recognized environmental condition (RECs) in connection with the Site:

- A review of historical information indicated the Site was historically occupied by the Whitefish Bay Department of Public Works warehouse and garage. Historical operations were performed with the storage and use of petroleum products and the generation and storage of hazardous waste. Although evidence of a significant release was not identified during the preparation of this report, a release from historical operations could have negatively impacted the Site via soil, groundwater and/or vapor.
- A review of an aerial photograph from 1954 depicts the Site as undeveloped; however, the Site and the adjoining property to the north is disturbed, indicating the potential placement of fill material at the Site. The placement of undefined fill at the property could have negatively impacted the Site via soil, groundwater and/or vapor.
- The Site was and is utilized to store winter road salt. The salt was historically covered and stored on an impervious surface; however, chronic leaching of the salt could have negatively impacted the subject property.
- The property located at 5055 North Lydell Avenue (adjacent property south of the Site) is an open Wisconsin Environmental Repair Program (ERP) property (BRRTS #02-41-000255) with soil and groundwater impacted with volatile organic compounds (VOCs) and metals. Based on the relative distance between the release and the Site, the ERP release could negatively impact the Site via soil, groundwater and/or vapor.

Based on our review, Sigma recommends Phase II services should be conducted to determine if the above RECs have resulted in a release to the soil/groundwater on the Site. The findings are explained more in-depth within the attached Focused ESA report (**Appendix A**).

2.2 Property Condition Assessment

The PCA conducted by Sigma identified deficiencies in the site assets and its buildings. The findings from this site assessment can be used to help determine the useful life of buildings and costs associated with repairing, replacing, or upgrading these assets. The main building structure, which houses a tenant, is in fair condition and any conditions within this building are repairable. An attached building to the west of the tenant building, is a cold storage facility. This building is in fair condition. This building could be utilized in a higher capacity than it is currently used. No fire alarms or fire suppression system were found in either the tenant or the cold storage building. Salt is being stored within the cold storage building, and we highly recommend constructing a new structure that is designed specifically for salt storage use which will greatly extend the useful life of the current building used for salt storage. A new roof over the cold storage building will be required soon. Cosmetic repairs will likely be required on the exterior for the building walls.

1

A metal building west of the main building (metal siding and metal roof) was found to be in very poor condition and is recommended to be demolished.

The fourth structure on site is a wooden topsoil storage building and needs minor repair work and can be re-used in its current configuration.

The site is used primarily for storage of equipment, and building/roadway/landscaping materials. We recommend cleaning of the weeds in the yard, reorganization of the site with storage of equipment/vehicles within the cold storage building, and utilizing storage bins for landscape materials. The perimeter fence should be upgraded. Much of the existing asphalt will need repair or replacement, and the west side of the site is unpaved. We recommend full site pavement, with improvements to storm sewer drainage and a stormwater management plan. Major Deficiencies include:

- Damaged Asphalt Pavement
- Damaged and Cracking CMU Walls
- Interior Concrete Floor Slab Settling
- Aging Roofs
- No Fire Alarms
- No Fire Suppression System
- Uncontrolled Weed Growth
- UV Degradation of Equipment and Material Finishes

These major findings are explained more in-depth within the attached PCA report (**Appendix B**). Cost estimates can be found on the *Required Improvement Projects Table of Costs* outlined in **Exhibit 2**. Sigma recommends that the required improvement projects are addressed prior to investing in any of the *Supplemental Improvement Projects* outlined in **Exhibit 3**.

2.3 Space Planning and Service Yard Improvements

The Space Planning and Service Yard Improvements exercise conducted by Sigma outlines potential Supplemental Improvement Projects designed to improve the longevity, efficiency, and aesthetics of Whitefish Bay's DPW storage yard. **Exhibit 1** shows the existing site, **Exhibit 2** shows the *Required Improvement Projects* that were outlined in the PCA, and **Exhibit 3** shows *Supplemental Improvement Projects*.

Some of the significant Supplemental Improvement Projects outlined in **Exhibit 3** include:

- Demolishing the existing Metal Building and constructing a new salt storage building in its place. This would allow for additional space in the Cold Storage Building (where the salt was stored) for vehicles and other equipment that has historically been stored outside.
- Adding solar panels on top of the New Cold Storage Building's roof. Once a new roof is put on the Cold Storage Building, adding solar panels would provide benefits such as clean energy, tax cuts, and a substitute for stone ballast.
- Relocating the concrete bin blocks into an organized row covered by a canopy. This would provide easy access for loading/unloading truckloads in addition to keeping the stored stockpiles dry.
- Paving the site. This would serve as a cap for any contaminated soils, reduce weed growth, and improve the overall site aesthetic. Once paved, additional stormwater management infrastructure must be introduced to the site. The southwest corner of the site makes an ideal location for a rain garden or underground storm water storage system. Use of green infrastructure such as a rain garden permits the possibility of using grant money to help cover costs.

It should be noted that for any of the above-mentioned projects that would require the site to be disturbed, it is likely some degree of soil mitigation will be required (as a result of the findings outlined in the Focused ESA). There is an "Environmental Placeholder" (E.b) listed on the Space Planning Table of Costs for this purpose, however, the number listed should be used as a placeholder only. This is because the full extent of the site's contamination (or lack of) cannot be determined until a Phase II ESA is performed.

3. Costs

Sigma developed the following Tables of Costs by utilizing a variety of sources that include but are not limited to: RS Means data, experience with historical costs, information/estimates from third party contractors and/or vendors, and owner provided estimates.

3.1 Table 1: Required Improvement Project Costs

The projects listed in Table 1 are derived from Sigma's PCA findings. The *Item ID* corresponds to the projects listed out on **Exhibit 2**.

| Item ID | Required Improvement Projects | Cost |
|----------|---|-------------------|
| A.1 | Replace Damaged Bricks & Tuckpoint | \$ 25,000 |
| A.2 | Add Roof Ladder on Outside of Tenant Building | \$ 15,000 |
| A.3, B.7 | Fire Alarm & Sprinkler Upgrade | \$ 150,000 |
| A.4, B.8 | Prep, Prime, and (2) Coat Paint CMU Exterior Walls | \$ 35,000 |
| B.1 | Replace Cold Storage Building Roof With Mechanically Fastened EPDM membrane | \$ 100,000 |
| B.2 | Tuckpoint CMU Walls - Cold Storage Building | \$ 50,000 |
| B.2 | Replace Damged CMU Blocks - Cold Storage Building | \$ 150,000 |
| B.3 | Replace or Prep & Paint Corroding Metal Doors and Frames | \$ 15,000 |
| B.4 | Repair Damaged Window Lintels | \$ 40,000 |
| B.5 | Repair Concrete Slab at Cold Storage - Allowance | \$ 10,000 |
| B.6 | Prep and Paint Corroding Structural Metal in Cold Storage Building | \$ 5,000 |
| C.1 | Demolish Metal Building | \$ 52,000 |
| D.1 | Repair Broken Truss in Topsoil Building | \$ 4,000 |
| D.2 | Repair Asphalt Shingles on topsoil Storage Building | \$ 5,000 |
| D.3 | Replace Damaged Wood Siding inside Topsoil Storage Building | \$ 6,000 |
| D.4 | Prep, Prime, and (2) Coat paint Wood Topsoil Building | \$ 7,000 |
| E.1 | Landscaping Maintenance & Weed Control | \$ 10,000 |
| E.2 | Repair Existing Asphalt | \$ 75,000 |
| F.1, F.2 | Replace Damaged Concrete Bin Blocks & Realign | \$ 7,000 |
| | Project Contingency (10%) | \$ 76,100 |
| | Subtotal: | \$ 837,100 |
| | Design & Engineering (7%) | \$ 58,597 |
| | Owner Contingency (10%) | \$ 83,710 |
| | Total: | \$ 979,407 |

