



BROWNFIELDS ADVISORY COMMITTEE

May 21, 2018 at 4 – 6 pm
CVRPC Office

AGENDA

<u>Page</u>	<u>Time¹</u>	<u>Description</u>
	4:00	Adjustments to the Agenda Public Comments
2-3	4:05	Meeting Minutes ² – March 14, 2018
	4:10	Assessment Presentation (Dan Voisin, Stone Environmental) – 51 Prospect Street Phase 2 Environmental Site Assessment – Ayers Auto Corrective Action Plan – Keith Ave, Partial Corrective Action Plan
4-13	4:50	Program Updates An opportunity for questions about program updates
14	5:10	Request for funds ² Request for additional funds for Woodbury Environmental Site Assessments
	5:25	Committee Membership & Appointments Updates on membership, renewal and recruitment
	5:30	Next Meeting – Meeting date – June 18, 2018 – Potential presentations: Bonacorsi Phase 2, Granite Works Phase 2
		Adjournment

¹ Times are approximate unless otherwise advertised.

² Anticipated action items

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Brownfields Advisory Committee
DRAFT Minutes
Special Meeting – March 14, 2018

Committee Members:

<input checked="" type="checkbox"/>	Janet Shatney, Barre City Commissioner	<input checked="" type="checkbox"/>	James Stewart, Central Vermont Economic Development Corporation Alternate
<input checked="" type="checkbox"/>	Julie Potter, East Montpelier Commissioner	<input checked="" type="checkbox"/>	Tim Ross, Union Bank (finance)
<input checked="" type="checkbox"/>	Ron Krauth, Middlesex Commissioner	<input type="checkbox"/>	Vacant, Town of Northfield (real estate)
<input checked="" type="checkbox"/>	Don La Haye, Waitsfield Commissioner	<input type="checkbox"/>	VACANT (environment)
<input type="checkbox"/>	VACANT, Capstone Community Action (at-risk populations)	<input type="checkbox"/>	Joan Marie Misk, Dept. of Health
<input type="checkbox"/>	Gunner McCain, Central Vermont Economic Development Corporation	<input type="checkbox"/>	Steve Comolli, Downstreet Housing & Community Development (housing)
		<input type="checkbox"/>	DEC Representative (Lynda Provencher)

Staff: Clare Rock

Members Tim Ross and Ron Krauth joined meeting via conference call.

Adjustments to the Agenda

None.

Public Comments

None.

Meeting Minutes

J. Potter made a motion to approve the January 29, 2018 minutes, seconded by R. Krauth, all in favor. J. Stewart abstaining. Motion carried.

The committee does not need to approve the February 28, 2018 meeting summary, as they are not formal minutes due to a lack of quorum at that meeting.

Site Prioritization

Discussion of enrolled sites and the allocation of remaining funds for additional assessment activities as per the Site Prioritization materials contained within the packet. Based upon discussion the committee agreed completing the Granite Works Phase 2 is a priority as well as completing the Woodbury Phase 2. Granite Works is seeking additional funding now, and staff recommends setting aside some funds to ensure the Woodbury Phase 2 is completed in the event of any cost increases.

Due to the lack of available funds and the “redevelopment readiness” of the Woodbury CAP, this is not a priority under this funding round. In comparison to the other sites, Keith Ave is not a priority, primarily due to the lack of available funding. Even if we had funds to cover the petrol portion, this would not move the project forward as it also needs hazardous funds.

Request for funds

1 Request for Supplemental Phase 2 Investigation at Granite Works, Montpelier –
2 There are no available uncommitted hazardous funds to cover the hazardous portion of the Granite
3 Works Phase 2, but there is enough to cover the petrol portion. J. Potter suggested asking EPA/DEC if it
4 is possible to cover the entire investigation with petrol funds because such a small portion is hazardous.
5 Rock shall inquire. If this is possible then the entire investigation could be covered.
6

7 *J. Potter moved to approved up to \$32,000 (in petrol funds) for the Granite Works Phase 2, seconded by*
8 *J. Stewart. Motion carried.*
9

