



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	09/21/2022	Department	City Council
Agenda Item	4.a- Presentations from respondents to RFQ for Brownsfields Assessment Firms		
Est. Cost			

Background Information	Presentations for the RFQ for a Brownsfields Assessment - TRC - Ransom

Requested Action	
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



400 Commercial Street, Suite 404
Portland, ME 04101
207.772.2891

August 22, 2022

Ms. Tracey Desjardins
City of Gardiner's Director of Economic Development/Planning
6 Church Street
Gardiner, Maine 04345
Sent Via Email: tdesjardins@gardinermaine.com

Re: U.S. EPA Brownfields Assessment - QEP
Gardiner, Maine

Dear Ms. Desjardins:

Ransom Consulting, LLC (Ransom) is pleased to submit our qualification package to provide Qualified Environmental Professional (QEP) Services for the City of Gardiner's FY2022 Brownfields Assessment Program. We congratulate the City on receiving this \$500,000 United States Environmental Protection Agency (U.S. EPA) Assessment Grant. Ransom appreciates the opportunity to have worked with the City of Gardiner on the grant application and we are extremely excited about the possibility of continuing to work with the City, U.S. EPA, Maine Department of Environmental Protection (MEDEP), and other stakeholders on the assessment, cleanup, redevelopment, and revitalization of key sites throughout the City. *We believe Ransom is the right fit as the City's QEP, stakeholder, and partner on this project. Our experienced and professional team will help make this project a success!*

As Gardiner's Brownfields Assessment QEP since 2013, Ransom has had the privilege to work with the City assessing sites throughout the Downtown and Cobbossee Stream District. Grants included a FY2013 Assessment, a FY2016 Assessment, and multiple U.S. EPA, Kennebec Valley Council of Governments, and Maine Department of Economic and Community Development Revolving Loan Fund Cleanup Grants for sites including TW Dick, the former Bailey Auto Site and 28 Spring Street. Ransom has completed all of the environmental work associated with the assessments and cleanups including Phase I Environmental Site Assessments, Site Specific Quality Assurance Project Plans (SSQAPP), Phase II Subsurface Investigations, Analysis of Brownfields Cleanup Alternatives (ABCA), cleanup planning, and has presented our work to the City Council, citizens of Gardiner, and project stakeholders. Additionally, Ransom has been "at the table" to help secure the Brownfields funding sources.

Through our prior work in Gardiner, Ransom has established an intimate knowledge of the City and understands how to efficiently get sites into the program such that they can be thoroughly assessed and ultimately cleaned up. *We understand Gardiner's Target Areas as we have worked in them for nearly a decade and are prepared to immediately engage with site owners and focus on getting your priority sites assessed, cleaned up, and positioned for successful redevelopment.*

Attached to this cover letter is a brief overview of Ransom's qualifications and experience in support of the City's Brownfields Assessment Program with the intent of answering this question: *Why should the City of Gardiner select Ransom?* Here are our reasons:

1. **Ransom has Successfully Completed More Brownfields Assessment Projects than any Other Firm in Maine:** Ransom is currently or previously worked with more U.S. EPA-funded Brownfield programs in Maine than any other firm. Having worked with many Brownfields grantees, we understand the dynamics of managing and conducting

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Ms. Tracey Desjardins
City of Gardiner

successful Brownfields and environmental programs. Within the past five years, we have completed or are in the process of completing, U.S. EPA-funded Brownfields Assessment projects on behalf of the communities/organizations of the Androscoggin Valley Council of Governments (AVCOG), Bath, Belfast, Lincoln, Old Town, Our Katahdin (Millinocket), Portland, South Portland, along with several projects on behalf Southern Maine Planning and Development Commission's (SMPDC's), and the Maine Department of Economic and Community Development's (MEDECD's) Brownfields Cleanup RLF Programs. *We have helped our clients create successful assessments, and sustainable resilient cleanups, and are proud to have observed meaningful redevelopment on Brownfields sites throughout Maine.*

