

**Hazardous Substances Brownfields Cleanup
Cooperative Agreement**

Final Close-Out Report

Parcel #147-06
Uniroyal Building #26
January 23, 2017



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Final Close-Out Report

Cooperative Agreement Number: BF96175601

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

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Executive Summary

The former Uniroyal Tire Complex, located in the 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 the manufacture automobile & truck tires and adhesives. Uniroyal, Inc. closed the plant in 1980 and sold the property to the neighboring Facemate Corporation in 1981. In a failed attempt to develop the Chicopee Industrial Park, Facemate leased portions of the Uniroyal buildings to various companies for manufacturing, printing, machine shops, office, storage and health care facilities. At the time this Cooperative Agreement was awarded, seventeen (17) vacant buildings, encompassing 1.5 million square feet, remained standing at the Site. The demolition of Buildings #7, 33 & 43 was completed following the abatement of hazardous building materials as proposed under this Cooperative Agreement.

The Uniroyal and neighboring Facemate properties 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;
- 34,500 square foot Community Recreation Center; and
- 21,000 square foot Senior Center (opened in 2014).

Site clearance activities began in summer 2010 when the City completed demolition of Uniroyal Buildings #1-6. Phase I redevelopment activities began during winter 2011 with the initiation of Facemate demolition efforts. The City's new Senior Center was built on a portion of the property and opened in September 2014. The remaining Facemate property (two, estimated four acre parcels) will be developed by the private sector following the City's request for development proposals, planned for release in early 2016. 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 RiverMills to the City's downtown (southwest of the Site).

The 28 acre Uniroyal property has remained mostly vacant since the early 1980's when Uniroyal Tire ceased operations and sold the property to the Facemate Corporation. Cooperative Agreement funding was used to cover the costs of activities related to the abatement of hazardous building materials in the structures identified by parcel below.

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.

- Building #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 exhibited several cracks that were 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 will 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 has improved the marketability of the building to private developers who may have an interest in such redevelopment projects.

The proposed cleanup plan included the preparation of specifications for the abatement and removal of regulated building materials and other hazardous substances in Buildings #26. As of the completion date of this Cooperative Agreement, the basement and floors 1-3 of Building #26 have been abated. Waste materials including hazardous building materials have been managed at appropriate facilities. Additionally, through a concurrent project, the building's roof drains have been repaired and all windows secured and boarded to protect the building's structure from future water infiltration/weather and access by wildlife.

Following the completion of this project, the City allocated Community Development Block Grant (CDBG) funds to advance a second Phase of abatement activities within the structure. The City anticipates completing abatement of floors 4-6. The project is expected to be completed in January 2017.



Building #26 – Central Staircase prior to abatement activities

Status of Activities During the Reporting Period

Task 1: Cooperative Agreement Oversight

- ***Establish Information Repository***

An Information Repository was established on August 30, 2013 prior the first reporting period. The Information Repository was available at the Office of Community Development (OCD) and/or Department of Planning & Development at any time during normal business hours (Monday – Friday, 9:00a.m. – 5:00p.m.). Additionally, a second copy of the Repository was maintained at the Chicopee Public Library for review during the Library’s normal business hours. All documents have also been uploaded to the Department of Planning & Development’s webpage and are available digitally at (<http://www.chicopeema.gov/196/Uniroyal-EPA-Cleanup-Grants>).

Additionally, the City is completing development of the Brownfields Program website. The HEAL Chicopee website will serve as the City’s main community outreach platform for the Brownfields Program. All materials in the Information Repository will be uploaded and available from the website which is expected to launch during winter 2017. The City will also utilize social media including RSS Feeds, Facebook, Twitter, LinkedIn, YouTube, Vimeo, Tumblr and Instagram to further connect the community to the program while opening numerous avenues for residents to provide feedback, thoughts and ideas to the City.

- ***Reporting***

Quarterly reports were filed with the U.S. EPA as required. Twelve quarterly reports have been submitted to U.S. EPA. M/WBE forms were filed semi-annually or annually following a change in reporting requirements. The property profile in the ACRES database was updated regularly throughout the Cooperative Agreement performance period.

Quarterly reports submitted as follows:

- 1/29/14;
- 4/30/14;
- 7/25/14;
- 10/30/14;
- 1/29/15;
- 5/07/15;
- 7/31/15;
- 10/30/15;
- 1/27/16;
- 4/29/16;
- 8/17/16; and
- 11/15/16.

