

Workplan
(As approved by EPA PM/PO Romona Smith)

City of Bloomington, Indiana

City of Bloomington, Indiana - Brownfield EPA Assessment Grant:

Work Plan for the CERCLA Authority: 104(k)(2)&(3)

Assessment Grant Cooperative Agreement

\$200,000 – Hazardous Substances Grant

October 1, 2013 – September 30, 2016

This project supports Environmental Results Goal 3: Cleaning Up Communities and Advancing Sustainable Development (Clean up communities, advance sustainable development and protect disproportionately impacted low-income, minority, and tribal communities. Prevent releases of harmful substances and clean up and restore contaminated areas) and Objective 3.1: Promote Sustainable and Livable Communities. Strategic Measures: Assess and Clean up Brownfields. Specifically, the recipient (City of Bloomington, Indiana) will inventory, characterize, assess, and conduct planning and community involvement activities to encourage revitalization and reuse of brownfields sites. Project Period is three [3] years.

CFDA: 66.818

CERCLA Authority: 104[k][2]&[3]

DCN: STX

Budget FY: 13

Appropriation: E4

Budget Org: 0500AG7

Object Class: 4114

Program Results Code [PRC]: Hazardous Sub 301D79E [Action Code: NY]

City of Bloomington will provide the following outputs/outcomes as a result of this Cooperative Agreement (CA) funding:

- Update the city's brownfield inventory
- 6 public meetings focused on grant progress
- 12 meetings with city officials to coordinate and track grant activities
- 10 Phase I ESAs
- 4-6 Phase II ESAs
- 2-3 ABCAs and/or Remedial Action Plans
- Future funding plan(s) for additional investigation and/or remediation work needed to return assessed properties to active reuse

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Project Period: October 1, 2013 – September 30, 2016

I. BACKGROUND AND OBJECTIVES

The United States Environmental Protection Agency (USEPA) has awarded the City of Bloomington a Brownfields Assessment Cooperative Agreement (CA) for the environmental assessment of brownfield properties which may be contaminated with hazardous substances. The CA includes \$200,000 for the assessment of sites within the city. These funds will be used to inventory and investigate the historic uses of the properties; determine the type, severity, and extent of contaminants; and develop remedial alternatives that will allow for safe and viable reuse of the properties. The CA will also allow the city to provide public outreach to provide an opportunity to receive input from stakeholders and encourage the identification, remediation, and redevelopment of contaminated properties. The tasks and budget for the CA are described in this work plan.

The City of Bloomington is located in south-central Indiana, 45 miles south-southeast of Indianapolis. Bloomington has a population of 80,405 inhabitants and covers 23.36 square miles (U.S. Census 2010). According to U.S. Census data, both Bloomington and Indiana realized population growth from 2000-2008. Bloomington, however, saw a growth rate (3.6%) which was much lower than the state of Indiana as a whole (5.1%), whereas from 1990-2000 Bloomington's population growth outpaced the state of Indiana at 14.3% and 9.7% respectively. This dramatic decline in growth percentage is in part because of the loss of a significant manufacturing base in the city. A significant number of businesses that employed thousands of both local and out-of-town workers have greatly reduced their workforce or closed their doors altogether. Bloomington has had a long history of manufacturing high quality, value-added goods that included appliances, electronics and elevators, among others. Additionally, Bloomington and the surrounding area are known worldwide for the mining and milling of limestone. Over the past several years, the city has sustained a significant blow to their workforce. Large employers such as Thomson/RCA, GE, Schulte, and ABB have ceased Bloomington operations or downsized and laid off a combined 4,300 people from 1998 to present.

The city's workforce has continued to suffer as the regional limestone industry was hit hard by the downturn in the economy adding to the job losses. Although many residents returned to the workforce, they are now working for less pay as evidenced by the U.S. Census Bureau's data showing a low median household income (\$27,410) compared to Indiana (\$47,697) as well as the overwhelming percent of persons below the poverty level (38.8%) compared to Indiana's figures (13.5%).

Target properties outlined in the grant application, especially the McDoel Switchyard, have become a haven for the vagrant and homeless population, creating a security risk to the residents in the area. Redevelopment of these properties will eliminate a long-standing safety concern for the area residents.