10 Request for Supplemental Testing at Keith Ave, Barre City –
11 Due to the lack of funds, Rock has reached out other regional planning commissions to seek additional
12 funding and should here back soon.
13

14 *J. Stewart moved to not approve the Keith Ave funding request due to the lack of available funds, and*
15 *directed staff to seek other funding sources and recognizes if we receive more funds we will fund this*
16 *project, seconded by J. Potter. Motion carried.*
17

18 **Committee Membership & Appointments**

19 Review membership and expirations. J. Potter would like to step off the committee upon the expiration
20 of the term, which will be effective in July. R. Kruath, D. LeHaye, and J. Shatney agreed to stay on the
21 committee. We will need to seek one more CVRPC Rep, plus a CVRPC alternate. J. Potter suggest J.
22 Shatney contacts Laura Hill-Eubanks, CVRPC Vice Chair, as Hill-Eubanks is responsible for recruiting
23 members to RPC committees. An additional new member suggestion was the Montpelier CVRPC Rep.
24

25 Rock will follow up with T. Ross, J. Misek, and S. Camolli, about their willingness to continue on the
26 committee.
27

28 **Next Meeting**

29 Next Meeting date will be April 16, 2018 at 4pm – back to the regular schedule.
30

31 Potential presentations: Bonacorsi Phase 2 (of the results are in), Ayers Auto CAP, 51 Prospect Street Ph
32 2 Presentation.
33

34 **Adjournment**

35 *D LaHaye moved to adjourn at 5:05 pm, seconded by r. Krauth. Motion carried.*



BROWNFIELD PROGRAM UPDATES

May 21, 2018

These updates keep the Brownfields Advisory Committee informed about program activities, potential modifications to state and federal programs and practices, and other news that may be of interest. Acronyms and brownfield-related terms are defined at the end of this document. Please feel free to share additional acronyms or terms you would like explained.

Enrolled Sites

Woodbury Country Store, Woodbury

Reuse:	Greenspace - Floodplain Buyout and Restoration
Owner:	Kim Sample and Kirk Gallant
Developer:	Town of Woodbury
Assessment Activity:	Phase 2
Assessment Status:	Phase 2 ESA workplan pre-preparation
Funds Authorized:	\$40,000 – Petroleum & Hazardous
Contractor:	The Johnson Company (JCO)
BRELLA:	Application initiated; currently on hold (?)*

Update: The Phase 1 contract is closed. While the cost of the work completed came in under the contract amount, it was higher than anticipated. This was due to addressing QAPP comments, participation in a conference call with the Town on 2/22/2018 and follow up with the building materials assessment sub-contractor (in response to Town questions.) Staff will be requesting the Committee approval for up to \$5,000. See Request for Funds.

In early May, JCO was onsite to collect soil samples using a hand auger for the purpose of delineating the southern extent of petroleum impacts. Samples were collected from the hand auger borings to be analyzed for petroleum-related VOCs.

Next Steps: Analytical data should be under review by the Johnson Company and a draft Phase 2 ESA Report should be used shortly thereafter. Staff will then coordinate an all stakeholders meeting (town, property owner, VTrans, FEMA, DEC.)

Bonacorsi-Capital Candy, Barre City

Reuse:	Economic Development – Warehouse Renovation
Owner:	N & M Investments

Developer: Capital Candy Company, Inc.
 Assessment Activity: Phase 1 and 2 ESA
 Assessment Status: Draft Phase 2 ESA submitted for DEC and EPA review
 Funds Authorized: \$40,000 - Hazardous Materials
 Contractor: The Johnson Company (JCO)
 BRELLA: Application not submitted to DEC

Update: The Phase 2 ESA Report was sent to EPA and DEC on May 3, 2018 and is still under review by DEC. A CAP is being recommended. Below is an excerpt from the draft report:

Summary and Alternative Reuse Scenarios: In summary, this Phase II ESA identified some hazardous building materials(LBP and PCB-containing material), impacted residuals in one trench-drain, and impacts to sub-slab soil vapor that need to be addressed prior to and/or during the redevelopment of the property under an industrial reuse scenario. Prior to redevelopment, the LBP and PCB-containing material should be addressed. In their current state, impacted residuals in the eastern trench drain pose a minimal risk to human health, but should be appropriately disposed of if removed from the drain. Modeling using the sub-slab soil vapor data should be performed to determine the estimated impact to indoor air and associated exposure risk to Site workers posed by the sub-slab soil vapor. If modeling results suggest a potential for indoor air exposure risk to Site workers over an extended period of time, indoor air sampling should be performed.