- ***Request for Reimbursements or Advances***

Requests for Reimbursements totaling \$200,000 were submitted on the following dates:

- 10/08/14;
- 3/30/15;
- 8/27/15;
- 1/22/16;
- 7/01/16; and
- 11/03/16.

- ***Travel & Training***

The City of Chicopee sent two (2) City Officials to the National Brownfields Conference held in Chicago, Illinois on September 2-4, 2015. Attendees included:

- Lee M. Pouliot, Director – Department of Planning & Development
- Michelle Santerre, GIS Coordinator – Department of Planning & Development.

Attendees participated in a variety of training and educational sessions while networking with Brownfields professionals from the New England Region and across the country. Additionally, Lee Pouliot presented the City's West End Area-Wide Plan (AWP) during a panel discussion with multiple Area-Wide Planning grantees.

- ***Prepare Community Relations Plan***

The final Community Relations Plan (CRP) was released on March 20, 2013, in conjunction with an updated Analysis of Brownfields Cleanup Alternatives (ABCA).

- ***Prepare Analysis of Brownfields Cleanup Alternatives (ABCA)***

An updated ABCA was released for public comment on March 20, 2013.

- ***Implement 30-Day Public Comment Period on ABCA***

The 30-day public comment period began on March 20, 2013 and ended on April 19, 2013. No comments regarding the updated ABCA or recommended cleanup alternative were received before the close of the public comment period.

- ***Public Meetings***

A public meeting was held on April 10, 2013 at the Chicopee Public Library (449 Front Street Chicopee, MA 01013) to review the updated ABCA and solicit feedback from the community. Two community members attended the meeting along with City staff from the Office of Community Development and BETA Group, Inc., the City's Licensed Environmental Consultant.

- ***Prepare Decision Document***

The presentation and sign-in sheets from the ABCA public meeting held on April 10, 2013 were submitted to the U.S. EPA Project Officer on April 12, 2013. No comments were

received from the community during the public comment period. The ABCA was finalized and approved following the close of the public comment period on April 19, 2013.

- ***Historic Preservation***

A Memorandum of Agreement (MOA) between the Massachusetts Historical Commission (MHC) and the City of Chicopee was executed on May 18, 2011 regarding the entire former Uniroyal property and structures being addressed through this Cooperative Agreement. This documentation was previously provided to the U.S. EPA Project Officer on June 26, 2012 and on June 27, 2012 it was determined that compliance with MHC and Section 106 had been met.



Building #26 – Interior of office floor prior to abatement activities

Task 2: Abatement Design & Procurement

- ***Obtain Professional Engineering Services***

Prior to the City being awarded cleanup grant funds, a Licensed Site Professional (LSP) / Professional Engineer had been procured by the City for assessment and cleanup activities occurring at the property. BETA Group, Inc., the City's LSP, was procured through an open/competitive process (MA 30B Procurement requirements). BETA has been under contract with the City since January 2010.

A review of the procurement process, by the City and the U.S. EPA Project Officer, determined that BETA was procured through an open/competitive process and therefore could provide the LSP/professional engineering services required on this project. Negotiations regarding the Scope of Work specific to this project were completed during the third quarter. Amendment #15 to BETA's contract was executed on April 2, 2014. Additional LSP services were required on the project and Amendment #21 was executed on September 16, 2015. At the end of the project period for this Cooperative Agreement the City had secured funding to advance Phase II abatement activities within Building #26. Contract Amendment #24 with BETA Group was executed on August 19, 2016 for these additional services.

- ***Hold a kick-off meeting with State, EPA, LSP and Professional Engineer***

A number of progress meetings occurred during the duration of the project. The City held regular meetings with the Brownfield Support Team (BST) designated for the site, which included representatives from the City, U.S. EPA, the Massachusetts Department of Environmental Protection (MassDEP), the Massachusetts Department of Transportation (MassDOT), MassDevelopment, the Massachusetts Office of Business Development, the Office of the Attorney General and the Executive Office of Energy and Environmental Affairs. At BST meetings, updates on the project's status were reviewed by the group, including efforts related to this cleanup project. BST meetings, at which the U.S. EPA Project Officer was present, were held on the following dates:

- o January 23, 2013.

Further technical assistance update meetings with the BST were held as needed through the project.

Additionally, a project kick-off meeting with State, EPA, LSP and City Officials was held on December 1, 2014 following bidding of the proposed cleanup project.