The City of Bloomington understands the need to redevelop brownfields to improve the environment, health and welfare and economic activity of its citizens. Since 2000, the city has aggressively pursued the redevelopment of blighted, underutilized brownfield properties in the community. Leveraging funding from local, state and federal sources, Bloomington has systematically identified, assessed, and in feasible cases, remediated and redeveloped brownfield properties. EPA Assessment grant funding is needed to accelerate the brownfield redevelopment

process and offset the job losses and population growth decline suffered by the city. Bloomington lacks the resources to commit to brownfield redevelopment without financial assistance from the EPA and other funding sources. EPA funding will help stimulate brownfield redevelopment, enabling Bloomington to add affordable housing, create new trails and park space and increase available commercial property to new business which will increase the tax base, employ residents and restore a greater sense of community. These goals are consistent with the Livability Principles and Equitable Development.

II. PROJECT OUTPUTS/OUTCOME:

The City of Bloomington's goals and anticipated outcomes for this grant include:

- 1) Protect and improve environmental conditions and natural resources where residents live and recreate,
- 2) Enhance resident quality of life through the reduction of environmental contaminants and development of parks and greenspace within the city,
- 3) Develop affordable housing, and
- 4) Stimulate commercial and industrial growth.

Bloomington will integrate Livability and Equitable Development Principles into the reuse and redevelopment of brownfield sites and seek not to displace residents historically affected by brownfields.

III. PROJECT MANAGER PROFILE

Danise Alano-Martin, Director of the Department of Economic & Sustainable Development for the City of Bloomington, works closely with the Office of the Mayor, the Parks and Recreation Department, the Controller's Office (grant management administration), the City Legal Department, and other governmental and quasi-governmental organizations. Ms. Alano-Martin has been involved in the coordination of many brownfield redevelopment projects since she began working for the city in 2005. She and her staff have also been involved in other city projects using state and federal grant funding, ranging from American Reinvestment and Recovery Act funds to Energy Efficiency and Conservation Block Grant Program funds, to State of Indiana Arts Commission grant funding and more.

IV. PROJECT SPECIFIC ACTIVITIES

Once the U.S. EPA CA is executed by the City of Bloomington and the EPA, the city will identify, evaluate, and select target properties based on the following factors: project readiness and availability of leveraged funds, redevelopment potential, public health risk, and other factors.

Eligibility determinations will be made through the EPA Project Manager who will provide approval of the use of grant funds on each specific site before any assessment work on that particular site begins.

V. MANAGEMENT AND COORDINATION

The City of Bloomington will implement, manage, and administer the CA. Danise Alano-Martin will serve as the Project Manager and will be responsible for preparing and submitting all

progress reports and other reporting requirements to the U.S. EPA, financial tracking, and proposed grant activities. The city will retain a qualified environmental consultant(s) to assist in managing and performing the CA funded activities. As the Project Manager, Ms. Alano-Martin will serve as the liaison between U.S. EPA staff, stakeholders, and the qualified environmental consultant associated with the projects funded by this CA. She will also be responsible for any coordination needed between the city and other parties.

VI. WORK TO BE PERFORMED

The schedule presented below assumes that the CA with the U.S. EPA will be completed and approved by September 30, 2013.

Task 1: Program Management & Training Support

Task 1 activities will be completed throughout the cooperative agreement cycle. The city will prepare a Request for Qualifications (RFQ) and conduct a public solicitation for retaining a qualified environmental consultant to complete the contractual obligations in the tasks outlined herewith. Additionally, the City of Bloomington, the EPA, and the selected environmental consultant will frequently correspond regarding project progress and activities. The selected environmental consultant will work with the city to develop outreach materials to be used as a tool to educate stakeholders on the benefits of the grant and how it can be used as a tool to increase development and economic growth. Quarterly reports and other grant documentation, including but not limited to annual reports and MBE/WBE Utilization reports) will be submitted to the EPA throughout the grant cycle per the requirements of the Cooperative Agreement.