3.2 Table 2: Supplemental Improvement Project Costs

The projects listed in Table 2 are derived from Sigma’s Space Planning and Service Yard Improvements exercise results. The *Item ID* corresponds to the projects listed out on **Exhibit 3**. It should be noted that both projects with Item ID G.b have the same function (storm water management) and therefore should be viewed as two alternatives.

| Item ID | Supplemental Improvement Projects | Cost |
|---------|--|---------------------|
| A.a | Repurpose Tenant Building Locker Rooms for Storage | \$ 20,000 |
| A.b | Update Landscaping | \$ 10,000 |
| A.c | Remodel & New Finishes | \$ 55,000 |
| B.a | Solar Panels on New Cold Storage Roof | \$ 80,000 |
| B.b | New Overhead Doors Cold Storage Building | \$ 20,000 |
| C.a | New Salt Storage Building | \$ 300,000 |
| E.a | Upgrade Perimeter Fence to Wood Fence | \$ 30,000 |
| E.b | Phase II ESA | \$ 18,000 |
| E.b | Environmental Placeholder | \$ 250,000 |
| E.c | New Pavement In Rear Yard | \$ 200,000 |
| F.a | Relocate Concrete Bin Blocks | \$ 5,000 |
| F.b | New Canopy Over Bin Block Storage | \$ 25,000 |
| G.a | New Storm Water Sewers | \$ 75,000 |
| G.b | New Rain Garden | \$ 75,000 |
| G.b | New Underground Storm Water Storage System | \$ 175,000 |
| | Project Contingency (10%) | \$ 133,800 |
| | Subtotal: | \$ 1,471,800 |
| | Design & Engineering (7%) | \$ 103,026 |
| | Owner Contingency (10%) | \$ 147,180 |
| | Total: | \$ 1,722,006 |

Exhibits

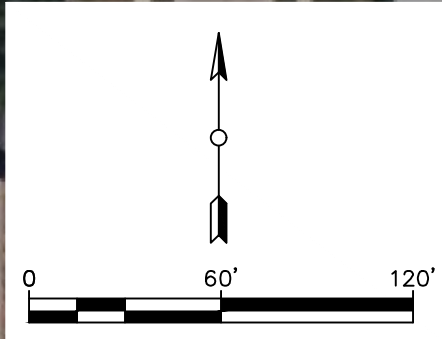


Key

- Building Footprint
- Concrete Bin Block Storage
- Property Line

Village of Whitefish Bay
 Department of Public Works
 Storage Yard

EXHIBIT 1 EXISTING SITE



5111 N Lydell Ave
Milwaukee, Wisconsin

SIGMA
Single Source. Sound Solutions. GROUP

| | |
|-----------------|-------|
| Project #22059 | Sheet |
| Date 11/17/2023 | E1 |
| Scale 1" = 60' | |

- (A) Tenant Building**
1. Replace Damaged Bricks & Tuckpoint
 2. Install Roof Access Ladder
 3. New Fire Alarm & Sprinkler System
 4. Exterior Paint

- (B) Cold Storage Building**
1. New Roof
 2. Replace Damaged CMU Blocks & Tuckpoint
 3. Replace Corroded Metal Doors & Frames
 4. Repair Damaged Window Lintels
 5. Repair Cracking Concrete Slab
 6. Prep & Paint Corroding Metal
 7. New Fire Alarm & Sprinkler System
 8. Exterior Paint









- (C) Metal Building**
1. Demolish Building & Slab

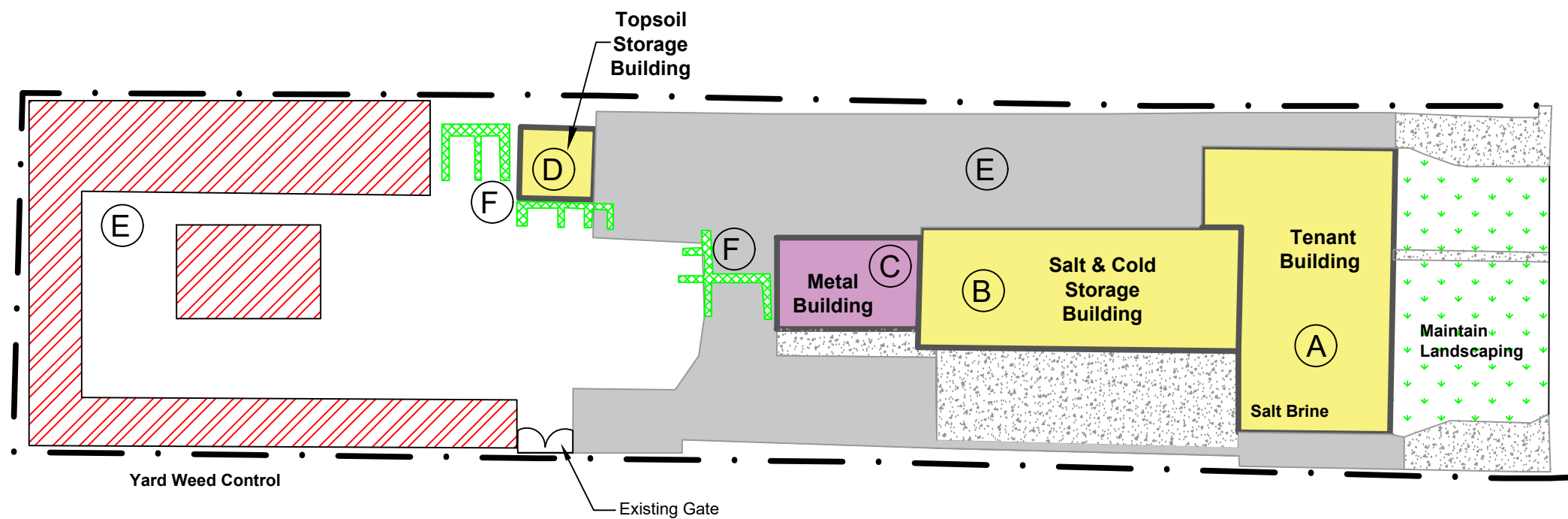
- (D) Topsoil Storage Building**
1. Replace Broken Truss
 2. Repair Asphalt Shingles
 3. Replace Damaged Wood Siding
 4. Exterior Paint

- (E) Storage Yard**
1. Remove Weeds & Overgrown Vegetation
 2. Repair Damaged Asphalt

- (F) Concrete Bin Block Storage**
1. Replace Damaged Concrete Bin Blocks
 2. Reposition Disarrayed Blocks

Key

-  Existing Building to be Demolished
-  Existing Building to Remain
-  Concrete Bin Block Storage
-  Yard Storage
-  Concrete
-  Asphalt
-  Property Line
-  Landscaping/Grass



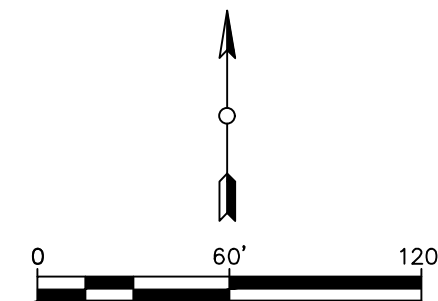
Village of Whitefish Bay
 Department of Public Works
 Storage Yard

