

CLEANUP WORKPLAN

City of Chicopee

Workplan for CERCLA Section 104(k) Cleanup Cooperative Agreement

10/1/2013 – 9/30/2016

1. GOAL 3: Cleaning Up Communities and Advancing Sustainable Development Objective 3.1 Promote sustainable and Livable Communities

CFDA: 66.818 Assessment, Cleanup, and Revolving Loan Fund Grants

OBJECTIVE: The Small Business Liability Relief and Brownfields Revitalization Act (SBLRBRA) was signed into law on January 11, 2002. The Act amends the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, by adding Section 104(k). Section 104(k) authorizes the U.S. Environmental Protection Agency (EPA) to provide funding to eligible entities to inventory, characterize, assess, conduct planning related to, remediate or capitalize revolving loan funds for, eligible brownfield sites. Entities are selected from proposals prepared in accordance with the “Proposal Guidelines for Brownfield Assessment, Revolving Loan Fund, and Cleanup Grants,” and submitted in a national competition. The City of Chicopee, MA as a general purpose unit of local government was selected for Cleanup funding in the FY 2012 competition.

The Former Uniroyal Tire Complex, located in the City’s Chicopee Falls neighborhood, consists of approximately 28 acres of land, originally developed during the late 1800s. The Site was utilized as a lumber yard prior to the manufacture of bicycle tires and later, automobile tires, truck tires and adhesives. Uniroyal Inc. closed their plant in 1980 and sold the property to Facemate Corporation in 1981. Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. Currently, seventeen (17) vacant buildings, encompassing 1.5 million square feet, remain at the Site.

The vacant Uniroyal Site is considered blight on the neighborhood – providing no economic, social or environmental benefits to Chicopee. Most of the remaining structures have been vacant for over 30 years and have deteriorated beyond any economically feasible reuse. Structural failures and the imminent threat of additional internal collapses create a significant environmental safety risk for the neighborhood and its residents. To best benefit Chicopee Falls and the City, the goal of the project to be funded by this cooperative agreement is to complete the cleanup of hazardous building materials in Buildings 26 (the former Uniroyal Administration Building). The completion of these cleanup activities assists the City in making its best effort in marketing Building #26 for reuse and redevelopment per a Memorandum of Agreement with the Massachusetts Historical Commission (MHC). Additionally, such potential reuse the building is consistent with redevelopment strategies identified in the comprehensive RiverMills Vision Plan.

Cooperative agreement funding will be used to cover the costs of activities at or in direct support of brownfields sites as defined under CERCLA 101(39). The overall coordination of the cooperative agreement will be carried out by Lee Pouliot, Planner & Administrator in the City’s

Office of Community Development, assisted by additional Community Development staff, the City Treasurer's Office and City Solicitor Karen Betournay. Technical assistance and oversight will be provided by the City's Licensed Site Professional (LSP), Alan Hansom of BETA Group, Inc. The City selected BETA Group to provide LSP services for this project through a full and open competition including a public bid process in compliance with state and federal procurement regulations and executed a contract with BETA in January 2010. Additional assistance and oversight will be provided by the Massachusetts Department of Environmental Protection (MassDEP) via the Site's Brownfield Support Team, led by Eva Torr, P.E. of MassDEP.

Describe your project and cleanup plan: The former Uniroyal Tire Complex and neighboring former Facemate Complex are part of 'RiverMills at Chicopee Falls,' a redevelopment project encompassing approximately 65 acres of Brownfields property. The RiverMills Vision Plan was completed in December 2010 and proposes the creation of an active and passive recreational network that reconnects the neighborhood to the Chicopee River. This network is the armature around which a mixed-use community of residential, commercial and office developments is molded. Based on extensive market analysis and community input the redevelopment program includes the following elements:

- active and passive recreational network;
- 33,500 square feet of new commercial/retail space;
- 131,000 square feet of new office space;
- 131 new residential units;
- a 34,500 square foot Recreational Center; and
- a 21,000 square foot Older Adult Community Center.

