

Cleanup Work Plan

City of Chicopee

Workplan for CERCLA section 104(k) Cleanup Cooperative Agreement

10/1/2016 – 09/30/2019

Goal 3: Cleaning Up Communities and Advancing Sustainable Development

Objective 3.1: Promote Sustainable and Livable Communities

CDFA: 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) authorized 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 a local government was selected for Cleanup funding in the FY 2016 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 this facility around 1980 and sold the property to the 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, nine (9) vacant buildings remain at the Site.

The vacant Uniroyal property is considered blight on the neighborhood – providing no economic, social or environmental benefits to Chicopee or its residents. Many 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 #28 North, #28 North Extension and #28 South. The completion of these cleanup activities will help prepare the identified buildings for demolition and future redevelopment of the Site.

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 M. Pouliot, Planning Director in the City's Department of Planning & Development. He will be assisted by additional Planning staff and Community Development staff, the City Treasurer's Office and the City's Law Department. Technical assistance and oversight will be provided by the City's Licensed Site Professional (LSP), Alan Hanscom of BETA Group, Inc. The City selected BETA Group to provide LSP services for the Uniroyal property 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 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 Senior Center (opened in fall 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, known as RiverMills Center, was recently constructed on a portion of the Facemate property and opened in 2014. The remaining Facemate property will be advertised to the private development community for redevelopment proposals. Lot #4 has been released through this process and the City has selected a preferred developer. Lot #1 will be advertised in late 2016/early 2017. The City anticipates the Senior 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 Buildings #28 North, #28 North Extension and #28 South. The following summary is based upon a structural analysis completed in May 2010.

- Uniroyal Building #28 North encompasses a footprint of 48,000 square feet (1.1 acres) of the Uniroyal property with 240,000 square feet of vacant industrial space on five floors, not including the basement level. The building was originally utilized for the production of tires and related products. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with areas of deterioration and spalling noted. One of the building's stair towers has collapsed, further exposing the building to weather impacts. Hazardous building materials including asbestos, lead, polychlorinated biphenyls (PCBs) and others have been identified within the building, and are the subject of this cleanup project.
- Uniroyal Building #28 North Extension encompasses a footprint of 11,330 square feet (0.79 acres) of the Uniroyal property with 56,500 square feet of vacant industrial space on five floors, not including the basement level. The building was originally utilized for the production of tires and related products. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with area of deterioration and spalling noted. Hazardous building materials including asbestos, lead, polychlorinated biphenyls (PCBs) and others have been identified within the building and are the subject of this cleanup grant.
- Uniroyal Building #28 South encompasses a footprint of 54,000 square feet (1.24 acres) of the Uniroyal property with 270,000 square feet of vacant industrial space on five floors, not including the basement level. The building was originally utilized for the production of tires and related products. The building was assessed in 2010 and was rated in fair condition with water damage evident. Structural steel components showcase signs of deterioration in addition to exterior brick masonry being rated as poor with areas of deterioration and spalling noted. Hazardous building materials including asbestos, lead, polychlorinated biphenyls (PCBs) and others have been identified within the building, and are the subject of this cleanup grant.

The cleanup plan includes the preparation of specifications for the abatement and removal of regulated building materials and other hazardous substances in Buildings #28 North, #28 North Extension and #28 South. By completing this abatement work, the City will have removed a potential barrier to the demolition of these structures. 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 buildings' structures deteriorate dramatically. Completing abatement activities would also minimize the potential of a hazardous material release should a larger structural collapse occur. Completing abatement activities in these structures now allows the City to complete such work at significantly reduced costs as the buildings' structures have not yet deteriorated to unsafe conditions.

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

1. FUNDING: \$600,000 Hazardous Substances; \$0 Petroleum

2. BUDGET:

Budget Categories	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	\$7,500				\$7,500
Equipment*					
Supplies	\$3,000				\$3,000
Contractual		\$120,000	\$409,500	\$60,000	\$589,500
Other (specify)					
Total Federal Funding	\$10,500	\$120,000	\$409,500	\$60,000	\$600,000
Cost Share**			\$120,000		\$120,000
Total	\$10,500	\$120,000	\$529,500	\$60,000	\$720,000

