

BROWNFIELDS ASSESSMENT COOPERATIVE AGREEMENT

CLOSEOUT PROGRESS REPORT

Cooperative Agreement Number: BF-97165901-0 (Hazardous Substances 08)

Reporting Period: 10/1/08 – 9/31/11

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Prepared for:

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1. PROJECT PROGRESS

1.1 Status of Activities During the Reporting Period

Task 1 – Program Management

Subtask 1 Training & Development – Staff attended the 2009 Vermont Environmental Consortium Brownfields & Brightfields conference and 2009 National Brownfields Conference. Staff received facilitator training for a downtown revitalization community workshop.

Subtask 2 Reporting & Compliance – Staff prepared and submitted quarterly reports and MBE/WBE forms in October 2008 (pre-award), January 2009, April 2009, July 2009, October 2009, January 2010, April 2010; July 2010, October 2010, February 2011 (late), April 2011, and July 2011. Annual financial reports were submitted in October 2009 and October 2010; an annual financial report is being included with this closeout submission. Submitted and received approval for budget revision.

Subtask 3 – Recordkeeping – Staff performed routine recordkeeping

Task 2 – Community Outreach

Subtask 1 Support Advisory Committee – Provided staffing for Brownfields Advisory Committee meetings in October 2008, January 2009, September 2009, January 2010, May 2010, June 2010. Provided project status reports to Advisory Committee in April 2009 and June 2009. Provided staffing for Technical Oversight Subcommittee meetings in November 2008, March 2009 and July 2009.

Subtask 2 Public Information Materials – Updated program brochure during pre-award period and in 2009 and 2010.

Subtask 3 Outreach & Education – Staff met with a developer about the program. Met with municipal officials in three towns about the program and potential sites. Met with a municipal planner to discuss their downtown revitalization project and potential opportunities for Brownfields assessments. Met with prospective purchaser of a Brownfields property.

Task 3 – Site Identification and Selection

Subtask 1 Identify Potential Sites for Assessment – Staff identified two hazardous substances sites: Moran Plant and 157 So. Champlain St. Met with Burlington CEDO to discuss supplemental subsurface investigations at the Moran Plant. Received request from Champlain Housing Trust for a Phase II assessment of a site contaminated by a drycleaner; had to turn down request because grant funding for assessments was fully committed. Discussed potential for hazardous substances assessment for Richmond Creamery (currently a petroleum grant site) with EPA and VT DEC and property owners. Reviewed consultant proposal for supplemental hazardous substances investigation and corrective action plan at the Richmond Creamery. Action on this proposal was deferred until a clearer redevelopment proposal is available. Discussed possible work monitoring/assessing corrective action implementation at Moran Plant with EPA, VT DEC and Burlington; reviewed corrective action plan and obtained eligibility determination from EPA. (Work to be conducted under new assessment grant.)

Subtask 2 Develop Criteria for Site Selection – Reviewed existing site selection criteria. Determined that no changes were required.

Subtask 3 Update Standard Assessment & Access Agreements – Reviewed existing Assessment and Access Agreements and determined that they remain relevant for this grant.

Subtask 4 Site Selection – Brownfields Advisory Committee unanimously approved Moran Plan and 157 So. Champlain St. sites for assessment under this grant. Staff prepared and submitted eligibility requests to EPA and obtained approval for both sites.

Task 4 – Site Assessments and Studies

Subtask 1 Select Qualified Environmental Consultants – During pre-award period, developed and published RFQ. Announced RFQ in local paper of record, on CCRPC website, state bid system website and by email to consultants likely to respond. Staff worked with Advisory Committee to review SOQ submissions and select three pre-qualified firms. Reviewed and updated Master Agreement language. Executed Master agreements with three firms selected for pre-qualified consultants pool.

Subtask 2 – Conduct Phase I Assessments – No Phase I assessments were conducted during the period of this grant.

Subtask 3 Conduct Phase II Assessments

- Moran Plant – Submitted QAPP for Moran groundwater monitoring and pre-dewatering characterization. Completed installation of sluiceway dams. Prepared and submitted QAPP for subsurface investigation to EPA and VT DEC; received agency approvals. Conducted archeological resources assessment and submitted report to EPA and VT SHPO. Conducted subsurface field work. Submitted Moran Subsurface Investigation Report to EPA and VT DEC for review; based on discussion with VT DEC, submitted a revision to this Moran report. Received letter from VT DEC concurring with the findings and recommendations of the Moran Subsurface Investigation report.
- 157 South Champlain St. – Prepared and submitted QAPP for this site, receiving EPA and VT DEC approval. Prepared and submitted archeological resources assessment of this site to EPA and VT SHPO. Conducted Phase II assessment and prepared and submitted the Phase II report to EPA and VT DEC.

Subtask 4 Corrective Action Planning and Redevelopment Assistance – Conducted topographic and boundary surveys for Moran Plan redevelopment planning. Prepared interior building cleanup cost estimate for Moran. Submitted Corrective Action Plan for Moran Plant building interior and received approval from VT DEC. VT DEC awarded the Moran Plant a technical assistance grant to do a portion (up to \$100K) of the building interior clean up, following the approved Corrective Action Plan.

1.2 Modifications to the Workplan

A budget revision was submitted to increase budget amount for consulting services. This request was approved by EPA.

1.3 Site-Specific Products

Work products identified below were previously submitted to EPA.