2. **We've Done This Before IN GARDINER:** Ransom has previously provided this exact kind of Brownfields technical support on behalf of Gardiner and to other municipalities, non-profits, regional planning commissions, MEDEP, and for-profit entities including developers. We understand the U.S. EPA and MEDEP environmental assessment and cleanup process and the needs of those parties administering the regulatory programs.
3. **Brownfields Revitalization is a Core Service:** Over the last 15 years, Ransom has expanded our services with a specific focus on Brownfields assessment/cleanup and redevelopment. We've fine-tuned our staff to provide capabilities in all aspects of Brownfields redevelopment including due diligence; site investigation; site remediation; redevelopment and reuse planning; historic preservation planning; hazardous materials inventories; site civil engineering, planning, and permitting; and geotechnical engineering.
4. **Nick Sabatine is our Project Manager:** Nick has worked as Ransom's Project Manager on all of our work previous work in Gardiner including assisting the City write successful assessment and cleanup grants. He will continue to be Gardiner's point of contact and will ensure that this project will be a success. Similar to point No. 2 above, Nick has done this before. His resume is included with this package.

We believe our qualification provide the information requested in the City of Gardiner's Simplified Request for Qualifications. Ransom is eager to continue to offer our experience and expertise to Gardiner and we appreciate the opportunity to submit our qualifications. If you have any questions or require additional information, please contact us at (207) 772-2891 or by e-mail (nsabatine@ransomenv.com).

Sincerely,

RANSOM CONSULTING, LLC



Nicholas O. Sabatine, P.G.
Vice President / Principal / Senior Geologist



Stephen J. Dyer, P.E.
Principal & Senior Engineer

RANSOM

Ransom Project 131.06114

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August 22, 2022

Qualifications and Experience

Stephen Ransom founded Ransom in 1988 with a vision of providing extraordinary service in environmental consulting and engineering, which continues to this day. ***Since our founding over 30 years ago, Ransom has realized steady growth both in professional staff, geographic reach and service areas.*** Ransom has grown to 70 environmental/engineering professionals working out of six regional offices in Maine, New Hampshire, Massachusetts, Rhode Island, and two New Jersey offices. Our Portland, Maine office has our largest population of technical staff with 20 employees. Since 1988, Ransom has completed more than 7,000 environmental projects for clients located throughout the eastern United States. Our clients have included municipalities, regional planning commissions, council of governments, and other governmental agencies, utilities, attorneys, real estate developers, large and small industrial companies, and hazardous waste contractors, among others. Our clients' satisfaction with our services has resulted in a large volume of repeat and referral business, which has been a significant contribution to our sustained growth.

Since our founding, our service offerings have expanded, both in type and geographic reach, from a single office, focusing on environmental due diligence and regulatory compliance, into a multi-disciplinary environmental and engineering consulting firm with a strong northeast regional presence. We have expanded our core services to include the following:

- U.S. EPA-funded Brownfields Assessments, Cleanup, & RLF Programs
- Site Cleanup / Remediation Planning
- Site Civil Engineering
- Geotechnical Engineering
- Stormwater Management
- Geographic Information Systems (GIS)
- In-plant Environmental & Engineering Services
- Environmental Resource Protection and Permitting (NRPA, U.S.ACE, CWA, Shoreland Zoning, etc.)
- Industrial Hygiene, Occupational Safety and Health Administration (OSHA) Compliance Services, and Training
- Construction Oversight and Management
- Environmental Compliance Auditing
- Wastewater Systems Design/Upgrades
- Water Supply Investigation/Planning
- Environmental Risk Characterizations / Risk Assessments
- Historical and Archeological Surveys (NHPA and MHPC / ME SHPO)
- Hazardous Materials Inventories, Assessments and Surveys (Asbestos, Lead, Radon, Hazardous Wastes [RCRA], Universal Wastes, and Mold)

Ransom focuses on providing practical and creative solutions to environmental and engineering challenges. We recognize there are numerous solutions to any given problem and are committed to remaining open-minded and working with our clients to develop the approach which will best meet their needs. Our success is a direct result of our dedication to the fundamental values of honesty, integrity, and loyalty in all our relationships and to the highest standards of excellence in all our work.