Outputs and outcomes are outlined in the table below:

TASK 1 ACTIVITIES	DELIVERABLES	RESPONSIBLE PARTY	COMPLETION DATE
Prepare a Request for Qualifications (RFQ) and conduct public solicitation for retaining a qualified environmental consultant	Statements of Qualifications (SOQ) received from consultants	City of Bloomington	September 15, 2013
Select a consultant	Contract between selected consultant and the City of Bloomington	City of Bloomington	October 1, 2013
Submit quarterly reports and other documentation to the U.S. EPA required by the CA	Quarterly reports and other documentation	City of Bloomington/Environmental Consultant	First quarterly report submitted by January 31, 2014. Ongoing thereafter.
Develop support and outreach materials to be distributed at public meetings and other locations/events	Outreach materials, support materials, PowerPoint presentations	City of Bloomington/Environmental Consultant	November 15, 2013. Updates and additional material may be developed on an ongoing basis.

Task 2: Brownfields Inventory & Prioritization

The city will use the funds allocated in this task to update the city’s Brownfield Inventory. Once an environmental consultant is under contract, an initial public meeting will be held to gain public input on properties which may need to be added to the inventory. Public comments will also be used to prioritize the inventoried sites. Sites will be prioritized and screened against Site Eligibility and Property Ownership Eligibility Criteria as well as redevelopment potential and availability of leveraged funding among others.

Outputs and outcomes are outlined in the table below:

TASK 2 ACTIVITIES	DELIVERABLES	RESPONSIBLE PARTY	COMPLETION DATE
Identify brownfield sites, create a draft inventory, prioritize inventory	Create a list of sites for assessment/investigation consideration	City of Bloomington/Environmental Consultant	December 31, 2013 draft inventory completion. Inventory will continue to be revised throughout the CA period.
Hold initial public community meeting to gain input on inventory	Meeting minutes (with public comments), notes, sign-in sheets, and agendas as applicable.	City of Bloomington/Environmental Consultant	December 31, 2013
Site eligibility determinations	Eligibility determination requests	City of Bloomington/Environmental Consultant	First eligibility determination estimated to be requested by December 31, 2013. Ongoing thereafter.

Task 3: Phase I Environmental Site Assessments (ESAs)

Phase I Environmental Site Assessments will be performed on key sites throughout the City. Areas of focus will include those already determined in the inventory as high priority sites. The Phase I Assessments will be compliant with All Appropriate Inquiry (AAI) and ASTM E-1527-05 or ASTM E-1527-13 once finalized. The city and the environmental consultant will prepare appropriate Federal site eligibility determination request forms and eligibility determinations by EPA will be completed prior to the performance of Phase I ESAs.

Outputs and outcomes are outlined in the table below:

TASK 3 ACTIVITIES	DELIVERABLES	RESPONSIBLE PARTY	COMPLETION DATE
Conduct Phase I ESAs	Phase I ESA report	Environmental Consultant	Ongoing throughout the CA period
Complete Property Profile in ACRES for assessed sites	Property Profile Form	City of Bloomington/Environmental Consultant	Ongoing throughout the CA period

Task 4: Phase II ESAs

After an environmental consultant is under contract, a Pre-QAPP conference call will be scheduled and conducted. The environmental consultant will prepare the QAPP in accordance with EPA requirements.

Following the completion of a Phase I ESA at a targeted property, the city may choose to use assessment funds to continue assessment of a property by contracting with an environmental consulting firm to conduct Phase II ESAs. Phase II ESAs will be completed to assess recognized environmental conditions identified in the Phase I Assessments. Phase II Assessment activities are likely to include soil and groundwater sampling, and may include magnetic and other geophysical surveys, trenching to confirm anomalies, and asbestos sampling. All sampling activities and fieldwork performed during the Phase II Assessments will be performed in accordance with Indiana Department of Environmental Management (IDEM) guidelines and as directed by the Indiana Brownfields Program, IDEM, and/or the EPA. All of the appropriate programmatic documentation including the Quality Assurance Project Plan (QAPP) and EPA approved eligibility determinations and Sampling and Analysis Plans (SAPs) will be submitted to and approved by the EPA Project Manager prior to the performance of Phase II Assessment activities.