Site clearance activities began in summer 2010 when the City completed demolition of Uniroyal Buildings 1-6. Phase I redevelopment activities during winter 2011 with the initiation of Facemate demolition efforts. The City's new Senior Center, known as RiverMills Center is currently under construction on a portion of the property. The Center is expected to open in summer 2014. The remaining Facemate property (two, estimated four acre parcels) will be advertised to the private development community in winter 2013. The City anticipates the Center acting as a catalyst, spurring additional private redevelopment projects at RiverMills. The City is also moving forward with Phase II of the Chicopee River Walk, a rail-trail conversion that will link the Uniroyal property and RiverMills to the City's downtown (south-west of the Site).

The 28 acres of Uniroyal property have remained mostly vacant since the early 1980's when Uniroyal Tire ceased operations and sold the property to the neighboring Facemate Corporation. Cooperative agreement funding will be used to cover the costs of activities related to the abatement of hazardous building materials in Building #26 located on parcel #147-06. The following summary is based upon a structural analysis completed in May 2010 and the Report for Asbestos-Containing Building Materials, Lead-Based Paint, Polychlorinated Biphenyls and Mercury Containing Components in Uniroyal Building 26 completed in November 2012.

Parcel #147-06 represents 0.691 acres of the Uniroyal property with one remaining building on site. The footprint of Building 26 (the Uniroyal Administration Building) covers 30.4% of the site and totals approximately 65,000 square feet of vacant industrial office space.

- Buildings 26 is a seven-story structure constructed from a combination of masonry block and brick exterior walls with precast elements described as being in fair condition. The roof exhibits several cracks that are allowing water to penetrate the building. Early stages of exterior brick wall deterioration are present including a softening of brick and mortar on the upper levels. No structural collapses have occurred nor been deemed imminent as the main structural systems were deemed in fair condition. As part of the City's agreement with the Massachusetts Historical Commission, the City must make a best effort to market this building for redevelopment, based on the above structural analysis and potential market support for reuse of this structure. By completing the abatement of this structure, the City will have improved the marketability of the building to potential private developers who may have an interest in such redevelopment projects.

The proposed clean-up plan includes the preparation of specifications for the abatement and removal of regulated building materials and other hazardous substances in Building 26. By completing this abatement work, the City will have removed a potential barrier to the reuse of this historic structure making a possible redevelopment project for the building more likely. In addition, the City will have minimized the potential of having to dispose of larger than necessary quantities of comingled hazardous and construction/demolition (C&D) debris, which would result in severe increases to disposal costs should the building's structure deteriorate dramatically while awaiting private redevelopment proposals. Completing abatement activities would also minimize the potential of a hazardous material release should a large structural collapse occur. Completing abatement activities in this structure now allows the City to complete such work at significantly reduced costs as the building's structure has not yet deteriorated to unsafe conditions.

Given the nature of the abatement work to be performed, no institutional or engineering controls would be necessary after abatement completion. All necessary environmental controls will be implemented and properly monitored over the course of the project. All asbestos wastes and other hazardous materials will be properly managed at appropriately licensed off-site disposal facilities.

2. FUNDING: \$200,000 Hazardous Substances; \$0 Petroleum

3. BUDGET:

	Task 1 Cooperative Agreement Oversight	Task 2 Abatement Design & Procurement	Task 3 Abatement Activities	Task 4 Air Monitoring & Post- Abatement Air Clearance Testing	Total
Personnel					
Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment*					
Supplies	\$3,500				\$3,500
Contractual		\$40,000	\$145,000	\$9,000	\$194,000
Other (specify)					
Total	\$6,000	\$40,000	\$145,000	\$9,000	\$200,000
Cost Share	\$0	\$0	\$40,000	\$0	\$40,000

* EPA defines equipment as items that cost \$5,000 or more. Items costing less than \$5,000 are considered supplies.

4. WORKPLAN TASKS:

Task 1: Cooperative Agreement Oversight

Task 1 - Cooperative Agreement Oversight Subtasks (Commitments) Pre-Cleanup	Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements)	Anticipated Accomplishment Date(s) (Month/Year)	Actual Accomplishment Date(s)
Establish Information Repository	<p>Outputs:</p> <ul style="list-style-type: none"> Digital and hard-copy repositories of documents which allows the public to review site assessment & cleanup history/progress <p>Outcomes:</p> <ul style="list-style-type: none"> Educate community on the planning process for assessment and clean-up activities Improve understanding of how cleanup alternative was selected 	Establish repository by 8/30/13; ongoing updates with draft and final documents	