5111 N Lydell Ave
 Milwaukee, Wisconsin



| | |
|-----------------|-------|
| Project #22059 | Sheet |
| Date 11/17/2023 | E2 |
| Scale 1" = 60' | |

EXHIBIT 2 REQUIRED IMPROVEMENT PROJECTS

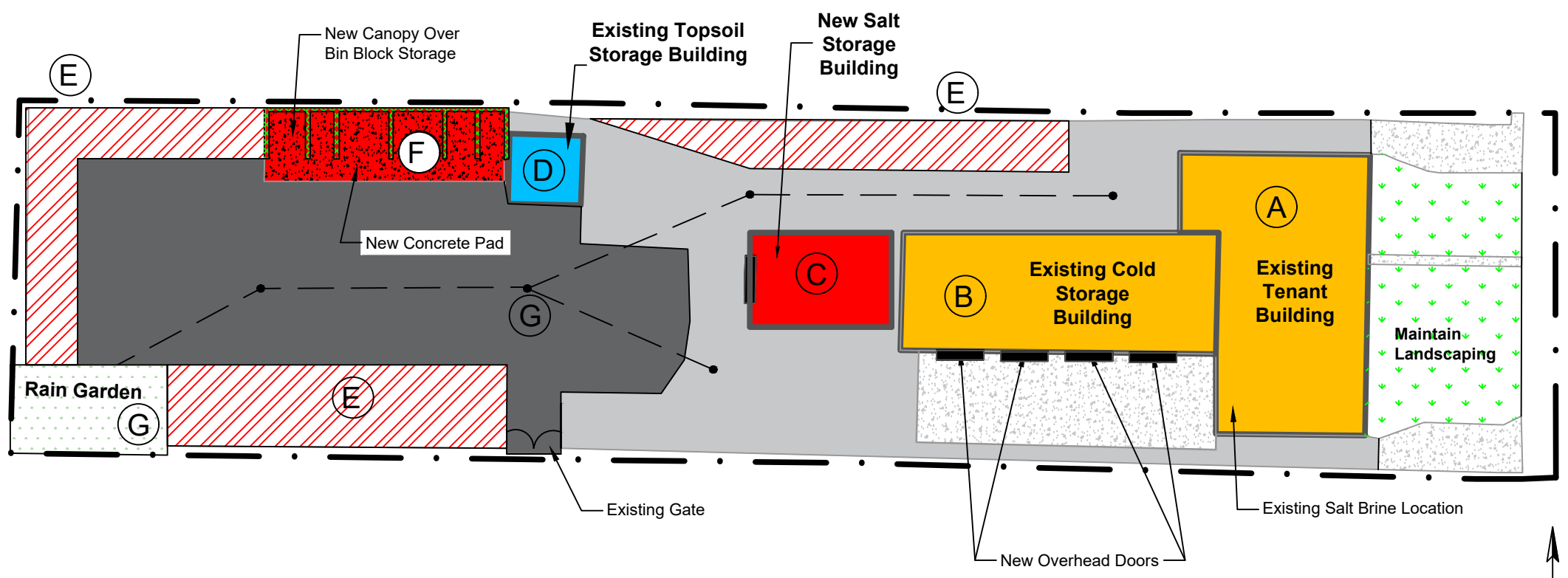


- (A) Tenant Building To Remain**
 - a. Repurpose Locker Rooms for Storage
 - b. Updated Front Yard Landscaping
 - c. Interior Remodel, Paint and Finishes
- (B) Upgrade Cold Storage Building**
 - a. Add Solar Panels to Roof
 - b. Replace South Elevation Overhead Doors
- (C) New Salt Storage Building**
 - a. Construct New Salt Storage Building
- (D) Topsoil Storage Building To Remain**

- (E) Storage Yard**
 - a. Upgrade Perimeter Fence
 - b. Phase II ESA & Any Necessary Soil Mitigation
 - c. New Pavement
- (F) Concrete Storage Bin Blocks**
 - a. Reorganize Into Linear Storage Row
 - b. Construct New Canopy Over Bin Block Storage
- (G) Storm Water Management**
 - a. New Storm Sewers
 - b. New Rain Garden or Underground Storage System

Key

- New Building
- Existing Building to be Repurposed
- Existing Building to Remain
- Concrete Bin Block Storage
- Yard Storage
- Existing Concrete
- New Concrete
- Existing Asphalt
- New Asphalt
- Storm Sewer
- Property Line
- Landscaping/Grass
- Rain Garden
- Catch Basin



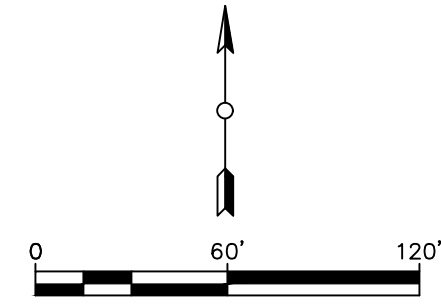
Village of Whitefish Bay
 Department of Public Works
 Storage Yard

5111 N Lydell Ave
Milwaukee, Wisconsin



| | |
|-----------------|-------|
| Project #22059 | Sheet |
| Date 11/17/2023 | E3 |
| Scale 1" = 60' | |

EXHIBIT 3 SUPPLEMENTAL IMPROVEMENT PROJECTS



Appendix A

Focused Environmental Site Assessment

August 10, 2023

Project Reference #22059

Mr. John Edlebeck
Director of Public Works
Village of Whitefish Bay
155 W. Fairmount Avenue
Whitefish Bay, Wisconsin 53217
j.edlebeck@wfbvillage.org

**SUBJECT: Focused Environmental Site Assessment Report
5111 North Lydell Avenue
Glendale, Wisconsin**

Dear Mr. Edlebeck:

The Sigma Group, Inc. (Sigma) has completed a Focused Environmental Site Assessment (ESA) of the above noted property located in Glendale, Wisconsin. The purpose of the focused environmental assessment was to identify any recognized environmental conditions (RECs) on the subject property. To perform the service, Sigma reviewed available city directories, aerial photographs, Sanborn Fire Insurance maps, topographic maps and regulatory documents, interviewed the owner of the subject property and conducted a limited site inspection between July 31 and August 10, 2023.

RECs include the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or 3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

PROPERTY DESCRIPTION

The subject property, an approximate 2.09-acre parcel, is located at 5111 North Lydell Avenue (Parcel# 203 8993 001) in the City of Glendale, Milwaukee County, Wisconsin. The subject property is improved with a concrete and metal office/warehouse building and a wooden storage building. At the time of this assessment, the subject property was occupied by the Village of Whitefish Bay Public Works Department and utilized for storage, including winter road salt, and the preparation of salt brine for winter operations. Additionally, a portion of the subject property building was occupied by Suburban Fence, a cedar and ornamental fence contractor. A legal description and GIS image of the subject property parcel, obtained from Milwaukee County, are included as **Appendix A**.

CITY DIRECTORY REVIEW

Available city directories, dating 1920 to 2020, were researched in approximately five-year increments by Environmental Data Resources (EDR) for the subject property parcels. A review of city directories indicated that the subject property was historically occupied by the Village of Whitefish Bay Department of Public Works in 1975, 1982, 1988 and 1993, Express Disposal Services in 2000 and Suburban Fence in 2003, 2005, 2010, 2014, 2017 and 2020. A release from historical public works garage repair operations could have negatively impacted the subject property. Due to the size of the City Directory report, a copy of the City Directory report can be provided upon request.

