

Client
Confidential

Scope of Services
Abatement
Demolition
Remediation

Start Date
January 2006

Completion Date
January 2011

Liability Transfer Contract
\$4,800,000

Former Manufacturing Facility Redevelopment West Milwaukee, Wisconsin



The Challenge

This 42 acre former manufacturing facility brownfield site located in West Milwaukee, Wisconsin sat vacant since operations ceased in the early 1990's. Previous redevelopment efforts were unsuccessful due to regulatory and financial uncertainties associated with asbestos and soil and groundwater contamination at the site. To address this challenge, ARCADIS was selected to complete abatement, demolition, and remediation of the former manufacturing facility.

The Approach

To help facilitate the complex purchase and development deal, ARCADIS was able to provide a guaranteed remediation offering through our GRIP® Guaranteed Remediation Program. Under this agreement, ARCADIS is responsible for all remediation work necessary to obtain regulatory closure and for coordinating asbestos abatement, decommissioning, demolition, and remediation work with site redevelopment activities. The ARCADIS guaranteed, fixed-price remediation agreement was instrumental in getting all parties to agree to the terms for this successful property redevelopment project. To minimize the liability of the various parties involved with this redevelopment project, remediation stop-loss and pollution legal liability insurance policies were obtained in conjunction with the ARCADIS guaranteed fixed-price

remediation agreement. As part of our services, ARCADIS coordinated all abatement, decommissioning, and demolition activities for the approximately 700,000 square foot structure.

The Result

Following completion of abatement and demolition, the former manufacturing facility was subdivided into parcels for redevelopment into new commercial and light industrial usage. ARCADIS achieved regulatory closure for the developed parcels in 2011. ARCADIS completed the remediation work without encumbering new redevelopment construction. The redevelopment is anchored by two major commercial establishments, a Pick 'n Save grocery store and a Menards home improvement store, and represents approximately \$20M in new construction. In the summer 2008, a new Regional Drug Enforcement Administration (DEA) Headquarters was opened behind the major commercial establishments. The remaining undeveloped area (less than 15% of the original 42 acres) have been designated for future light industrial or commercial usage. ARCADIS' GRIP offering was a key component in moving this major brownfield redevelopment project forward, ultimately bringing this formerly underutilized site back to productive use. The project won the 2007 Business Journal Real Estate Award for the Best New Development Retail.