Next Steps: Staff will meet with property owner and prospective purchaser and JOC upon DEC providing comments, then request a cost estimate for the CAP. Approx \$10,000 in CAP funding of already approved by Committee as part of Phase 2 funding approval.

Ernie's Garage/Ayer Autobody Expansion, Barre City

Reuse: Economic Development – Business Expansion
 Owner: 561-567 North Main Street, LLC
 Developer: 561-567 North Main Street, LLC (David Ayer)
 Assessment Activity: Phase 2 supplemental plus Corrective Action Plan
 Assessment Status: Corrective Action Plan in progress
 Funds Authorized: In addition to Phase 2 funds, \$8,000 for Corrective Action Plan
 Contractor: Stone Environmental (Stone)
 BRELLA: Enrolled

Update: The Supplemental Phase 2/ECAA + CAP report was completed and submitted to EPA and DEC in late March 2018. EPA had no comments. DEC reviewed the ECAA and provided comments to Stone regarding the need to evaluate the potential for vapor intrusion at the residential property (which was initially proposed to be razed and is now to remain on the site for the near future.) DEC also has questions regarding a couple of the proposed alternatives for the garage. Stone met with DEC to review the comments on 4/13/2018. The outcomes of the meeting were to make this CAP a Partial CAP which addresses the 567 North Main Street/Garage parcel. The remaining parcel, 561 North Main Street will require a soil gas sample to be collected and analyzed for volatile organic

compounds (VOCs). This additional soil gas sample will address the potential issue of soil vapor intrusion into this residential building. Once the analytical results are received from this soil gas sample it can be determined whether this Partial CAP is appropriate to address both the 567 and 561 North Main street parcels or if additional corrective action is needed for the 561 North Main Street parcel. Stone will be proposing soil gas sample is collected at the same time of monitoring one of the wells, which is the responsibility of the property owner.

Stone then submitted the Final ECAA/Partial Corrective Action Plan to DEC and EPA for review on Monday 5/14/2018. Excerpts from the Plan include:

The selected corrective actions described in the CAP include:

- *Closure of the floor drain system;*
- *Installation of a trench drain;*
- *Installation of an epoxy-based resin vapor intrusion barrier on the garage concrete slab;*
- *Continued monitoring of metals and volatile organic compounds (VOCs) in groundwater at the site;*
- *Implementation of an institutional control on the Site in the form of a Certificate of Completion under the Brownfields Reuse and Environmental Liability Limitation (BRELLA) Program; and*
- *Long term monitoring and maintenance of the vapor intrusion barrier installed on the garage concrete slab.*

Following regulatory review and acceptance of this CAP, Stone estimates the following project milestones and completion dates:

- *Public comment period ends: April 2018*
- *Corrective active implementation: May - June 2018*
- *Corrective Action Construction Completion Report (CACCR) and draft Certificate of Completion to VTDEC: June 2018*
- *Long Term Monitoring: periodic inspections and maintenance of the vapor intrusion barrier installed on the garage concrete slab in perpetuity, or for the lifetime of the building and until another corrective action for contaminated soil gas is implemented or it is determined that vapor intrusion no longer presents and exposure risk to Site users.*

Next Steps: DEC review and approve the submitted Plan. Assessment activities will then be complete.