Outputs and outcomes are outlined in the table below:

TASK 4 ACTIVITIES	DELIVERABLES	RESPONSIBLE PARTY	COMPLETION DATE
Pre-QAPP conference call and QAPP preparation	Draft QAPP Final QAPP	Environmental Consultant	Draft QAPP submitted to the EPA by December 1, 2013
Prepare Sampling and Analysis Plan(s)	SAPs	Environmental Consultant	On a site-specific basis throughout the grant cycle
Prepare Health and Safety Plan(s)	HASPs	Environmental Consultant	On a site-specific basis throughout the grant cycle
Complete Phase II ESA field work	None	Environmental Consultant	On a site-specific basis throughout the grant cycle
Complete Phase II reports	Phase II ESA report	Environmental Consultant	On a site-specific basis throughout the grant cycle
Update Property Profile in ACRES as appropriate	Updated Property Profile Form	City of Bloomington/Environmental Consultant	On a site-specific basis throughout the grant cycle
Complete Insurance Archeology	Identify the presence liability insurance coverage on a site	Environmental Consultant	On a site-specific basis throughout the grant cycle

Task 5: Clean-up Planning & Health Monitoring:

The city may use grant funds to complete Analysis of Brownfield Cleanup Alternatives (ABCAs) and Remedial Action Plans (RAPs) associated with sites assessed and ready for remediation. In the evaluation of remedial alternatives, the environmental consultant will review known contamination (sources and extents) based on Phase II ESA data and evaluate potential exposure pathways based on the potential future use(s) of the site. This information will be used to establish the cleanup goals for the proposed remediation. RAPs will include a feasibility analysis that includes alternatives designed to meet the project objectives. Each alternative will be evaluated for effectiveness, feasibility to implement, and cost. The cleanup method selected will be based on this analysis. Cleanup planning will include an evaluation of potential remedial techniques, determination of appropriate cleanup goals, identification of probable costs and planning and application for additional funding. Additionally, funds from this task will be used to obtain Site Status Letters and Comfort Letters from the Indiana Brownfield Program to provide site closure and comfort to prospective brownfield property purchasers.

Outputs and outcomes are outlined in the table below:

TASK 5 ACTIVITIES	DELIVERABLES	RESPONSIBLE PARTY	COMPLETION DATE
Prepare Remedial Action Plans	Draft RAP(s) Final RAP(s)	Environmental Consultant	Ongoing throughout the CA period
Prepare Analysis of Brownfield Cleanup Alternatives	Draft ABCA(s) Final ABCA(s)	Environmental Consultant	Ongoing throughout the CA period
Indiana Brownfield Program Site Status Letter and/or Comfort Letter	SSL/CL	Environmental Consultant	Ongoing throughout the CA period

Task 6: Community Outreach & Involvement:

Involvement of key stakeholders and the general public is integral for a successful brownfield redevelopment program. Bloomington will use funds allocated in this task to take public input on plans and progress of investigation and cleanup activities, and to market sites for future development. The associated costs will fund the preparation and execution of community outreach programs and meetings as well as the costs to prepare, print and mail project and site information and marketing documents.

In addition, the city will leverage its social media platforms, earned media and other low-cost, no-cost or in-kind methods to engage the community. The city will hold six public meetings throughout the grant period. The selected environmental consultant will assist the city in the public meetings by preparing presentations and providing expertise in informing the public of funding and investigation process. Outputs and outcomes are outlined in the table below:

TASK 6 ACTIVITIES	DELIVERABLES	COMPLETION DATE
Hold 6 community meetings	Meeting minutes, notes, sign-in sheets, and agendas as applicable	Initial public meeting by December 31, 2013, then, ongoing throughout the CA period

VII. QUALITY ASSURANCE

It is the intent of the City of Bloomington to complete all data collection and laboratory analyses to the quality standards required by the U.S. EPA. Upon procurement of a technical consultant, that entity will prepare a Quality Assurance Project Plan in accordance with U.S. EPA 540-R-98-038 (9/98) Quality Assurance Guidance for Conducting Brownfields Site Assessments. This plan will be approved by U.S. EPA prior to commencement of Phase II ESA field efforts.