<p>Reporting</p> <ul style="list-style-type: none"> • Prepare quarterly reports, MBE/WBE semi-annually and FFR form at the end of the reporting period • Enter site data in ACRES • Prepare final report and grant closeout material 	<p>Outputs:</p> <ul style="list-style-type: none"> • Quarterly reports and other forms; updated ACRES database; final report and closeout forms <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensures compliance with Terms & Conditions reporting requirements 	<p>Quarterly reports every quarter; MBE/WBE forms 3/30 & 9/30; ACRES updated when site activities occur</p>	
<p>Request for Reimbursements or Advances</p>	<p>Outputs:</p> <ul style="list-style-type: none"> • Forms submitted to Las Vegas for payment <p>Outcomes:</p> <ul style="list-style-type: none"> • Reduce unliquidated obligations 	<p>Ongoing</p>	
<p>Travel & Training</p> <ul style="list-style-type: none"> • Attend brownfields related meetings, training sessions and conferences. 	<p>Outputs:</p> <ul style="list-style-type: none"> • Attend meetings, conferences, training sessions • Session presentation for Brownfields Conference on RiverMills <p>Outcomes:</p> <ul style="list-style-type: none"> • Increase knowledge of brownfields issues and programs • Share brownfields experiences in Chicopee with other municipalities 	<p>Ongoing</p>	
<p>Prepare Community Relations Plan</p> <ul style="list-style-type: none"> • Prepare plan to involve public in cleanup activities 	<p>Outputs:</p> <ul style="list-style-type: none"> • Plan for involving the community in cleanup activities <p>Outcomes:</p> <ul style="list-style-type: none"> • Improve understanding and participation in cleanup and redevelopment process 	<p>8/15/12</p>	<p>Completed 01/13</p>
<p>Prepare Analysis Of Brownfields Cleanup Alternatives (ABCA)</p>	<p>Outputs:</p> <ul style="list-style-type: none"> • Approved ABCA documenting how and why cleanup alternative was selected • ABCA placed in information repository, etc. <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure proper cleanup alternative is selected and communicated to the public 	<p>8/15/12</p>	<p>Completed 03/20/13</p>

Implement 30-Day Public Comment Period on ABCA	<p>Outputs:</p> <ul style="list-style-type: none"> • Allow for review and comment of cleanup related documents <p>Outcomes:</p> <ul style="list-style-type: none"> • Allow for consensus on cleanup 	8/16/12	Completed; Opened 03/20/13 Closed 04/19/13
Public Meetings	<p>Outputs:</p> <ul style="list-style-type: none"> • Meetings to inform the public of cleanup activities and provide a chance for input & comment <p>Outcomes:</p> <ul style="list-style-type: none"> • Improve understanding of cleanup and allows for potential modifications based on public input 	Estimate of two public meetings: during ABCA Public Comment Period and prior to the start of abatement activities	ABCA Public Meeting held on 04/10/13 at the Chicopee Public Library
Prepare Decision Document <ul style="list-style-type: none"> • Document results of public comment period and public meeting to include comments received, public meeting attendance, response to relevant comments, selection of final cleanup remedy, any changes to the final cleanup remedy, etc. 	<p>Outputs:</p> <ul style="list-style-type: none"> • Memo or letter, with appropriate attachments <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure that the public comment process is documented and final cleanup remedy is selected 	9/17/12	Completed; 04/19/13
Historic Preservation <ul style="list-style-type: none"> • Assist EPA project Officer in collecting information and determining if Section 106 applies 	<p>Outputs:</p> <ul style="list-style-type: none"> • Information and reports required to comply with Section 106 historic preservation requirements <p>Outcomes:</p> <ul style="list-style-type: none"> • Compliance with Section 106 historic preservation requirements 	July 1, 2012	July 1, 2012