3. 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 (Projects results, effects, improvements)	Anticipated Accomplishment Date(s) (Month/Year)	Actual Accomplishment Date(s)
Establish Information Repository	Outputs: <ul style="list-style-type: none"> Digital and hard-copy repositories of documents which allow the public to review site assessment & cleanup history/progress Outcomes: <ul style="list-style-type: none"> Educate community on the planning process for assessment and cleanup alternative was selected 	Establish repository by 8/31/16; ongoing updates with draft and final documents	
Reporting <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 	Outputs: <ul style="list-style-type: none"> Quarterly reports and other forms; updated ACRES database; final report and closeout forms Outcomes: <ul style="list-style-type: none"> Ensures compliance with Terms & Conditions reporting requirements 	Ongoing	
Request for Reimbursements or Advances	Outputs: <ul style="list-style-type: none"> Forms submitted to Las Vegas for payment Outcomes: <ul style="list-style-type: none"> Reduce unliquidated obligations 	Ongoing	
Travel & Training <ul style="list-style-type: none"> Attend brownfields related meetings, training sessions and conferences 	Outputs: <ul style="list-style-type: none"> Attend meetings, conferences & training sessions Session presentation for Brownfields Conference on RiverMills Outcomes: <ul style="list-style-type: none"> Improve understanding of Brownfields issues and programs Share Brownfields experience in Chicopee with other municipalities 	Ongoing	
Prepare Community Relations Plan <ul style="list-style-type: none"> Prepare plan to involve public in cleanup activities 	Outputs: <ul style="list-style-type: none"> Plan for involving the community in cleanup activities 	12/1/2016	

	<p>Outcomes:</p> <ul style="list-style-type: none"> • Improve understanding and participation in cleanup and redevelopment process 		
Prepare Analysis of Brownfields Cleanup Alternatives (ABCA)	<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 	02/01/2017	
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 	02/01/2017	
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 cleanup activities	
<p>Prepare Decision Document</p> <ul style="list-style-type: none"> • Document results of the 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 	03/03/2017	
<p>Historic Preservation</p> <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 	08/30/2016	08/30/2016

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)
<p>Obtain Licensed Site Professional (LSP) Services</p> <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 	<p>Outputs:</p> <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 completed and made <p>Outcomes:</p> <ul style="list-style-type: none"> • Maintain effective work force to meet workplan commitments 	10/02/2016	
<p>Hold a kickoff meeting with State, EPA & LSP</p>	<p>Outputs:</p> <ul style="list-style-type: none"> • Hold meeting <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure all agencies are in agreement with cleanup plan 	10/02/2016	
<p>Green and Sustainable Remediation (GSR)</p> <ul style="list-style-type: none"> • Incorporate green and sustainable remediation principles/techniques into your project 	<p>Outputs:</p> <ul style="list-style-type: none"> • GSR language in ABCA and RFP • Track and report GSR in quarterly reports <p>Outcomes:</p> <ul style="list-style-type: none"> • Greener and more sustainable cleanup 	Before, during and after cleanup activities	
<p>Prepare Site Specific Quality Assurance Project Plan and Health and Safety Plan</p> <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 	<p>Outputs:</p> <ul style="list-style-type: none"> • EPA approved SSQAPP • Place SSQAPP in information repository <p>Outcomes:</p> <ul style="list-style-type: none"> • Ensure proper confirmatory testing methods and analytical data results are achieved 	If needed	
<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 	<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 	05/01/2017	

<ul style="list-style-type: none"> 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 			
Project Bidding/Contractor Selection <ul style="list-style-type: none"> Advertisement Proposal Review Contractor Selection Contract Execution 	Outputs: <ul style="list-style-type: none"> RFP/Bid Package Selection of cleanup contractor Outcomes: <ul style="list-style-type: none"> Ensure selected cleanup contractor is qualified and able to complete abatement work as anticipated in RFP 	07/01/2017	
Project Status Meetings <ul style="list-style-type: none"> Conduct periodic project status meetings with LSP to discuss project issues and priorities 	Outputs: <ul style="list-style-type: none"> Held meetings Minutes to document meeting discussions Outcomes: <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"> Licensed Site Professional (LSP) 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 place 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	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 	Outputs: <ul style="list-style-type: none"> Removal of hazardous 	11/01/2018	

activities per approved remedial action and engineering/technical documents	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 		
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. 	02/01/2019	
Cleanup Complete Documentation <ul style="list-style-type: none"> • Receive final cleanup 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 	02/01/2019	

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 a Licensed Site Professional (LSP), 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) 	Ongoing; as needed during remediation activities	

4. QUALITY ASSURANCE

Prior to undertaking confirmatory sampling, the City of Chicopee, through its Licensed Site Professional (LSP) 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 the EPA.