Keith Avenue/Pearl Street, Barre City

Reuse:	Economic Development & Transportation – Municipal Parking Lot
Owner:	City of Barre
Developer:	City of Barre
Assessment Activity:	Corrective Action Feasibility Investigation (CAFI) & Corrective Action Plan (CAP)
Assessment Status:	Corrective Action Plan has been submitted to DEC for final review.
Funds Authorized:	\$26,638 - currently \$16,716 Hazardous Materials and \$9,003 Petroleum
Contractor:	Stone Environmental (Stone)
BRELLA:	Enrolled

Update: DEC requested additional testing. Staff met with Barre City reps, DEC Site manager and Stone Environmental to discuss the additional work. Stone subsequently provided a cost estimate for the work. Based upon outcomes of the last BAC meeting, CVRPC doesn't have adequate funding to cover this Supplemental Phase 2. Rock provided project information to both Chittenden County Regional Planning Commission and the Two Rivers Ottaqueeche Planning Commission (TROC) to see if this work could be funded with their assessment funds. Neither RPC approved use of funds for this project nor DEC is unable to fund the project due to their current contract commitments. Staff recommended the process of sharing funds between other RPCs and DEC be streamlined, and hope this is a topic which the newly forming State Brownfields Program will address – see **Other** section at end of this documents.

Next Steps: Barre City Council approved funding the further assessment work. Staff could continue to seek further funding.

Town Fire & Recycling Station, Whiting

Reuse: Public – Town Fire & Recycling Station
 Owner: Town of Whiting
 Developer: Town of Whiting
 Assessment Activity: Phase 2 supplemental
 Assessment Status: Phase 2 report completed.
 Funds Authorized: \$11,920 - Petroleum
 Contractor: LE Environmental (LEE)
 BRELLA: Application not submitted to DEC

Assessment work complete.

Clark's Feed/51 Prospect Street, Barre City

Reuse: Economic Development & Transportation – Private Parking Lot for Previously Redeveloped Commercial Property
 Owner: Metro 51 LLC
 Developer: 51 Prospect LLC
 Assessment Activity: Phase 2 ESA & Corrective Action Plan
 Assessment Status: Phase 2 ESA Report issued
 Funds Authorized: \$20,000 - Hazardous Materials
 Contractor: Stone Environmental (Stone)
 BRELLA: Enrolled

Update: The Phase 2 ESA Report was sent to DEC and EPA on 4/15/2018 for review, EPA had no comments and DEC agrees with Stone's recommendations. The ESA is recommends no further assessment work is necessary and that once confirmation is received that the wells have been properly abandoned, the site will be eligible for a Certificate of Completion (COC). Below is an excerpt from the Report Executive Summary:

Based on the results of Stone's investigation and historical data, Stone concludes the following:

1. Chlorinated VOCs (CVOCs) have been identified in Site groundwater along the southeastern property boundary. The most likely source of this contamination is the dissolved CVOc plume originating at the Bonacorsi & Sons property.
2. Polycyclic aromatic hydrocarbons (PAHs.) are present in shallow soil at concentrations that exceed the Vermont Soil Screening Levels for industrial properties.
3. No Metals or herbicides were detected in Site soil samples at concentrations exceeding relevant regulatory criteria.

Redevelopment plans for the Site are currently limited to using the Site as a parking lot.

Based on the above conclusions, Stone recommends the following:

1. No further assessment is recommended to delineate the nature and extent of contaminants of concern in soil or groundwater at the Site.
2. Under current Site redevelopment plans there is no risk of vapor intrusion, or impacts to nearby drinking water supplies. Future excavation work that may encounter soils containing PAHs or soil gas that may contain CVOcs.
3. The existing asphalt surface is sufficient in preventing direct contact risk to Site users as a de facto remedial barrier.
4. Following successful abandonment of the Site groundwater monitoring wells – or development of a plan to maintain these wells as part of the Bonacorsi and Sons well network – the Site should be eligible for a Certificate of Completion (COC) from the Vermont Department of Environmental Conservation (VT DEC) Brownfield Response Program. The COC should include institutional controls to notify future owners of Site conditions and to mandate ongoing maintenance of the asphalt parking.

Next Steps: Assessment work is complete, contract will be closed upon receiving final invoice from Stone. Remaining funds can be used on another project.