Ransom's successes have been the result of "going above and beyond" for our clients and by building a relationship of trust. We recognize that, through our commitments to service and professional growth, we distinguish ourselves from our competition. We recognize that building and maintaining relationships is what business is all about!



Providing environmental consulting and engineering services on Brownfield Sites is Ransom's core service, and as such, is an area in which our team members have exceptional expertise. Our team members have worked collaboratively with groups including municipal and state officials, regional planning and development commissions, developers, financial institutions, special interest groups, community groups, various review and approval agencies, as well as other environmental consultants. The Ransom team members tasked to the proposed assessment project have extensive experience working with U.S. EPA-funded Brownfields projects, privately funded Brownfields projects, and other environmental projects throughout Maine.

Ransom has over thirty years of experience working in the State of Maine and with U.S. EPA and MEDEP regulatory requirements. This experience has included Brownfields Phase I, II, and III Environmental Site Assessments (ESAs), developing QAPPs and SSQAPPs, developing site remediation strategies, feasibility studies, and Remedial Action Plans (RAPs), conducting cleanup actions for municipalities, as well as evaluating and proposing financially feasible redevelopment options that fit the site conditions, the needs of the community, and/or the owner's desired outcomes for their sites.

Ransom staff members consist of Professional Engineers, Professional/Certified Geologists and Hydrogeologists, Environmental Scientists, GIS Specialists, CAD Operators and Technicians, Hazardous Materials Specialists (Building Materials), Industrial Hygienists, Construction Managers and Supervisors, and other support staff. Our professional staff has strong relationships with a broad range of MEDEP and U.S. EPA Brownfields and environmental regulatory staff. These relationships will ensure that the City will be provided with the highest quality service possible.

Ransom team members have conducted hundreds of Phase I and Phase II ESAs, remediation and abatement planning and design, redevelopment and reuse planning, smart growth initiative planning, local and state permitting, geophysical investigations, risk assessments, feasibility studies, cost estimates and cost control, quality management plans, sustainable development planning, and public education and outreach programs. All Ransom assessment personnel, identified as members of this project team, greatly exceed the definition of an Environmental Professional, as defined in the AAI Standards (40 CFR 312), and have the expertise and experience to confidently identify, assess, evaluate, plan, and conduct cleanup actions for typical Brownfields sites.

Ransom is fully capable of performing the work outlined as part of the City of Gardiner's RFQ for the FY2022 Community-Wide Brownfields Assessment. Our proposed project organization and management are based on a few key objectives, including responsiveness, commitment, Gardiner familiarity, and value. Ransom is committed to being responsive to the program's needs and project demands.

Similar U.S. EPA. Funded Brownfields Assessment Projects

City of Gardiner, Maine: Ransom has been working with the City of Gardiner as their QEP since 2013. In 2013, Ransom assisted Gardiner in writing a successful \$400,000 Assessment Grant and selected Ransom as their partner in establishing a sustainable Community-wide Brownfields Program. Early in the program, Ransom worked with the City who teamed with the University of Maine in establishing four charrettes to engage the community in a process that established site priorities and provided the program with the required focus to embark on site

"There are many good environmental firms in Maine and I've used several of them over the years. But when I have a complicated environmental problem or an especially tight timeline, I can always count on Ransom. I appreciate their responsiveness and balance between the health and safety of the future users of the project on one hand, and the need for certainty and sensible solutions on the part of the developer."

**Kevin Bunker, Partner
Developers Collaborative-
developed the TW Dick Site**



assessments. Historic manufacturing/industrial sites located along the Cobbossee Stream that runs through the center of the City were given priority.