AERIAL PHOTOGRAPH REVIEW

Sigma reviewed historical aerial photographs obtained from Environmental Data Resources Inc. (EDR) for the subject property. Available photographs, obtained from EDR, were dated 1937, 1954, 1956, 1969, 1979, 1981, 1992, 2000, 2005, 2010, 2013, 2017 and 2020. Based on the scale and general nature of the historical photographs, only major development or construction projects could be confirmed.

The 1937 photograph depicts the subject property as undeveloped agricultural land. The 1954 photograph depicts the subject property undeveloped; however, the subject property and the adjoining property to the north is disturbed, indicating the potential placement of fill material at the property. Beginning with the 1956 photograph, the original public works building is depicted on the subject property. The building is expanded to its current configuration in the 1969 photograph. No significant changes are depicted to the subject property in the remaining photographs. The placement of undefined fill at the property could have negatively impacted the subject property. A copy of the aerial photograph report is included in **Appendix B**.

SANBORN FIRE INSURANCE MAP REVIEW

Sigma contacted EDR for available Sanborn Fire Insurance maps depicting the subject property. Developed in the late 1800's, the maps were used until approximately the mid-1900s. EDR reported Sanborn map coverage in the area of the subject property was available for 1929, 1950 and 1966.

The 1929 and 1950 maps depict the subject property as undeveloped. The 1966 map depicts the subject property occupied by the Whitefish Bay Department of Public Works warehouse and garage. ASTs or USTs were not identified on the subject property during the Sanborn map review; however, a release from historical garage repair operations could have negatively impacted the subject property. A copy of the Sanborn Map report is included in **Appendix C**.

TOPOGRAPHIC MAP REVIEW

Sigma contacted EDR for available historical topographic maps depicting the subject property. The United States Geologic Survey has developed regional maps depicting topography, environmental features, and cultural features throughout the United States. EDR reported that historical topographic maps were available for 1892, 1901, 1906, 1958, 1971, 2013, 2015, 2016 and 2018.

The 1971 map depicts the current building on the subject property. No structures are depicted on the subject property in the remaining maps; however, only structures of cultural or historical significance are depicted on the maps beginning with the 2013 map. RECs were not depicted on the subject property during the topographic map review. A copy of the Historical Topographic Maps report is presented in **Appendix D**.

ENVIRONMENTAL DATABASE REVIEW

A search of available environmental records was conducted by Environmental Data Resources Inc. (EDR). The subject property was identified in the Resource Conservation and Recovery Act (RCRA), Solid & Hazardous Waste Information Management System (SHWIMS), Facility Index System (FINDS) and Enforcement and Compliance History Online (ECHO) databases as a RCRA Non-generator. RCRA Non-generators no longer generate hazardous waste and are no longer regulated. The subject property was historically a RCRA large-quantity generator (generates over 1,000 kg of hazardous waste per month) of hazardous waste. No violations were on file for the subject property.

The subject property was also identified in the Tier 2 database. The Tier 2 database includes listings of facilities which store or manufacture hazardous materials that submit an annual chemical inventory report. The subject property was identified in the Tier 2 database with reportable quantities of sodium chloride (road salt) historically located at the subject property. Inclusion in the database does not necessarily indicate any violations or improper activities; however, chronic leaching of the salt could have negatively impacted the subject property.

In addition to the subject property, EDR identified several properties in the vicinity of the subject property on one or more of the environmental databases researched by EDR. Based on the relative distance between the sites and the subject property, the closed status and/or a review of the WDNR files available via the WDNR Bureau of Remediation and Redevelopment Tracking System (BRRTS) database, the sites are not expected to impact the subject property with the exception of the property located at 5055 N. Lydell Avenue.

The property located at 5055 N. Lydell Avenue (adjacent to the south of the subject property) is an open Wisconsin Environmental Repair Program (ERP) site (BRRTS #02-41-000255) with soil and groundwater impacted with volatile organic compounds (VOCs) and metals. Based on the relative distance between the release and the subject property, the ERP release could negatively impact the subject property via soil, groundwater and/or vapor. A copy of the EDR Radius Map report is included in **Appendix E**.

OWNER INTERVIEWS

On August 8, 2023, Sigma interviewed Mr. Ray Sipek, Public Works Foreman with the Village of Whitefish Bay, who owns the subject property, regarding the historical use of the subject property and any environmental concerns associated with the property. Mr. Sipek reported that the subject property was historically utilized as the main public works facility and yard. Historical operations included the storage and servicing of public works equipment and the storage of materials including winter road salt. Currently the subject property is utilized for storage including winter road salt and the preparation of salt brine for winter operations. Additionally, a portion of the subject property building is occupied by Suburban Fence, a cedar and ornamental fence contractor. Finally, Mr. Sipek had no knowledge of USTs, spills, fill material or environmental liens associated with the subject property.

SITE INSPECTION

On August 8, 2023, Sigma conducted a limited inspection of the subject property to examine the site for visual signs of contamination. Observations of the subject property were made of readily accessible and visually apparent areas. Where observations were limited, Sigma renders no opinion as to the presence of hazardous substances, wastes or contamination potential. At the time of this assessment, the subject property was occupied by the Village of Whitefish Bay Public Works Department and utilized for storage, including winter road salt, and the preparation of salt brine for winter operations. Additionally, a portion of the subject property building was occupied by Suburban Fence, a cedar and ornamental fence contractor. Site information was provided by Mr. Ray Sipek, Public Works Foreman with the Village of Whitefish Bay, who owns the subject property. Conditions at the time of the visit included partly cloudy skies with temperatures in the 70s (°F).

OBSERVATIONS

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Not observed

Storage Tanks

A 1,500-gallon Aboveground Storage Tank (AST) and a 500-gallon AST utilized for the storage of salt brine were observed in the subject property building. The tanks were in good condition with no sign of staining on or near the tanks.

Three 275-gallon totes containing calcium chloride were observed in the subject property building. The totes were in good condition with no sign of staining on or near the totes.

Drums

Not observed

Odors, Pools of Liquids, Stained Soil or Pavement, Stressed Vegetation

Not observed

Hazardous Substances and Petroleum Products Not Necessarily Used in Connection with Identified Uses

Not observed.

Unidentified Substance Containers

Not observed

Polychlorinated Biphenyls (PCBs)

Not observed

Wastewater Pits, Ponds or Lagoons

Not observed

Heating

The office/warehouse building was heated with natural gas. The wooden storage building was not heated.

Solid Waste

Not observed

Emergency Generators

Not observed.

Stains or Corrosion

Not observed

CONCLUSIONS

Sigma has reviewed available city directories, aerial photographs, Sanborn Fire Insurance maps, topographic maps and regulatory documents, interviewed the owner of the subject property and conducted a limited site inspection of the property located at 5111 N. Lydell Avenue in the City of Glendale, Milwaukee County, Wisconsin. This assessment has not revealed evidence of historical releases, Underground Storage Tanks (USTs) or any other obvious recognized environmental conditions (RECs) in connection with the subject property except for the following:

- A review of historical information indicated that the subject property was historically occupied by the Whitefish Bay Department of Public Works warehouse & garage. Historical operations were performed with the storage and use of petroleum products and the generation and storage of hazardous waste. Although evidence of a significant release was not identified during the preparation of this report, a release from historical operations could have negatively impacted the subject property via soil, groundwater and/or vapor.
- A review of an aerial photograph from 1954 photograph depicts the subject property as undeveloped; however, the subject property and the adjoining property to the north is disturbed, indicating the potential placement of fill material at the property. The placement of undefined fill at the property could have negatively impacted the subject property via soil, groundwater and/or vapor.
- The subject property was and is utilized to store winter road salt. The salt was historically covered and stored on an impervious surface; however, chronic leaching of the salt could have negatively impacted the subject property.