Task 2: Abatement Design & Procurement

Task 2 – Abatement Design & Procurement Subtasks (Commitments) Pre-Cleanup	Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements)	Anticipated Accomplishment Date(s) (Month/Year)	Actual Accomplishment Date(s)
Obtain Professional Engineering Services <ul style="list-style-type: none"> • Prepare Request For Proposals, evaluate proposals, form selection committee, conduct interviews, select engineer • Prepare scope of work, negotiate fees, execute contract • Develop deliverables schedule, project timeline 	Outputs: <ul style="list-style-type: none"> • High quality, professional work products that meets the recipient’s and EPA’s expectations • Confirmation in quarterly report that engineer selection was competed and made Outcomes: <ul style="list-style-type: none"> • Maintain effective work force to meet workplan commitments 	8/30/13	
Hold a kickoff meeting with State, EPA, LSP & Professional Engineer	Outputs: <ul style="list-style-type: none"> • Held meeting Outcomes: <ul style="list-style-type: none"> • Ensure all agencies are in agreement with cleanup plan 	9/30/12	
Green and Sustainable Remediation (GSR) <ul style="list-style-type: none"> • Incorporate green and sustainable remediation principles/techniques into your project 	Outputs: <ul style="list-style-type: none"> • GSR language in ABCA and RFP • Track and report GSR in quarterly reports Outcomes: <ul style="list-style-type: none"> • Greener and more sustainable cleanup 	Before, during, and after remediation activities	
Prepare Site Specific Quality Assurance Project Plan and Health and Safety Plan <ul style="list-style-type: none"> • Prepare a SSQAPP for any environmental post cleanup sampling to be conducted on sites and submit to EPA for approval 	Outputs: <ul style="list-style-type: none"> • EPA approved SSQAPP • Place SSQAPP in information repository Outcomes: <ul style="list-style-type: none"> • Ensure proper confirmatory testing methods and analytical data results are achieved 	10/31/13	

<p>Abatement Design & Engineering</p> <ul style="list-style-type: none"> • Complete additional pre-abatement assessment, if required • Develop construction documents and technical specifications for abatement • Develop budget detailing use of EPA funds for abatement • Complete RFP/bid package for abatement work (including Davis-Bacon requirements) • Secure Alternative Work Practices (AWP) Plan from MassDEP • Secure Beneficial Use Determination (BUD) for coated materials from MassDEP 	<p>Outputs:</p> <ul style="list-style-type: none"> • Approved remedial action and engineering/design documents and an approved budget • Place documents in information repository, etc. <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure cleanup will be done in compliance with state response program and EPA funds will be used for eligible costs 	1/31/14	
<p>Project Bidding / Contractor Selection</p> <ul style="list-style-type: none"> • Advertisement • Proposal Review • Contractor Selection • Contract Execution 	<p>Outputs:</p> <ul style="list-style-type: none"> • RFP/Bid Package • Selection of contractor <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure selected contractor is qualified and able to complete abatement work as anticipated in RFP 	2/28/14	
<p>Project Status Meetings</p> <ul style="list-style-type: none"> • Conduct periodic project status meetings with engineer to discuss project issues and priorities 	<p>Outputs:</p> <ul style="list-style-type: none"> • Held meetings • Minutes to document meeting discussions <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure engineer addresses all project priorities and objectives 	Ongoing; as required	

Task 3: Abatement Activities

Task 3 – Abatement Activities Subtasks (Commitments) Pre-Cleanup	Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements)	Anticipated Accomplishment Date(s) (Month/Year)	Actual Accomplishment Date(s)
Oversight of cleanup activities <ul style="list-style-type: none"> Professional engineer conducts appropriate site inspections during remediation to ensure compliance with cleanup plans 	Outputs: <ul style="list-style-type: none"> Weekly inspections Site reports by engineer Documents placed in information repository Outcomes: <ul style="list-style-type: none"> Ensure cleanup is conducted in compliance with the Voluntary Cleanup Program 	Ongoing; weekly during remediation activities	
Davis-Bacon Documentation <ul style="list-style-type: none"> Conduct site inspections to ensure proper wage rates and posters are available to workers on-site Collect, review and maintain payrolls Conduct on-site labor interviews 	Outputs: <ul style="list-style-type: none"> Payrolls, labor interviews, etc. Outcomes: <ul style="list-style-type: none"> Ensure compliance with Davis-Bacon requirements 	Ongoing, during remediation activities	
Abatement Activities <ul style="list-style-type: none"> Complete abatement activities per approved remedial action and engineering/technical documents 	Outputs: <ul style="list-style-type: none"> Removal of hazardous building materials and other hazardous materials from specified buildings Outcomes: <ul style="list-style-type: none"> Prepare specified buildings for demolition Protect health and environment of neighborhood 	5/31/14	
Cleanup Documentation <ul style="list-style-type: none"> Prepare and submit close-out documentation indicating that cleanup is complete and protective to human health and the environment and identifies any institutional controls and long term monitoring 	Outputs: <ul style="list-style-type: none"> Final cleanup reports documenting cleanup is complete Place documents in repository, etc. Outcomes: <ul style="list-style-type: none"> State approval of cleanup and ensure cleanup is protective of human health and the environment 	6/30/14	
Cleanup Complete Documentation <ul style="list-style-type: none"> Receive final cleanup complete letter from state or LSP determination for MA and submit to EPA 	Outputs: <ul style="list-style-type: none"> Letter from State/LSP Letter submitted to EPA Placed letter or documentation in information repository, reported in ACRES, and quarterly reports, etc. Outcomes: <ul style="list-style-type: none"> Buildings prepared for demolition Demolition of buildings proceeds 	7/15/14	