- ***Green and Sustainable Remediation (GSR)***

The abatement of Building #26 resulted in the removal and off-site management of approximately 221.09 tons of asbestos impacted building debris and approximately 119.67 tons of Land Ban Materials (i.e. wood, sheetrock, and other non-impacted building materials). Land Ban Materials were either recycled or re-utilized in other processes as the Commonwealth of Massachusetts has banned the disposal of these materials in landfills.

The City has preserved and advanced abatement work of Building #26 with the intention of seeing the structure redeveloped in the near future. The preservation and reuse of this building is considered a sustainable strategy and is identified as a priority in the RiverMills Vision Plan. Additionally, preservation and removal of hazardous building materials are intended to remove a barrier to redevelopment by removing the abatement cost burden of abatement from future development proposals.

- ***Prepare Site Specific Quality Assurance Project Plan and Health & Safety Plan***

As determined by the City's Licensed Site Professional (LSP) and City Officials, an additional Site Specific Quality Assurance Project Plan (SSQAPP) was not required for the proposed project as a SSQAPP for the Uniroyal Property was approved on September 6, 2013. A Site Specific Health & Safety Plan (BETA Group) for the entire Uniroyal Property was finalized on July 16, 2013. A Site Specific Health & Safety Plan was drafted and finalized by American Environmental, Inc. and issued on November 14, 2014.

- ***Abatement Design & Engineering***

A Structural assessment of Buildings #26 was completed by BETA Group on September 26, 2010. Additionally, and Inspection Report for Asbestos-Containing Building Materials, Lead-Based Paint, Polychlorinated Biphenyls and Mercury Containing Components was completed by Smith & Wessel Associates, Inc. on November 19, 2012. A Non-Traditional Abatement Work Plan was submitted to MassDEP on October 21, 2014 and approved on November 21, 2014. These assessments informed the final approach to abatement of Building #26.

Abatement Design and Engineering documents were completed and incorporated into Bid Documents on October 1, 2014.

- ***Project Bidding / Contractor Selection***

Bid documents were released by the City's Purchasing Department on October 1, 2014. The project was advertised in The Republican (local newspaper) on September 25, 2014 and in the Massachusetts Central Register on September 24, 2014. Bids were due to the City's Purchasing Office on October 30, 2014. Five (5) bids were received. BETA Group reviewed all accepted bids and recommended the City execute a contract with low bidder, American Environmental, Inc. of Holyoke, MA. A Notice of Award was issued to American Environmental on November 12, 2014 and a contract between American Environmental and the City was executed on November 26, 2014. A Notice to Proceed was issued on December 2, 2014.

- ***Project Status Meetings***

Brownfield Support Team (BST) meetings were held through the early portion of the project. The BST met and discussed updates on this project on the following dates:

- o January 23, 2013

A kick-off meeting with American Environmental, BETA Group and the City was held on December 1, 2014. Formal progress meetings were held on the following dates:

- January 14, 2015;
- January 18, 2015;
- June 10, 2015; and
- June 24, 2015

Periodic update meetings between City staff, BETA Group and American Environmental occurred as needed throughout the project.

Task 3: Abatement Activities

- Oversight of Cleanup Activities

BETA Group, the City's LSP, provided oversight of all cleanup activities. BETA and BETA's sub-consultant Smith & Wessel Associates, Inc. dedicated staff for continuous on-site monitoring when abatement work is being completed by American Environmental. Inspection staff attended the kick-off and progress meetings throughout the duration of the project.

- *Davis-Bacon Documentation*

All required postings to be posted at the project site were reviewed with American Environmental during the kick-off meeting. Davis-Bacon Wage Rates, Certified Payrolls, Statement of Compliance and Employee Interview forms were reviewed as well. Certified Payroll Reports and Statements of Compliance were submitted by American Environmental on a weekly basis throughout the duration of the project.

Employee Interviews were conducted on the following dates:

- December 16, 2014; and
- December 23, 2014.

- *Abatement Activities*

Cleanup activities began on December 4, 2014 and continued through completion on September 30, 2016. American Environmental's scope was deemed complete and retainage released in November 18, 2015.

Conventional abatement procedures were advanced in Building #26 as this building was deemed structurally sound. Additionally, an Alternative Work Practices (AWP) Plan was approved by MassDEP on November 21, 2014.

- ***Cleanup Documentation***

The Asbestos Post-Abatement Closeout Package was prepared by American Environmental, Inc. and submitted to the City's LSP in August, 2015. The Package includes the following documentation:

- Project Notification;
- Containment Sign-in Sheets;
- Contractor License;
- Certificate of Reclamation; and
- Waste Manifest.