Additionally, a REC associated with an off-site property was identified. Please note, with respect to the potential off-site issue, the State of Wisconsin created the “property affected by off-site discharges” exemption, s. 292.13, Wisconsin Statutes, which limits the responsibilities of property owners when soil or groundwater contamination is confirmed to be migrating onto his or her property from off site. Property owners will not be responsible for taking appropriate environmental response actions if certain conditions are met. The REC includes the following:

- The property located at 5055 N. Lydell Avenue (adjacent to the south of the subject property) is an open Wisconsin Environmental Repair Program (ERP) site (BRRTS #02-41-000255) with soil and groundwater impacted with volatile organic compounds (VOCs) and metals. Based on the relative distance between the release and the subject property, the ERP release could negatively impact the subject property via soil, groundwater and/or vapor.

The conclusions included in this assessment report should not be construed as legal advice. This practice is intended to reflect a commercially prudent and reasonable inquiry as no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. A finding of no recognized environmental conditions is not a warranty or guarantee that the property is free from contamination.

Sigma recommends Phase II activities at the subject property to determine if historical use has negatively impacted the subject property. We appreciate the opportunity to provide you with ESA services. If you have any questions or comments, do not hesitate to contact us at (414) 643-4200.

Sincerely,

THE SIGMA GROUP, INC.



Dale R. Palkowski
Project Scientist



Randy E. Boness
Senior Geologist

Appendix B

Condensed Property Condition Assessment

Condensed Property Condition Report

Whitefish Bay Department of Public Works
5111 North Lydell Avenue, Glendale WI



PREPARED FOR

Village of Whitefish Bay
Department of Public Works

Mr. John Edlebeck, P.E.
155 W. Fairmount Avenue
Whitefish Bay, WI 53217

PREPARED BY – The Sigma Group, Inc.

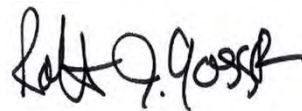
PROJECT NUMBER – 22059

SITE OBSERVATION DATE – August 10, 2023

REPORT DATE – August 25, 2023



Corey DeToro
Staff Engineer



Robert J. Gosse, AIA
Facility Services Group Leader

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EXECUTIVE SUMMARY

General Description

Based upon our understanding, the Village of Whitefish Bay is considering improvements to the facility located at 5111 N. Lydell Avenue, Glendale which consists of open outdoor storage and general site circulation and parking, a Dry Storage Building, and a Cold Storage Building and the main DPW Storage Building.

The Sigma Group, Inc. (Sigma) representatives Robert Gosse and Corey DeToro, conducted a Property Condition Assessment for the subject property on August 10, 2023 from 9:00 A.M. until 11:00 A.M. John Edlebeck and Ray Sipek, Public Works Foreman, were on-site and provided access to the buildings and answered questions.

Basis of Costs

Sigma developed the opinion of costs utilizing a variety of sources that include but are not limited to: RS Means data, experience with historical costs, owner provided estimates/unit costs, or additional information from 3rd party contractors and/or vendors. Deficiencies with costs under \$1,000 are considered minor and will be labeled as such. The actual remedial work cost is subject to change. Our opinion of costs does not include items or systems that were inaccessible at the time of our visit.

General Findings

The findings from the site assessment will be used to assist the Village of Whitefish Bay in determining the useful life of buildings and costs associated with repairing, replacing, or upgrading these assets as they plan for the short- and long-term viability of the yard.

In general, the main building structure, identified in this report as the DPW Storage Building, is sited along Lydell Avenue. The building wall construction is CMU, brick, and stone, and the floors are concrete. The building roof structure is bar joists and has limited ceiling finishes. A tenant operates from the street side of the building, and the business is a fence contractor. The tenant pre-cuts and assembles fencing building materials inside of the building. There is an abundance of wood stored inside the building. We did not see evidence of a fire alarm system nor a fire suppression system. The remainder of the building was utilized by DPW for storage of items, both DPW related, and by outside entities that have a tie to the community such as village related functions, special events, and clubs that operate within the village. Much of the storage space is small rooms and some areas are not being utilized, such as abandoned locker rooms and restrooms. Lastly, winter salt and a salt brine conversion process are housed within the western portion of the building. The walls in these areas are masonry, and the roof structure is steel bar joists with a steel corrugated deck. There are ample overhead doors on opposing sides of the building, however, few of them are being operated. Steel corrosion was observed on the bar joists and deck. In summary, there appears to be ample space within the building, and it can easily be utilized in a greater capacity. The deficiencies within this building are repairable.

The Cold Storage Building that sits to the west of the main DPW storage building is being used for storage. The main structure is comprised of a rigid metal frame approx. 20' on center, with purlins in between. The main structural steel columns, beams, purlins, and bar joists appear to have surface corrosion but appear to be in fair shape. The west gable end wall is constructed of CMU. The floor is concrete and cracked severely. The building envelope is a corrugated metal roof and wall system and is in disrepair and will likely

need to be replaced if the intent is to salvage this structure. Breaches in the building envelope roof, walls, doors, and windows appear to allow birds to nest inside the building. While the roof and wall finishes need replacement, the structural framework could be re-used.

The third structure on site is being used for Dry Storage of topsoil. This building is a former salt storage building and is currently too small for ample salt storage. This building has heavy timber wood framed walls, and wooden roof trusses. The side walls appear to be constructed from pressure treated wood and are in good condition. The east façade entry door and exterior wall are constructed from plywood and need painting. One truss was noted as being damaged, however a repair is quite attainable, and this building could continue to serve a dry storage function in its current location. The building may also be able to be moved without dismantling it if so desired.

The site is used primarily for storage of equipment and building/ landscaping materials. Much of the equipment stored on site is not used in a daily capacity, but stored for seasonal or specific uses, including leaf collection vacuums, vehicle transport trailers, box trucks, leaf plow truck, bobcat, snowplow blades and front-end loader buckets, much of this equipment is showing signs of fading or corrosion from sun and adverse weather exposure. Construction and landscape material stored on site include concrete street light poles and spooled electrical wire, spare fire hydrants, concrete blocks and brick, short sections of corrugated pipe, concrete sewer manholes, rings and covers, cut logs from fallen trees, and piled mulch. Items that are stored in concrete bin blocks include additional mulch, cold patch/ asphalt patch, ground asphalt spoils, stone aggregate, gravel mix, traffic bond, sand, and roadway spoils. Additional equipment stored on site includes street signage and sign frames, orange barrels, several sets of portable bleacher units, and several plastic residential garbage containers. The concrete bin storage are constructed of very large stacked concrete blocks, and can be dismantled, reconfigured, and placed strategically on site.

Additional outside storage, north of the DPW Storage Building, is occupied by the fence contractor tenant. Outside storage includes old fence debris, salvaged wood fence sections, metal fence sections, wheelbarrows, new wood material, empty stockpiled pallets, service truck and two utility trailers. This area is in need of organizing, and the drive lane should be kept clear for fire fighter access.

The lot is partially paved beginning at the street access from both drive lanes north and south of the DPW building. Paving ends at approximately the end of the buildings as you travel west into the site. Staff reported that asphalt millings removed during street work and laid onto the site for added ground stability. The site is surrounded by a 6-foot-tall fence, and there are gates at both drive entrances. Weeds and weed trees have accumulated in mass along the perimeter of the site, and much of the stored materials are entangled within the vegetation, which needs to be controlled. The lot needs additional paving and re-organizing of the materials. Consideration for dry storage of equipment is highly suggested.