Task 4: Air Monitoring & Post-Abatement Testing

Task 4 – Air Monitoring & Post-Abatement Air Clearance Testing Subtasks (Commitments) During and Post-Cleanup	Anticipated Outputs (projected activities, deliverables, reports) and Anticipated Outcomes (projected results, effects, improvements)	Anticipated Accomplishment Date(s) (Month/Year)	Actual Accomplishment Date(s)
Air Monitoring & Post-Abatement Testing <ul style="list-style-type: none"> Monitoring and Post-Abatement testing completed by professional engineer, in accordance with SSQAPP 	Outputs: <ul style="list-style-type: none"> Air samples and analytical results Outcomes: <ul style="list-style-type: none"> Confirm no release of hazardous building materials to the environment (specifically asbestos) 	5/31/14	

5. QUALITY ASSURANCE:

Prior to undertaking confirmatory sampling, the City of Chicopee, through its professional engineer will prepare and submit a Quality Assurance Project Plan (QAPP) which meets with the approval of the U.S. EPA Region I Brownfields Program. The QAPP will describe the sampling and analytical strategies, methods and procedures approved by EPA.

6. PRE-AWARD COSTS:

The City of Chicopee requests the approval of pre-award costs for this cooperative agreement. It is estimated the City will need \$43,000 to do the following activities: Workplan Task I: Cooperative Agreement Oversight & Workplan Task II: Abatement Design and Procurement (please see Workplan Task breakdown above in 4. Workplan Tasks).

7. ATTACHMENT 1: Please see Attachment 1 for Task I & III Budget Information.

Task 1: Cooperative Agreement Oversight

Position/Title	Estimate Time (Hours)	Hourly Wage	Total
Personnel	0	0	0
Total Personnel	0	0	\$0
Fringe (xx%)	0	0	\$0
Travel *	\$2,500		\$2,500
Supplies**	\$3,500		\$3,500
Contractual	0		\$0
Cost Share*** (Cleanup & RLF only)	0		\$0
Total Direct			\$6,000

Explanation of Costs*** Travel:**

- Other Brownfields Training / Seminars (plan for five (6))
 - Mileage (up to 1,000 miles x \$0.555/mile) = \$555.00
 - Tolls = \$145.00
 - Meals (3 people x 6 days x \$50.00/day) = \$900.00
 - Registration (3 people x 6 events x \$50.00/event) = \$900.00

**** Supplies: Tell us what you intend to purchase and for how much**

- Public Meeting Advertisements (2 x \$250.00/ad) = \$500.00
- Postage = \$100.00
- Copying/Printing = \$150.00
- Design, Development & Hosting for City Brownfields Website = \$2,750

Task 3: Abatement Activities

Position/Title	Estimate Time (Hours)	Hourly Wage	Total
Personnel	0	0	0
Total Personnel	0	0	\$0
Fringe (xx%)	0	0	\$0
Travel *	0		\$0
Supplies**	0		\$0
Contractual	\$145,000		\$145,000
Cost Share*** (Cleanup & RLF only)	\$40,000		\$40,000
Total Direct			\$185,000

Explanation of Costs

***Cost Share: The City of Chicopee will meet the 20% cost share for all Tasks in the budget with Community Development Block Grant (CDBG) and Massachusetts Brownfields Redevelopment (managed by MassDevelopment) funds.