5. PRE-AWARD COSTS:

The City of Chicopee is not requesting Pre-Award Costs.

6. ATTACHMENT 1:

Please see Attachment 1, Budget Details for Tasks I, II, III & IV.

Task 1: Cooperative Agreement Oversight

Position/Title	Estimate Time (Hours)	Hourly Wage	Total
Personnel	0	0	0
Total Personnel	0	0	0
Fringe	0	0	0
Travel	/	/	\$7,500.00
Supplies	/	/	\$3,000.00
Contractual	/	/	0
Total Federal Funding	/	/	\$10,500.00
Cost Share (Cleanup & RFL only)	/	/	0
Total Budget			\$10,500.00

Explanation of Costs

Travel:

- Brownfields 2017: Pittsburgh, PA – Three (3) City Representatives (\$7,000.00)
 - Registration (3 people x \$200.00/person) = \$600.00
 - Airfare (3 people x \$450.00/person) = \$1,350.00
 - Hotel (3 rooms x 4 nights x \$350.00/night) = \$4,200.00
 - Local Transportation (taxi, etc.) = \$100.00
 - Meals (3 people x 5 days x \$50.00/day) = \$750.00
- Regional Brownfields Training Events (\$500.00)
 - Local Travel (\$0.54/mile x up to 926 miles) = \$500.00

Supplies:

- Public Meeting Advertisements (2 ads x \$250.00/ad) = \$500.00
- Language Translation (Spanish) = \$500.00
- Printing & Postage = \$500.00
- Ongoing maintenance of HEAL Chicopee website = \$500.00
- Site Project Sign = \$500.00
- Camera/Video Equipment (Package) = \$500.00

Task 2: Abatement Design & Procurement

Position/Title	Estimate Time (Hours)	Hourly Wage	Total
Personnel	0	0	0
Total Personnel	0	0	0
Fringe	0	0	0
Travel	/	/	0
Supplies	/	/	0
Contractual	/	/	\$120,000.00
Total Federal Funding	/	/	\$120,000.00
Cost Share (Cleanup & RFL only)	/	/	0
Total Budget			\$120,000.00

Explanation of Costs

Contractual:

- Contractual Costs include the costs associated with work done by the Licensed Site Professional (LSP), which was previously procured as the designated LSP for all work done on the Uniroyal property. Work done by the LSP includes providing professional environmental services, abatement project design & bidding and cleanup oversight of the project.

Task 3: Abatement Activities

Position/Title	Estimate Time (Hours)	Hourly Wage	Total
Personnel	0	0	0
Total Personnel	0	0	0
Fringe	0	0	0
Travel	/	/	0
Supplies	/	/	0
Contractual	/	/	\$409,500.00
Total Federal Funding	/	/	\$409,500.00
Cost Share (Cleanup & RFL only)	/	/	\$120,000.00
Total Budget			\$529,500.00

Explanation of Costs

Contractual:

- Contractual Costs include the procurement of an Abatement Contractor to complete the abatement project designed for the site. Please refer to Subtasks in Task III: Abatement Activities in the Workplan.

Cost Share:

- The City of Chicopee will meet the 20% cost share under Task III with Community Development Block Grant (CDBG) funds. All \$120,000.00 of the Cost Share will be directed towards abatement activities and the contractual agreement with the Abatement Contractor.

Task 4: Air Monitoring & Post-Abatement Air Clearance Testing

Position/Title	Estimate Time (Hours)	Hourly Wage	Total
Personnel	0	0	0
Total Personnel	0	0	0
Fringe	0	0	0
Travel	/	/	0
Supplies	/	/	0
Contractual	/	/	\$60,000.00
Total Federal Funding	/	/	\$60,000.00
Cost Share (Cleanup & RFL only)	/	/	0
Total Budget			\$60,000.00

Explanation of Costs

Contractual:

- Contractual Costs include costs associated with any required long term post-cleanup monitoring that may be required following completion of cleanup activities. This Task may be included in the City's costs associated with work done by the Licensed Site Professional (LSP).