Major Findings

- Damaged Asphalt Pavement
- Damaged and CMU Walls
- Interior Concrete Floor Slab Settling
- Aging Roofs
- No Fire Alarms
- No Fire Suppression System
- Uncontrolled Weed Growth
- UV Degradation of Equipment and Material Finishes

ESTIMATE OF PROBABLE COSTS

| | Condition | | | | Level of Concern | Immediate 0-1 yrs | Short-term 2-5 yrs | Long-term 5-10 yrs |
|--|-----------|------|------|-----|------------------|----------------------|-----------------------|-----------------------|
| | Good | Fair | Poor | N/A | | | | |
| 1. Site | | | | | | | | |
| Topography and Drainage | | X | | | | | | |
| Stormwater Infrastructure - Catch Basin Cleanout | X | | | | | | | |
| Parking Lot Asphalt - Repair/Replacement | | | X | | Necessary | | \$80,000.00 | |
| Concrete Flatwork Repair/Replacement | | X | | | Necessary | | | \$10,000.00 |
| Signage | X | | | | | | | |
| Enclosures/Outbuildings | X | | | | | | | |
| Landscaping | | | X | | Necessary | | | |
| Damaged Concrete Bin Blocks | | X | | | Optional | | | |
| Sub-total breakdown: | | | | | | \$0.00 | \$80,000.00 | \$10,000.00 |
| Sub-total: | | | | | | | | \$90,000.00 |
| 2. Structural Frame and Building Envelope | | | | | | | | |
| Structural Elements | | | | | | | | |
| Broken Wood Truss in Topsoil Building | | X | | | Necessary | \$4,000.00 | | |
| Building Envelope | | | | | | | | |
| Façade | | | X | | | | | |
| Masonry - Interior and Exterior Tuckpointing | | X | | | Necessary | | \$10,000.00 | |
| Masonry - Interior and Exterior CMU Cracking | | | X | | Necessary | \$150,000.00 | | |
| Damaged Metal Siding | | X | | | Necessary | \$25,000.00 | | |
| Damaged Wood Siding | | X | | | Necessary | | \$2,000.00 | |
| Damaged Drip Edge | | X | | | Necessary | \$20,000.00 | | |
| Paint | | X | | | Necessary | | \$10,000.00 | |
| Doors | | | X | | | | | |
| Broken Window | | X | | | Necessary | Minor | | |
| Windows | | X | | | | | | |
| Metal Corroding - Doors & Frames (x4) | | | X | | Necessary | \$7,500.00 | | |
| Damaged Lintels | | | X | | Necessary | \$40,000.00 | | |
| Sub-total breakdown: | | | | | | \$246,500.00 | \$22,000.00 | \$0.00 |
| Sub-total: | | | | | | | | \$268,500.00 |
| 3. Roofing | | | | | | | | |
| Decking | X | | | | | | | |
| Membrane | | X | | | | | | |
| Roof Replacement - EPDM | | | X | | Necessary | \$100,000.00 | | |
| Asphalt Shingles | | X | | | Necessary | | | \$5,000.00 |
| Corrugated Metal | | X | | | Necessary | | \$5,000.00 | |
| Debris - Vegetation Removal | | X | | | Necessary | Minor | | |
| Sub-total breakdown: | | | | | | \$100,000.00 | \$5,000.00 | \$5,000.00 |
| Sub-total: | | | | | | | | \$110,000.00 |
| 4. Plumbing | | | | | | | | |
| Sanitary | X | | | | | | | |
| Stormwater | X | | | | | | | |
| Potable Water Supply | X | | | | | | | |
| Blocked Floor Drain | | | X | | Necessary | Minor | | |
| Downspouts | | X | | | Necessary | Minor | | |
| Sub-total breakdown: | | | | | | \$0.00 | \$0.00 | \$0.00 |
| Sub-total: | | | | | | | | \$0.00 |
| 5. Heating, Air Conditioning, and Ventilation | | | | | | | | |
| Heat generating and distribution system | | | | | | | | |
| Generation Equipment Replacement - Rooftop Units | | X | | | | | | |
| Distribution Infrastructure - Salt Storage Building | | X | | | Necessary | Minor | | |
| Distribution Equipment | X | | | | | | | |
| Sub-total breakdown: | | | | | | \$0.00 | \$0.00 | \$0.00 |
| Sub-total: | | | | | | | | \$0.00 |
| 6. Electrical | | | | | | | | |
| Electrical distribution system | | | | | | | | |
| Meter | X | | | | | | | |
| Transformers | X | | | | | | | |
| Infrastructure | X | | | | | | | |
| General Items | | | | | | | | |
| Light Fixtures/Recepticles | X | | | | | | | |
| Communication Equipment | X | | | | | | | |
| Emergency Power | | | | X | | | | |
| Lightning protection | | | | X | | | | |

| | | | | | | | | | |
|---|---|---|--|---|-----------|---------------------|---------------------|--------------------|---------------------|
| Miscellaneous Electrical | X | | | | | | | | |
| Sub-total breakdown: | | | | | | \$0.00 | \$0.00 | \$0.00 | |
| 7. Vertical Transportation | | | | | | | | | |
| Roof Ladder Upgrade | | | | X | Optional | \$15,000.00 | | | |
| Stairs | | | | X | | | | | |
| Elevators - Passenger | | | | X | | | | | |
| Elevators - Freight | | | | X | | | | | |
| Escalators | | | | X | | | | | |
| Sub-total breakdown: | | | | | | \$15,000.00 | \$0.00 | \$0.00 | |
| Sub-total: | | | | | | | | | \$15,000.00 |
| 8. Life Safety/Fire Protection Systems | | | | | | | | | |
| Infrastructure | | | | | | | | | |
| Standpipe/Valves | | | | X | | | | | |
| Sprinkle Pipes/Heads | | | | X | | | | | |
| Storage Tanks | | | | X | | | | | |
| Fire Hydrant(s) | | | | X | | | | | |
| Devices | | | | | | | | | |
| Pull Stations | | | | X | | | | | |
| Detectors | X | | | | | | | | |
| Strobes/Horns | X | | | | | | | | |
| Extinguishers | X | | | | | | | | |
| Fire Alarm & Sprinkler System Upgrade | | | | X | Necessary | | \$150,000.00 | | |
| Sub-total breakdown: | | | | | | \$0.00 | \$150,000.00 | \$0.00 | |
| Sub-total: | | | | | | | | | \$150,000.00 |
| 9. Interior Elements | | | | | | | | | |
| Floors | | | | | | | | | |
| Concrete Slab - Settling | | X | | | Necessary | \$10,000.00 | | | |
| Ceilings | | | | | | | | | |
| Ceiling Tiles Replacement | | X | | | Optional | Minor | | | |
| Sub-total breakdown: | | | | | | \$10,000.00 | \$0.00 | \$0.00 | |
| Sub-total: | | | | | | | | | \$10,000.00 |
| Total breakdown: | | | | | | \$371,500.00 | \$257,000.00 | \$15,000.00 | |
| Total: | | | | | | | | | \$643,500.00 |