VIII. BUDGET

Projected Budget for Assessment Work Related to the EPA Assessment Grant:

Budget Categories (programmatic costs only)	Task 1: Program Management & Training Support	Task 2: Brownfields Inventory & Prioritization	Task 3 Phase I ESAs	Task 4 Phase II ESAs	Task 5: Clean-up Planning & Health Monitoring	Task 6: Community Outreach & Involvement	Budget Category Total
<u>Hazardous Substances</u>							
Personnel							
Fringe Benefits							
Travel	\$2,000						\$2,000
Equipment							
Supplies						\$500	\$500
Contractual*	\$1,500	\$5,000	\$25,000	\$151,000	\$13,000	\$2,000	\$197,500
Project Total	\$3,500	\$5,000	\$25,000	\$151,000	\$13,000	\$2,500	\$200,000

*In accordance with federal procurement guidelines (40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48), the city will follow its municipal/county process, compliant with Indiana Code (IC 5-16-11.1 and IC 36-1-12) for bidding/awarding contracts.

Budget Detail:

Task 1: *Program Management & Training Support* – \$3,500 – A total of \$2,000 in expenses is estimated for travel to regional and national meetings for periodic training and program management assistance and will be funded by this portion of Task 1. Bloomington and its consultant will need to call, meet and correspond with U.S. EPA staff to manage the grant’s cooperative agreement. \$1,000 of the Task 1 budget has been allocated to contractual and will be completed by the selected environmental consultant.

It is anticipated that the city will provide approximately \$3,375 (75 hours X \$45/hr) in in-kind services and the consultant will provide up to \$1,000 in-kind services to meet and manage the grant program throughout the Cooperative Agreement cycle.

Task 2: Brownfields Inventory & Prioritization – \$5,000 – The city will use the funds allocated in this task to update their Brownfield Inventory. A public meeting will be held in the first quarter of the grant period to gain public input on properties which may need to be added to the inventory. Public comments will also be used to prioritize the inventoried sites. Bloomington’s redevelopment plans may be updated based on the findings of the revised inventory which outlines priority ranking criteria, cleanup options and strategies, and end-use options for those brownfield sites. Eligibility determinations will be made through the EPA Project Manager. All Task 2 funds are allocated as contractual and will be completed by the selected environmental consultant.

It is anticipated that the city will provide approximately \$1,350 (30 hours X \$45/hr) in in-kind services which will include the review and finalization of the brownfield inventory and the compilation of a priority list of project sites.

Task 3: Phase I Environmental Site Assessments (ESAs) - \$25,000 – The city will contract Phase I Environmental Site Assessment (ESA) activities on key sites throughout the city. All Phase I ESAs will be conducted in accordance with the ASTM standard for Phase I ESAs (E1527-05) and the All Appropriate Inquiry (AAI) rule. It is estimated that the costs for completing Phase I ESAs will range from \$2,500 to \$3,500 per site depending on site complexity. Once a Phase I ESA is completed on a site, the site profile sheet will be completed in the ACRES database. An estimated 7-10 Phase I ESAs will be completed on hazardous substances impacted sites.

Task 4: Phase II ESAs /Site Investigations/Geophysical Surveys – \$151,000 – The city will contract for approved work plans, field activities and reports that will be reviewed by the EPA Project Manager. These activities may include geophysical surveys to locate buried tanks, initial Phase II ESAs and delineation of soil and ground water contamination.

Task 4 funds may also be used, with site approval from the EPA Project Manager, to fund the exploration and identification of liability insurance policies (insurance archeology) on target properties. The Indiana Supreme Court has ruled that many general liability policies cover damages resulting from the release of hazardous substances. The net result is that in many cases, these policies will provide funding of necessary site investigation and remediation costs. To trigger these policies, contamination (generally groundwater) must be identified. The use of EPA grants funds for insurance archeology can potentially be used to leverage the EPA grant funds and have a greater benefit to the community by investigating more sites.

The estimated outputs for Task 4 will include four to six Phase II ESAs on hazardous substance impacted sites. It is estimated that costs for completing Phase II ESAs will range from \$25,000 to \$45,000 per investigation depending on site complexity and the environmental conditions identified in the preceding Phase I ESAs.

Task 5: Clean-up Planning & Health Monitoring: \$13,000 – The city will commit funds from this task to complete two to three Analysis of Brownfield Cleanup Alternatives and Remedial Action Plans associated with sites assessed and ready for remediation. Many contaminated sites pose a potential risk to neighbors through various exposure pathways. For sites with confirmed contamination, an assessment of the impact to human health may also be conducted for neighboring properties and/or properties nearby that are on ground water wells. If vapor intrusion is determined to be a concern, the indoor air, sub-slab and soil gas of neighboring properties may be sampled to measure the presence of dangerous vapors.