Union Elementary School, Montpelier

Reuse:	Public - Playground
Owner:	City of Montpelier
Developer:	Montpelier Public Schools
Assessment Activity:	Phase 2 ESA and Corrective Action Plan
Assessment Status:	Corrective Action Plan in public comment
Funds Authorized:	\$70,000 - Hazardous Materials
Contractor:	The Johnson Company (JCO)
BRELLA:	Application in progress

Update: The CAP was submitted to VT DEC, which posted it. The 30-day public comment period is active. CVRPC submitted a request for public meeting. The meeting will be held on May 22. The school is hosting a meeting to update parents on May 8.

Next Steps: DEC will close the public comment period on June 7. If there are no requested changes, the CAP will be final and work at this site will be complete. Construction is scheduled for summer 2018.

Montpelier Granite Works, Montpelier

Reuse: Economic Development – Commercial
 Owner: Montpelier Granite Works
 Developer: Steve Ribolini/Larry Williams
 Assessment Activity: Phase 2 and Supplemental Phase 2 ESA
 Assessment Status: Supplemental Phase 2 site work complete, draft Report issued.
 Funds Authorized: \$78,000 - Hazardous and Petroleum (doesn't include build. material assessment)
 Contractor: The Johnson Company (JCO)
 BRELLA: New prospective purchaser has not submitted application.

Update: Site work on the Supplemental Phase 2 has been completed and the property owner contributed \$1,448 for the hazardous materials portion of the work. A draft Phase 2 Report has been submitted to DEC for review and a CAP will be required. Below is an excerpt from the Executive Summary:

SUMMARY OF CONCLUSIONS:

In summary, this Phase II ESA identified that the Site has minor, localized areas of contamination in two areas that need to be addressed prior to and/or during redevelopment of the property for industrial/commercial reuse: PAH-impacted shallow soil beneath the location of the former oil AST, and petroleum product floating on the groundwater surface beneath the Main Manufacturing Building drum storage area. The PAH-impacted soil below the location of the former oil AST may potentially present a risk to human health and should be removed for appropriate off-site disposal or placed beneath an engineered isolation barrier to prevent human contact (potentially consisting of indicator fabric and a layer of "clean" fill/gravel, or an impervious cap such as asphalt). Given the relatively small quantity and localized nature of the impacted soil, JCO would recommend actively removing this soil and disposing of the material at a certified landfill.

The petroleum product identified in monitoring well MW-6 (located in the Main Manufacturing Building drum storage area) appears to be localized and effort should be made to actively extract this product. Extraction methods might include: 1) the installation of extraction wells and ongoing pumping and product recovery; and/or 2) a combination of excavating product containing soil and extraction of product containing groundwater using a vacuum truck. Upon completion of this initial extraction effort, monitoring of product thickness should occur to determine the effectiveness of the removal effort. Assuming the majority of the product was successfully extracted, and monitoring suggests the impacts remain localized to the area around MW-6, soil vapor assessment may be required to determine if a potential risk to indoor air may exist. If the data suggests a risk may exist, a sub-slab depressurization system should be should be incorporated into any redevelopment design to address potential vapor intrusion risks.

Trench drain residuals, shallow soil and deeper soil at the Site are also impacted with VOCs, SVOCs, and PCBs at concentrations above residential EPA RSLs and VT DEC VSLs; therefore, an institutional control must be placed on the property which would be filed in the City of Montpelier land records should this material remain on-site. This institutional control would document the presence of impacted material that remains on-Site, property reuse limitations (non-residential), and ongoing obligations. Given the localized nature of the PCB impacts to soil beneath the pole-

1 *mounted transformer, JCO would recommend excavation and appropriate offsite disposal of this*
2 *relatively small volume (estimated to be less than 1 cubic yard) of PCB impacted soil under the*
3 *transformer to avoid identifying PCB containing soils in the institutional control for the*
4 *Site. Arrangements should also be made for the electric company to remove any transformers*
5 *that may contain residual PCBs*

6 Next Steps: Draft Phase 2 Report has been submitted to DEC. Upon DEC's review, a meeting with
7 owner, prospective owners, DEC, consultant and RPC will be coordinated to review next steps. Due to
8 CVRPC lack of funds, staff has already started to inquire about sources of funding for a CAP.
9