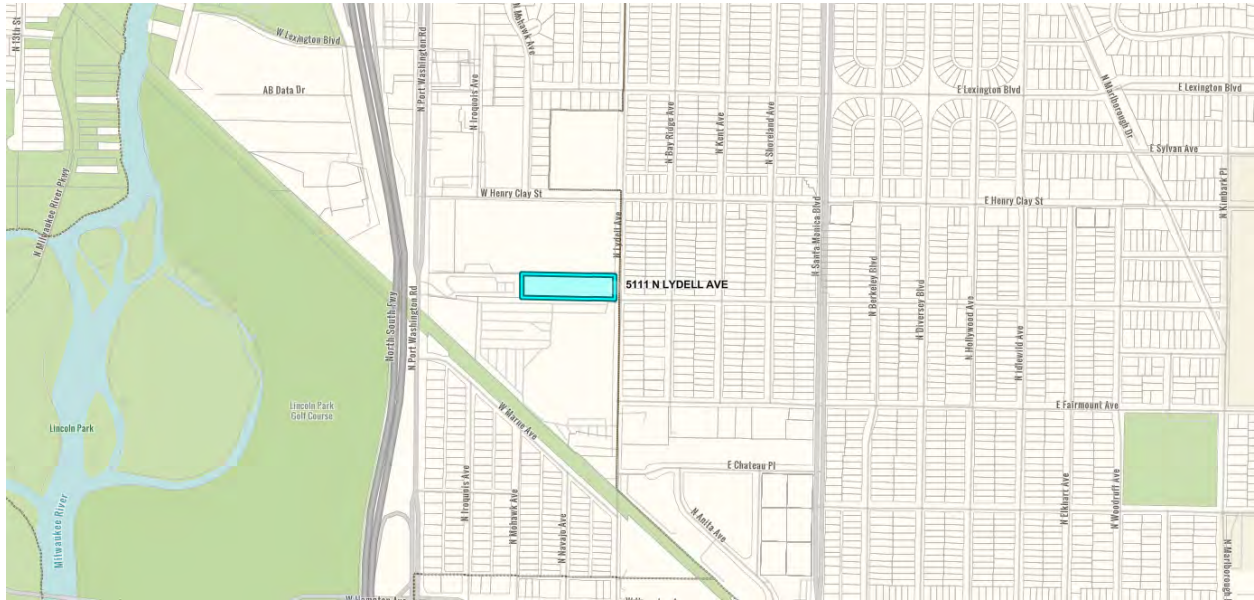
Level of Concern

Critical - Health/Life Safety

Necessary - Actively Devaluing or Degrading the Property

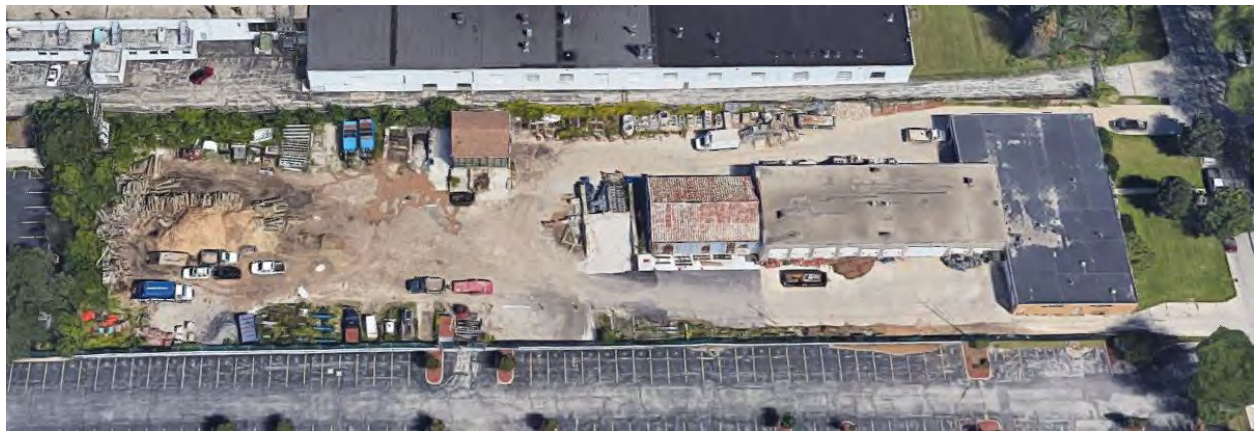
Optional - Cosmetic in Nature

FIGURE 1 – Site Location



Source: Milwaukee County GIS

FIGURE 2 – Site Aerial



Source: Google Maps

PURPOSE AND SCOPE

Purpose

The purpose of this condensed PCA is to provide an observation and report on the physical condition and maintenance of the property and its improvements. This allows the owner to evaluate potential financial risks and/or liabilities. This report addresses items that we believe are significant for the continued operation of this facility in its current usage and occupancy, consistent with comparable properties of similar age.

Not all improvements will be identified during this observation. Unexpected repairs should still be anticipated. The observation should not be considered a guarantee or warranty of any kind. The Limiting Conditions sections of the report examines issues that may arise within the course of the observation which limits the field observer's assessment.

Scope

The PCA was performed using ASTM E2018 as a guide to define good commercial practice and includes the following:

A visual walk-through review of the property including building interior, exterior, and the site. The following systems and components were observed: site improvements (pavement, drainage, lighting, landscaping, and sidewalks), structural systems, building envelope, roof, electrical systems, plumbing systems, fire protection and detection systems, and interior finishes.

Generate an opinion of cost table for immediate, short-term, and long-term repair or replacement items.

Sigma has prepared a condensed Property Condition Assessment (PCA) that includes pertinent information from the building present on the subject property. Sigma has provided suggestions for repairs and upgrades of selected maintenance items that are not considered "deferred maintenance." These suggestions have been provided to assist the user in identifying certain maintenance issues that may prolong the life of the respective systems. Suggestions for repairs and upgrades have been provided for selected conditions and should not be considered all-inclusive.

OVERVIEW OF EXISTING BUILDINGS & SITE



Photo 1 - Building Exterior – East Side



Photo 2 – Site Storage Yard



Photo 3 – Topsoil Storage Building



Photo 4 – Southern Concrete Drive – Facing West



Photo 5 – Building Interior – Salt Storage



Photo 6 – Northern Asphalt Drive – Facing East

Site – Observations & Recommendations

Overgrown Vegetation Throughout Storage Yard

Repair: The storage yard and the fence around the site's perimeter were observed to be overgrown. Remove weeds and other plants growing into the site's fence and storage yard.



Photo 1 – Overgrown Vegetation



Photo 2 – Overgrown Vegetation



Photo 3 – Overgrown Vegetation



Photo 4 – Overgrown Vegetation

Damaged Asphalt

Repair: Asphalt was observed to be in various states of disrepair throughout the site. Seal cracks in moderately damaged areas. Remove sections of severely cracked asphalt and patch.



Photo 5 – Asphalt Raveling



Photo 6 – Asphalt Cracking

Damaged Concrete Bin Block Storage

Replace: Concrete bin blocks were observed to be damaged and deteriorating in limited areas of the site's outdoor storage yard. Replace damaged blocks and reposition any disarrayed blocks.



Photo 7 – Damaged Concrete Bin Blocks



Photo 8 – Damaged Concrete Bin Blocks

Frame and Building Envelope – Observations & Recommendations

Damaged Concrete Masonry Unit (CMU) Walls

Repair: CMU walls throughout the salt storage building's interior walls and exterior envelope were observed to be in various states of disrepair around all sides of the building. Tuckpoint/seal cracks and replace blocks in areas of more severe disrepair. Investigate the cause of the damage. "This step cracking throughout the CMU building's envelope appears to be an indicator of structural degradation. We recommend a structural engineer is consulted to determine the cause."