Task 6: Community Outreach & Involvement: \$2,500 – Involvement of key stakeholders and the general public is integral for a successful brownfield redevelopment program. Bloomington will use funds allocated in this task to take public input on plans and progress of investigation and cleanup activities, and to market sites for future development. The city will hold six public meetings throughout the grant period. The associated costs will fund coordinating and conducting community outreach programs and meetings as well as the costs to prepare, print and mail project and site information and marketing documents. \$500 in Task 6 funds have been allocated to supplies which include the following:

- \$100 Public notices
- \$75 Paper
- \$75 Postage
- \$250 Printer cartridges

In addition, the city will leverage its social media platforms, earned media and other low-cost, no-cost or in-kind methods to engage the community. It is anticipated that the city will provide approximately \$1,350 (30 hours X \$45/hr) in in-kind work to prepare and provide public information regarding the grant program. The balance of the Task 6 funds (\$2,000) are allocated to contractual and will be completed by the selected environmental consultant.

Detail Budget Narrative

City of Bloomington, Indiana

City of Bloomington, Indiana - Brownfield EPA Assessment Grant:

BUDGET NARRATIVE

Assessment Grant Cooperative Agreement
October 1, 2013 – September 30, 2016

BUDGET

Budget Categories (programmatic costs only)	Task 1: Program Management & Training Support	Task 2: Brownfields Inventory & Prioritization	Task 3 Phase I ESAs	Task 4 Phase II ESAs	Task 5: Clean-up Planning & Health Monitoring	Task 6: Community Outreach & Involvement	Budget Category Total
<u>Hazardous Substances</u>							
Personnel							
Fringe Benefits							
Travel	\$2,000						\$2,000
Equipment							
Supplies						\$500	\$500
Contractual*	\$1,500	\$5,000	\$25,000	\$151,000	\$13,000	\$2,000	\$197,500
Project Total	\$3,500	\$5,000	\$25,000	\$151,000	\$13,000	\$2,500	\$200,000

Projected Budget for Assessment Work Related to the EPA Assessment Grant

*In accordance with federal procurement guidelines (40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48), the city will follow its municipal/county process, compliant with Indiana Code (IC 5-16-11.1 and IC 36-1-12) for bidding/awarding contracts.

See tasks below for details on expenditures related to the specific planned activities for the tasks outlined in the budget.

Task 1: Program Management & Training Support- \$3,500 – A total of \$2,000 in travel expenses is estimated for travel to regional and national meetings for periodic training and program management assistance and will be funded by this portion of Task 1. The City of Bloomington and its consultant will need to call, meet, and correspond with US EPA staff to manage the grant’s cooperative agreement. \$1,500 (or approximately 18.5 hours over three years

at an estimated \$81/hr including fringe benefits, G&A, overhead, and other expenses) has been allocated to contractual for this portion of Task 1 and will be completed by the environmental consultant.

It is anticipated that the city will provide approximately \$3,375 (75 hours X \$45/hr) in in-kind programmatic support to meet and manage the grant program throughout the Cooperative Agreement cycle.

Task 2: Brownfields Inventory & Prioritization - \$5,000 – The city will use the funds allocated in this task to update their Brownfield Inventory. A public meeting will be held in the first quarter of the grant period to gain public input on properties which may need to be added to the inventory. Public comments will also be used to prioritize the inventoried sites. Bloomington's redevelopment plans may be updated based on the findings of the revised inventory which outlines priority ranking criteria, cleanup options and strategies, and end-use options for those brownfield sites. Eligibility determinations will be made through the EPA Project Manager. Finally, the costs associated with eligibility determinations and the inventory will be included in this task and will be allocated to contractual (approximately 62 hours over three years at an estimated 81/hr including fringe benefits, G&A, overhead, and other expenses).

It is anticipated that the city will provide approximately \$1,350 (30 hours X \$45/hr) in in-kind services which will include the review and finalization of the brownfield inventory and the compilation of a priority list of project sites.