10 **Site Recruitment & Program Outreach**

11 No updates to report.

12
13 Spot on - the weeks we have available are the. Let us know what date, time, and location. As well as
14 what type of educational event you think would be the most informative for Central Vermont!
15

16 There are two parallel education outreach efforts that are being organized through the Sites
17 Management Section:

- 18 1. SMS Roadshow - The purpose of the Road Show is to provide additional clarity regarding DEC
19 SMS rules and regulations, and also to foster a collaborative relationship with the environmental
20 community. Lynda Provencher (SMS) will be organizing the SMS Roadshow dates and locations.
- 21 2. Brownfields Education and Outreach Taskforce – The purpose of the Taskforce is to present
22 brownfields education on a regional basis and DEC is seeking input from regions to help
23 determine what type of presentation would best serve our target audience. Ideas on potential
24 presentations include: Brownfields Basics/101, Lender Liability, and All Appropriate Inquiry. Kim
25 and Kristi (SMS) are organizing this effort in collaboration with RPC brownfield managers. The
26 Central Vermont regional event will be scheduled during either the week of November 5th or
27 November 12th.
28
29

30 **Work Plan and Budget**

31 Staff submitted a minor budget adjustment to EPA, which was approved in late March. The purpose is to
32 move unused travel and supply funds into personnel funds. Contractual funds remain the same.
33

34 Staff anticipates expending all funds within the grant period. But if for some reason, CVRPC doesn't draw
35 down contractual funds by June 2018, CVRPC should initiate process of sending remaining funds to
36 other RPC's before the close of the grant period. Grant ends by September 2018.
37

38 See attached Budget Spreadsheet for current funding status.
39

40 **Other**

41
42 CVRPC was informed on April 25, 2018 that the recent grant application was not successful. Staff has
43 requested a de-briefing in anticipation of applying in the next round. The following grants were awarded

1 in Vermont:

- 2 • Chittenden County Regional Planning Commission, with a \$300,000 grant to assess sites in
- 3 Burlington and Winooski;
- 4 • Northeastern VT Development Association, with a \$600,000 grant to assess sites in Newbury
- 5 City and St. Johnsbury;
- 6 • Town of Springfield, with a \$250,000 grant for Community-wide assessments;
- 7 • Vermont River Conservancy, with a \$200,000 grant for cleanup work at 250 Birge Street in
- 8 Brattleboro.