Moran Plant

- KAS, Inc. November 2008. *Quality Assurance Project Plan Addendum Groundwater Monitoring and Pre-Dewatering Characterization, Moran Project.*
- KAS, Inc. July 2009. *Quality Assurance Project Plan Addendum #2 for Subsurface Site Investigation, Moran Plant.*
- UVM Consulting Archaeology Program. August 2009. *Archaeological Resources Assessment, Moran Center at Waterfront Park.*
- Waite Environmental Management LLC. December 2009. *Revised August 2009 Subsurface Investigation Report, Moran Generating Plant.*
- Lamoureux and Dickinson Consulting Engineers. *Moran Plant Topographic Site Plan.*

157 South Champlain

- UVM Consulting Archaeology Program. January 2009. *Archaeological Resources Assessment #157-159 South Champlain Street.*
- Stone Environmental Inc., January 4, 2009. *Revised Phase II Environmental Site Assessment Quality Assurance Project Plan for the 157 South Champlain Street Site in Burlington, Vermont.*
- Stone Environmental, Inc. April 3, 2009. *Draft Phase II Environmental Site Assessment and Remedial Cost Estimation, 157 South Champlain Street, Burlington, Vermont.*

1.4 Other Deliverables/Work Products

All of the documents identified below were previously submitted to EPA.

Brownfields Advisory Committee

- Brownfields Advisory Committee Meeting Summary, September 11, 2008
- Brownfields Advisory Committee Meeting Summary, October 10, 2008
- Brownfields Advisory Committee Meeting Summary, January 9, 2009
- Brownfields Advisory Committee Meeting Summary, September 11, 2009
- Brownfields Advisory Committee Meeting Summary, January 8, 2010
- Brownfields Advisory Committee Meeting Summary, May 14, 2010
- Brownfields Advisory Committee Meeting Summary, June 11, 2010
- Brownfields Advisory Committee Meeting Summary, March 25, 2011
- Brownfields Advisory Committee Meeting Summary, May 20, 2011
- Brownfields Advisory Committee Meeting Summary, June 24, 2011

Technical Project Oversight Subcommittee

- Technical Project Oversight Subcommittee Meeting Summary, November 14, 2008
- Technical Project Oversight Subcommittee Meeting Summary, March 13, 2009
- Technical Project Oversight Subcommittee Meeting Summary, July 10, 2009

Press Coverage

- Burlington Free Press, December 2008. *Water out of the basement 0 Moran project moves ahead.*
- WCAX TV News, December 24, 2008. *Work starts on Moran plant.*
- WCAX TV News, January 6, 2009. *Moran Plant work underway.*

- State of Vermont press release, April 9, 2009
- City of Burlington press release, April 9, 2009
- Burlington Free Press, October 4, 2009. *Curious converge on Moran.*

2. PROJECT FUNDS EXPENDED

Include tables with details about how much was spent by task and object class. Table 1 summarizes the overall expenses for the project.

Table 1: Summary of Costs Incurred for Project

Object Class	Current Approved Budget	Costs Incurred This Quarter	Costs Incurred to Date	Total Remaining
Personnel	\$26,305.00	\$1,983.52	\$19,664.96	\$6,640.04
Fringe Benefits	8,700.00	629.43	6020.36	2,679.64
Travel	2,950.00	0	1,926.77	1,023.23
Equipment	0.00	0	0	0
Supplies	4,004.00	0	3,938.78	65.22
Contractual	157,791.00	0	153,131.94	4,659.06
Other	250.00	0	169.75	80.25
Total	\$200,000.00	\$2,612.95	\$184,852.56	\$15,147.44

Table 2: Cumulative Expenses by Task and Category

Thru October 2011	Task 1 Actual	Task 2 Actual	Task 3 Actual	Task 4 Actual	Total Actual
Personnel	\$4,042.16	\$1,441.43	\$1,885.97	\$12,295.48	\$19,665.04
Fringe Benefits	1,231.48	436.92	588.92	3,763.08	6,020.40
Travel	1,885.45	24.45	--	16.87	1,926.77
Equipment	--	--	--	--	--
Supplies	3,934.80	--	--	3.98	3,938.78
Other	--	69.75	--	100.00	169.75
Contractual	--	--	--	153,131.94	153,131.94
Totals	\$11,093.89	\$1,972.55	\$2,474.89	\$169,311.35	\$184,852.68

Note: CCRPC acknowledges the \$0.12 discrepancy between total expenditures in Tables 1 and 2. The difference is small, and likely due to rounding errors over 12 quarters. We feel it is not worth the time that would be required to reconcile the tables.

3. BUDGET AND OVERALL PROJECT STATUS

Two projects were started shortly after the start of this grant. Both projects required Phase II sampling and some degree of cleanup/redevelopment planning activities. Based on these commitments and the pace of activities, CCRPC elected to overspend the contractual line of the budget in order to complete the subsurface investigation at the Moran Plant; our Project Officer was advised of this decision. We submitted a request to modify the grant budget by transferring some funding from other tasks and categories to Task 4 contractual services; EPA approved this request.

4. SCHEDULE

All tasks were completed on schedule.

5. MINIMUM REPORTING REQUIREMENTS

	List ALL Properties associated with this grant	Has this Property been approved by EPA? (Y/N)	Has work started on this property yet? (Y / N / N/A)	Has this Property been put into ACRES? (Y / N / N/A)	Has work been done on this property THIS quarter? (Y / N / N/A)	Has this property been updated in ACRES this quarter? (Y / N / N/A)
1	Moran Plant	Y	Y	Y	N	Y
2	157 South Champlain	Y	Y	Y	N	N
3						