Task 3: Phase I Environmental Site Assessments (ESAs) - \$25,000 – The City of Bloomington will contract Phase I Environmental Site Assessment (ESA) activities on key sites throughout the city. All Phase I ESAs will be conducted in accordance with the ASTM standard for Phase I ESAs (E1527-05 or ASTM E-1527-13, once finalized) and the All Appropriate Inquiry (AAI) rule. It is estimated that the costs for completing Phase I ESAs will range from \$2,500 to \$3,500 per site depending on the complexity of the sites.

Task 4: Phase II ESAs /Site Investigations/Geophysical Surveys - \$151,000 – The city will contract for approved work plans, field activities, and reports, which will be reviewed by the EPA Project Manager and will be consistent with the IDEM Remediation Closure Guide (RCG) requirements. These activities may include soil and groundwater sampling, magnetic and other geophysical surveys, trenching to confirm anomalies, and asbestos sampling.

Task 4 funds may also be used, with site approval from the EPA Project Manager, to fund the exploration and identification of liability insurance policies (insurance archeology) on target properties. The Indiana Supreme Court has ruled that many general liability policies cover damages resulting from the release of hazardous substances. The net result is that in many cases, these policies will provide funding of necessary site investigation and remediation costs. To trigger these policies, contamination (generally groundwater) must be identified. The use of EPA grants funds for insurance archeology can potentially be used to leverage the EPA grant funds and have a greater benefit to the community by investigating more sites.

It is estimated that the costs for completing Phase II ESAs will range from \$25,000-\$45,000 per investigation depending on the complexity of the sites and the environmental conditions identified in the preceding Phase I ESAs.

Task 5: Clean-up Planning & Health Monitoring: \$13,000 – The city will commit funds from this task to complete two to three Analysis of Brownfield Cleanup Alternatives and Remedial Action Plans associated with sites assessed and ready for remediation. In the evaluation of remedial alternatives, the environmental consultant will review known contamination (sources and extents) based on Phase II ESA data and evaluate potential exposure pathways based on the potential future use(s) of the site. This information will be used to establish the cleanup goals for the proposed remediation. RAPs will include a feasibility analysis that includes alternatives designed to meet the project objectives. Each alternative will be evaluated for effectiveness, feasibility to implement, and cost. The cleanup method selected will be based on this analysis. Cleanup planning will include an evaluation of potential remedial techniques, determination of appropriate cleanup goals, identification of probable costs and planning and application for additional funding. Additionally, funds from this task will be used to obtain Site Status Letters and Comfort Letters from the Indiana Brownfield Program to provide site closure and comfort to prospective brownfield property purchasers.

Task 6: Community Outreach & Involvement: \$2,500 – Involvement of key stakeholders and the general public is integral for a successful brownfield redevelopment program. The city will use the funds allocated in this task to facilitate community outreach and involvement. The associated costs will fund coordinating/conducting community outreach programs and meetings as well as the costs to prepare, print and mail project and site information and marketing documents. \$500 in Task 6 funds have been allocated to supplies which include the following:

- \$100 Public notices
- \$75 Paper
- \$75 Postage
- \$250 Printer cartridges

In addition, the city will leverage its social media platforms, earned media and other low-cost, no-cost or in-kind methods to engage the community. It is anticipated that the city will provide approximately \$1,350 (30 hours X \$45/hr) in in-kind work to prepare and provide public information regarding the grant program. The balance of the Task 6 funds (\$2,000 or approximately 24.5 hours over three years at an estimated \$81/hr including fringe benefits, G&A, overhead, and other expenses) are allocated to contractual and will be completed by the selected environmental consultant.

SECTION C – NON-FEDERAL RESOURCES LOCAL MATCH (IN-KIND)

- It is anticipated that the city will provide approximately \$3,375 (75 hours X \$45/hr) in in-kind programmatic support to meet and manage the grant program throughout the Cooperative Agreement cycle.
- It is anticipated that the city will provide approximately \$1,350 (30 hours X \$45/hr) in in-kind services which will include the review and finalization of the brownfield inventory and the compilation of a priority list of project sites.
- It is anticipated that the city will provide approximately \$1,350 (30 hours X \$45/hr) in in-kind work to prepare and provide public information regarding the grant program.