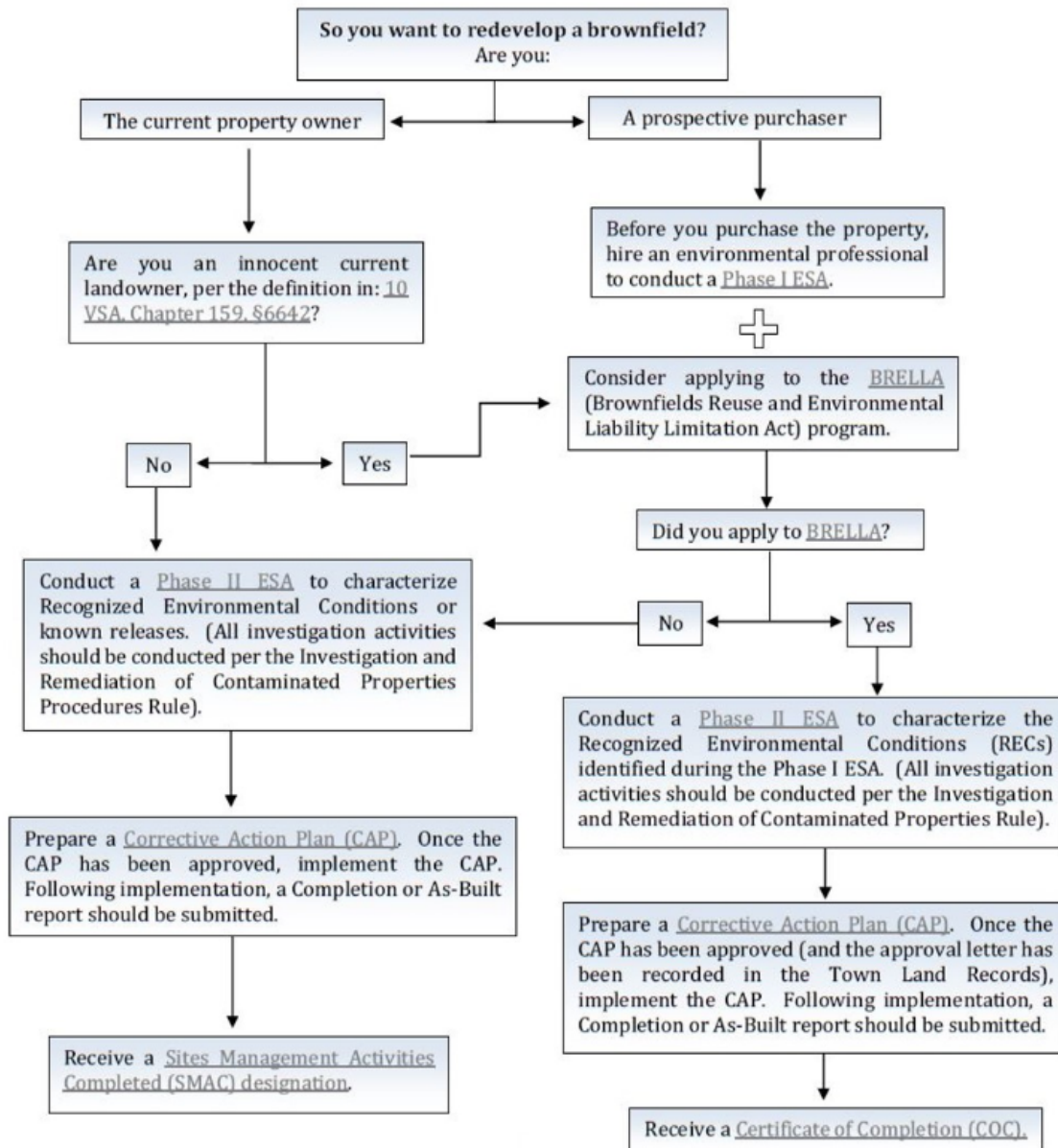
9
10 Staff attended a VT DEC and RPC brownfields meeting in Springfield, VT on April 30, 2018. Discussion
11 included development of a Statewide Brownfields Program – and how RPC's and DEC could work better
12 together so it's not an "us" and "them." Discussion also included how RPC's could work together to
13 share funds and an overview of the SMS Roadshow and Brownfields Education and Outreach Taskforce
14 (see description above.)

15
16 The updated Vermont Brownfields Handbook is now available at:

17 <http://dec.vermont.gov/sites/dec/files/wmp/Sites/18.04.06.BROWNFIELDS.HANDBOOK.pdf>.

BROWNFIELDS RESOURCES FOR CITIZENS

Click here for our [Vermont Brownfields Handbook](#).