The former TW Dick steel fabrication site which overlooked Gardiner's downtown became the priority site. Ransom worked with the City to gain site access and completed a Phase I ESA, a SSQAPP Phase II, HBMI and an ABCA. Technical documents were reviewed by U.S. EPA and the MEDEP. Ransom's work quantified not only the identified contamination, but the potential costs associated with site abatement and cleanup. Utilizing this information, the City created a Request for Proposals from interested developers. The City with Ransom's assistance held a pre-bid walk to show developers the properties that comprise the site and discussed the cleanup.

In the fall of 2015, Ransom assisted Gardiner in their applications for Revolving Loan Fund to the Kennebec Valley Council of Governments and the Maine Department of Economic and Community Development programs. Gardiner was granted a total of \$405,000 and at the same time, Ransom supported the City in writing a \$200,000 Cleanup Grant direct from the U.S. EPA. The U.S. EPA Cleanup Grant was awarded to the City in the Spring of 2016. Ransom completed the engineering Cleanup Design, put the project out to contractor bid, held a pre-bid conference, held two public meetings and made recommendation to the City for contractor selection. Building abatement and demolition were completed at the end of 2016 and site restoration began in the Spring of 2017. A medical office building was constructed on a portion of the site and opened in the fall of 2018. Two workforce housing units were constructed on another portion of the site and were open for occupancy in 2020. The TW Dick site was written up as a U.S. EPA Success Story.

City of Hallowell, Maine: Ransom assisted the City of Hallowell write and receive a successful \$300,000 FY2017 community-wide Brownfields Assessment Grant (\$200,000 haz/\$100,000 petro). Assessment funds were utilized to create a petroleum site inventory, assess an area to be utilized as a pocket park on Water Street, assess a large quarry site that has housing development potential as well as potential to expand the City's trail system. The Central Building at the historic Steven's Campus was assessed and reused by Community Housing of Maine to create senior housing.

City of Old Town, Maine: Ransom has been the City of Old Town's QEP since 2012. Prior to assisting the City with the creation of three successful U.S. EPA-funded Cleanup Grants for the former Old Town Canoe Factory Site, Ransom conducted Brownfields Assessments on the property under contract to the Maine Department of Environmental Protection in 2010 and 2011 through their Brownfields Assessment Program.

As Old Town's QEP on the City's FY2016 \$400,000 and FY2019 \$300,000 U.S. EPA-funded Assessment Grants, Ransom is assisted the City assess the former MFGR/Experia/Old Town Fuel & Fiber/Georgia Pacific Pulp and Paper Mill. This approximate 200-acre site is located directly adjacent to the Penobscot River and includes a hydroelectric plant, rail yard, bulk fuel storage area, chip storage yard, wastewater treatment facility, and all the supporting infrastructure of a large-scale pulp and paper mill. Upon completion of the assessment work ND Paper purchased the site and has since restarted the mill and made over \$150,000,000 in investment and is employing over 150 staff. ND Paper was highlighted as a U.S. EPA Success Story.

"Ransom has been hand-in-glove with us from day 1 of our Brownfields program, and has provided assistance with grant application preparation, project design, creating an effective public outreach campaign, and working with us to identify high value assessment sites. We feel like we're on the right path for reuse development of our most important historic properties, and Ransom has worked hard to keep our project on schedule, on budget, and on radar for real estate developers and new business investors." – Nate Rudy, (former) Director of Economic and Community Development, Gardiner, City Manager, Hallowell (former), Town Manager Gray

The Androscoggin Valley Council of Governments, the City of Bath, Belfast, Lincoln County Regional Planning Commission, Lincoln, Midcoast Economic Development District, Our Katahdin (Millinocket), Piscataquis County Economic Development Council, Maine: Ransom has or is currently the QEP for all of these organizations and their successful U.S. EPA funded Brownfields Assessment Programs.