Additionally, following on-site inspections, on July 27, 2015 Smith & Wessel Associates confirmed that all contracted asbestos abatement work was completed by American Environmental.

- ***Cleanup Complete Documentation***

In a letter dated January 12, 2017 from BETA Group (the City's LSP), the LSP confirmed the completion of the abatement project. The letter has been provided to the U.S. EPA Project Officer.



Building #26 – Interior abatement progress

Task 4: Air Monitoring & Post-Abatement Testing

- ***Air Monitoring & Post-Abatement Testing***

Air Monitoring and post-abatement testing activities were overseen by BETA Group through BETA's sub-consultant Smith & Wessel Associates. Monitoring and testing was on-going while abatement and demolition activities were being advanced by Costello Dismantling. Clearance reports and updates were issued by Smith & Wessel on the following dates:

- June 8, 2015; and
- July 27, 2015.



Building #26 – Removal of building materials from concrete columns

Modifications to the Workplan

Two modifications to the Workplan were approved during the project performance period. Both modifications were approvals of minor budget edits as follows:

- January 6, 2016 – Transfer of \$1,054.98 from Travel to Contractual; and
- August 17, 2016 – Transfer of \$1,116.42 from Supplies to Travel (error correction from the January 6, 2016 approval) and \$2,375.18 from Supplies to Contractual.

Schedule

No significant delays or other schedule conflicts were encountered during the project performance period. No significant schedule changes occurred throughout the duration of the project.

Resources Leveraged

The City of Chicopee leveraged financial resources from three additional funding sources to advance the project to completion. Those resources included:

- Pioneer Valley Planning Commission (PVPC)
Brownfields Revolving Loan Fund Sub-Grant = \$ 200,000.00
- Community Development Block Grant (CDBG) Funds = \$ 4,049.46
- Local Government Funds (City of Chicopee) = \$ 161,420.00

Total additional resources leveraged in support of the project = \$ **365,469.46**

Following the close-out of this Cooperative Agreement the City has allocated an additional \$250,000 in CDBG funds to advance a second phase of abatement activities in the building. **Should the City expend the full \$250,000 on the project, Leveraged Resources will total \$ 615,469.46.**

Cost Share

The City of Chicopee met the required twenty percent cost share (\$40,000.00) through the use of Community Development Block Grant (CDBG) funds programmed for the Building #26 abatement project and staff time allocated to the project (i.e. Cooperative Agreement Oversight), as follows:

- CDBG Funds (staff) = \$ 2,435.18
- City Funds (staff) = \$ 2,823.26
- CDBG Funds (abatement & demolition) = \$ 34,741.56

Total = \$ 40,000.00

Project Funds Expended

Total Budget

	Initial Approved Budget	Final Approved Budget	Total Costs Incurred	Total Funds Remaining
Personnel	-	-	-	-
Fringe Benefits	-	-	-	-
Travel	\$2,500.00	\$2,561.42*	\$2,561.42	\$0.00
Equipment	-	-	-	-
Supplies	\$3,500.00	\$8.40*	\$8.40	\$0.00
Contractual	\$194,000.00	\$197,430.18*	\$197,430.18	\$0.00
Other	-	-	-	-
Total	\$200,000.00	\$200,000.00	\$200,000.00	\$0.00
Cost Share	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00
Grand Total	\$240,000.00	\$240,000.00	\$240,000.00	\$0.00

**Budget amendments were approved by the EPA Project Officer on January 6, 2016 & August 17, 2016.*



Building #26 – Original office fireplace

Property-Specific Information

	Uniroyal Parcel #147-06
ACRES Property ID	171061
Hazardous Substance Funding Amount	\$200,000.00
Petroleum Funding Amount	N/A
QEP Services Procured	4/2/2014
Community Relations Plan Finalized	3/20/2013
Information Repository Established	8/30/2013
30-Day Comment Period Begins	3/20/2013
Public Meeting Date	4/10/2013
Comment Period Ends	4/19/2013
ABCA Finalized	4/20/2013
Approved SSQAPP Date	9/6/2013
Cleanup Start Date	12/4/2014
Cleanup Completion Date	9/30/2016
Date of NFA Letter from State or Equivalent	1/12/2017
Date Engineering Controls in Place (If Required)	N/A
Date Institutional Controls in Place (If Required)	N/A