	Committee Approvals				Contracted (CVRPC has signed contracts for this specific and \$ amount)			Funding requests and future assessment activities				Estimated return (difference between Committee Approval and Contracted Total)				
Site	Total	Committee Motions/Approvals		Assessment Activity	Total	Hazardous	Petrol	Assessment Activity	Total	Hazardous		Petrol	Total	Hazardous	Petrol	
51 Prospect Street	\$20,000	Authorize up to \$20,000 in brownfield funds for Phase 2 and CAP		Phase II and Phase II amend	\$13,708.00	\$7,536.00	\$6,172.00	CAP not recommended	\$0	\$0	\$0	\$6,000	?	?		
Ayer Autobody	\$38,000	Authorize \$30,000 in grant of services, plus authorize \$8,000 for CAP		Phase II, Phase II contract amend, Supp Phase II soil testing + CAP	\$37,521.00	\$15,454.00	\$22,067.00	Assessment activites complete.	\$0	\$0	\$0	\$450	?	?		
Bonacorsi	\$57,000	Authorize up to \$17,000 for ESA and CAP + authorize up to \$40,000		Phase I, Phase II	\$47,850.00	\$47,850.00	\$0.00	CAP - CAP cost of ~\$9,000 already approved by Committee. Will need CAP cost estimate for specific \$.	\$0	\$0	\$0	TDB	?	?		
Keith Avenue	\$26,638	Authorize \$26,638 in grant of services.		Partial CAP	\$26,621.00	\$17,429.00	\$9,192.00	Partial CAP complete.	\$0	\$0	\$0	\$0	\$0	\$0		
Granite Works	\$78,000	Authorize up to \$40,000 for a Phase 2 Environmental Site Assessment + \$6,000 + up to \$32,000 of petrol funds for Supp Ph 2.		Phase II, supplemental Phase II	\$71,623.00	\$7,868.00	\$63,755.00	CAP - cost of CAP unknown. Dependant on remaining funds in June, consider contribution to CAP	\$0	\$0	\$0	\$0	\$0	\$0		
Union Elem. School	\$70,000	Authorize \$65,000 for a Phase 2 ESA and CAP + \$5,000 for CAP and site redesign.		Targeted soil investigation with CAP incl. site redesign	\$66,816.82	\$66,816.82	\$0.00	Assessment activities complete.	\$0	\$0	\$0	\$3,000	\$3,000	\$0		
Whiting, Town of	\$11,920	10/17/2016: motion to enroll the site and allocate up to \$9,000 of site assessment work, with an amendment to allocate \$11,000. 3/7/2018 : Approved by Exec Cmt total: \$11,920		Supplemental Phase II. CONTRACT CLOSED.	\$10,995.00	\$0.00	\$10,995.00	Assessment activity complete.	\$0	\$0	\$0	\$925	\$0	\$925		
Woodbury, Town of	\$40,000	Authorize \$40,000 of assessment and remediation planning work		Phase I , Phase II	\$41,094.59	\$4,290.00	\$36,804.59	Funding Request: Phase 2 contingency	\$5,000	\$0	\$5,000	\$0	\$0	\$0		
Total	\$341,558			Total	\$316,229.41	\$167,243.82	\$148,985.59	Total Funding Request	\$5,000	\$0	\$5,000	\$10,375	?	?		
Total		Haz	Petrol	Total		Hazardous	Petrol	Total		Hazardous	Petrol	Total		Hazardous	Petrol	
Current uncommitted by Committee	\$8,428	unknown	unknown	EPA grant total for contracutal		\$349,986.00	\$175,627.00	\$174,359.00	Remaining contractual funds including Woodbury Funding Request	\$28,757	\$8,383	\$20,373	Uncommitted Funds plus Estimated Returns	\$18,803	unknown	unknown
				Remaining contractual funds / available for contracting		\$33,756.59	\$8,383.18	\$25,373.41								



Request for Funds –Woodbury

April 12, 2018

Request: Additional funds for Woodbury Phase 2 Environmental Site Assessment

Summary: To ensure adequate funds for Phase 2 completion.

The Phase 1 contract is closed. While the cost of the work completed came in under the contract amount, it was higher than anticipated. This was due to addressing QAPP comments, participation in a conference call with the Town on 2/22/2018 and follow up with the building materials assessment sub-contractor. (Contract was for \$10,322.00, actual cost was \$7,352.59.) Contract totals are Phase 1 \$7,352.59 + Phase 2 \$33,742.00 = \$41,094.59. Committee has approved \$40,000. Gap of -\$1,094.59.

To ensure Committee approvals are aligned with current contract totals and to account for any unanticipated public/stakeholder meeting and/or changes to the site investigation (such as inclement weather or unsafe building access), increased funding will ensure the Phase 2 is completed, with no additional costs which would need to be covered by the Town or current property owner. For additional information about site conditions see Program Updates.

Staff is requesting the Brownfields Advisory Committee approval of no less than \$2,000 and up to \$5,000 of petrol funds. Committee supported this request at the last meeting based upon prioritization discussion.

Funding Request	Assessment Activity	Cost Estimate	Hazardous	Petrol
\$5,000	Phase 2 contingency	n/a	\$0	\$5,000