Photo 1 – Cracking Interior CMU Wall



Photo 2 – Cracking Interior CMU Wall



Photo 3 – Cracking Interior CMU Wall

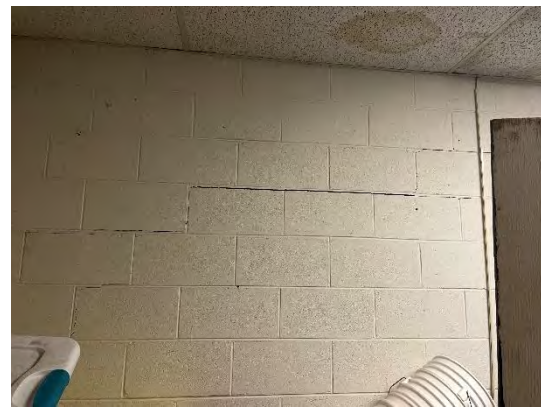


Photo 4 – Cracking Interior CMU Wall



Photo 5 – Cracking Exterior CMU Wall



Photo 6 – Deteriorating Exterior CMU Wall

Damaged & Corroding Metal Siding

Repair: Metal siding was observed to be damaged and corroding throughout the exterior envelope of the metal building addition. Prep and paint corrosion. Replace damaged siding.



Photo 7 – Corroding Metal Siding



Photo 8 – Corroding Metal Siding



Photo 9 – Damaged Metal Siding



Photo 10 – Damaged Metal Siding

Damaged/Deteriorating Bricks

Repair: Exterior bricks were observed to be deteriorating and damaged in limited areas near the building's southeast corner. Replace damaged/deteriorating bricks. Tuckpoint brick exterior.

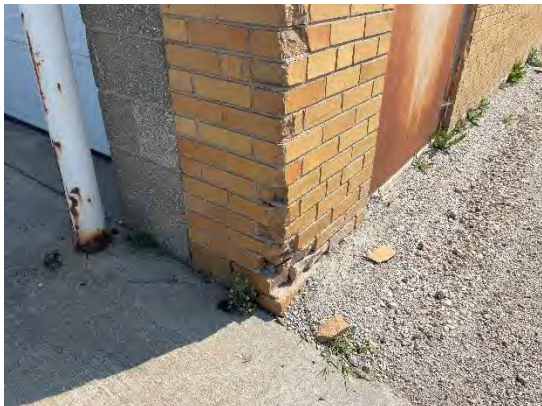


Photo 11 – Damaged/Deteriorating Bricks



Photo 12 – Deteriorating Mortar

Corroded Metal Door Frames

Replace: Corrosion was observed on exterior metal doors and frames throughout the metal and salt storage buildings. Replace corroded doors and frames.



Photo 13 – Corroding Metal Door Frame



Photo 14 – Corroding Metal Door Frame



Photo 15 – Corroding Metal Door Frame



Photo 16 – Corroding Metal Door

Damaged Wood Siding

Repair: Wood siding was observed to be damaged in limited areas of the topsoil storage building. Replace damaged wood siding.



Photo 17 – Damaged Wood Siding



Photo 18 – Damaged Wood Siding

Broken Wood Truss

Repair: One of the wood trusses on the topsoil storage barn’s ceiling was observed to be broken. Replace broken truss.



Photo 19 – Broken Truss

Broken Window

Replace: An isolated window was observed to be broken on the south side of the metal addition building. Replace the broken window.



Photo 20 – Broken Window

Damaged Lintel

Replace: Lintels above overhead doors were observed to be damaged on the North & South sides of the salt storage and tenant buildings. Replace damaged lintels.



Photo 21 – Damaged Lintel



Photo 22 – Damaged Lintel

Deteriorating/Faded Paint

Replace: Paint was observed to be deteriorating/fading throughout the east side of the topsoil storage building. Prep and apply new paint.



Photo 23 – Faded Paint



Photo 24 – Faded Paint

Roofing – Observations & Recommendations

Vegetation Growth

Repair: Vegetation was observed to be growing in isolated areas of entry-door overhang. Remove vegetation from the top of the overhang.



Photo 1 – Vegetation Growth



Photo 2 – Vegetation Growth

Aging Ballasted and Metal Roofs

Replace: The ballasted portion of the flat EPDM roof was observed to be nearing the end of its useful life, and leaks were reported in the building. Replace aging ballasted EPDM roof. The corrugated metal roof was observed to be nearing the end of its useful life. Apply new roll-on-seal and expect higher than normal maintenance costs until replaced.



Photo 3 – Sloped Corrugated Metal Roof



Photo 4 – Sloped Corrugated Metal Roof



Photo 5 – Aging Ballasted Roof Membrane



Photo 6 – Aging Ballasted Roof Membrane

Plumbing – Observations & Recommendations

Mechanical Inventory

| Unit | Year Built | Capacity | Operational | Manufacturer | Area Serviced | Comments |
|------------------|------------|----------|-------------|----------------|-----------------------|----------|
| Hot Water Heater | 2020 | 40 Gal | Yes | Bradford White | Salt Storage Building | |
| 1 unit | | | | | | |

Blocked Floor Drain

Repair: An isolated floor drain was observed to be blocked in the salt storage building. Clean out the blockage from the floor drain.



Photo 1 – Floor Drain Blockage

Metal Roof Downspouts

Repair: The downspouts on the metal building were observed to end too close to the building, which was observed to be contributing to the corroding metal siding. Extend downspouts to carry water a minimum of four (4) feet away from the building façade.



Photo 2 – Metal Downspouts

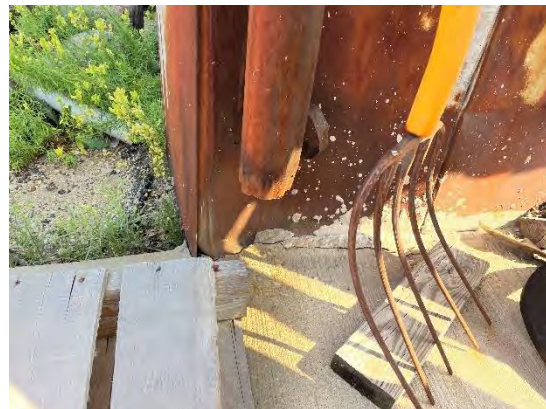


Photo 3 – Metal Downspouts

Heating, Air Conditioning, and Ventilation – Observations & Recommendations

Damaged Insulation Around Ductwork

Repair: Insulation around ductwork in the salt storage building was observed to be damaged in isolated areas. Repair damaged insulation.



Photo 1 – Damaged Ductwork Insulation



Photo 2 – Damaged Ductwork Insulation

Interior Elements – Observations & Recommendations

Concrete Slab Settling

Repair: The concrete slab on grade was observed to be settling and therefore cracking in isolated areas of the metal building addition's floor. Cut and patch the cracking concrete slab, and relevel the surface using PolyLevel expanding foam or similar product.



Photo 1 – Cracking Interior Concrete Slab



Photo 2 – Cracking Interior Concrete Slab

Corroding Metal

Repair: Metal was observed to be corroding throughout the interior of the salt storage building on various pipes, structural steel, and overhead doors. Prep and paint corroding metal.



Photo 3 – Corroding Metal



Photo 4 – Corroding Metal

Damaged Ceiling Tiles

Repair: Ceiling tiles were observed to be damaged from water staining in limited areas of the tenant space building. There did not appear to be any active leaks in these areas. Replace stained ceiling tiles and repair any damage that may be present beyond the ceiling tiles.



Photo 5 – Stained Ceiling Tiles