NICHOLAS O. SABATINE, P.G.
Vice President/Principal
Senior Project Manager/Geologist

EDUCATION

M.S. in Environmental Law, Vermont Law School, 1992

B.A. in Geology/Political Science, University of Maine at Farmington, 1991

PROFESSIONAL REGISTRATIONS

- › Certified Geologist, New Hampshire

GENERAL BACKGROUND

Nick Sabatine is a Vice President, Principal and Senior Geologist with over 30 years of environmental consulting experience. Nick has worked in a variety of industries on numerous project work scopes. His diverse work experience provides a unique perspective to his technical work. Since 2013, he has been Ransom's Program Manager for Gardiner's U.S. EPA funded Brownfields Assessment Programs and has been responsible for all of the assessment work completed at the TW Dick site. Nick prides himself in offering our clients technical cost-effective solutions that meet their schedules.

REPRESENTATIVE BROWNFIELD EXPERIENCE

- › **The City of Gardiner – City-Wide U.S. EPA Brownfields Assessment Project and TW Dick Cleanup, Gardiner Maine.** Nick served as Gardiner's Program Manager on the 2013 \$400,000 EPA Assessment Program. In 2016, an additional \$200,000 of Hazardous Assessment funds were awarded to the City. During the kickoff of the Assessment Program in 2013/14, Nick worked with the City to plan and create four charrettes that occurred around the City to help create a vision for a trail system around and through the Cobbossee Stream area. Several of these sessions were conducted along the Cobbossee Stream such that participants gained first-hand knowledge of site conditions. This project had tremendous support and participation from Gardiner's citizens, businesses, and the municipality. It resulted in a plan to begin construction on a portion of the trail system and the identification of Brownfield sites that if assessed and cleaned up, will lead to the successful completion of the trail.

Gardiner has utilized their Hazardous and Petroleum funds to assess sites throughout the City including the TW Dick site. Following the Assessment of this site, Ransom assisted the City in writing a \$100,000 grant through the Kennebec Council of Governments (KVCOG), a \$305,000 grant through the Maine Department of Economic and Community Development (DECD), and a \$200,000 grant direct to the EPA. In total, \$605,000 of Cleanup funds were awarded to this site and site cleanup and redevelopment was completed in 2020. A medical office building was constructed on a portion of the site and opened in the fall of 2018. Two workforce housing units were constructed on another portion of the site and were open for occupancy in 2020. Nick has been Gardiner's point of contact since program initiation and has attended and presented at all Brownfield Advisory Meetings and often presents before Gardiner's City Council.

- › **City of Hallowell Brownfield Assessment Program, Hallowell, Maine.** Program Manager for the City-wide U.S. EPA-funded Brownfields Assessment Program. Sites assessed include one that has been redeveloped into a much-needed parking lot on Water Street, a former auto garage that has been purchased to house a business expansion, as well as conducting environmental due diligence of one of the former Stevens Campus buildings that was converted to senior housing in 2020.
- › **City of Old Town, Brownfields Assessment Program, Old Town, Maine** Program Manager for two (FY2014 and FY2016) City-wide EPA funded Brownfields Assessment Programs. The largest/most complex site assessed was the former 200+ acre MFGR former pulp mill which was purchased by NP Paper. Under NP Paper's ownership, more than \$150,000,000 of private funds have been invested in the site that has been re-opened and put back into pulp production and is employing more than 150 staff.



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August 22, 2022

Ms. Tracey Desjardins
City of Gardiner - Director of Economic Development/Planning
6 Church Street, Gardiner, Maine 04345

Re: City of Gardiner, Maine Simplified Request for Qualifications: Qualified Environmental Professional Services for the FY2022 U.S. EPA Brownfields Assessment Grant

Dear Tracey:

TRC Environmental Corporation (TRC) appreciates the opportunity to provide the City of Gardiner (Gardiner) with the attached proposal for consideration as the Qualified Environmental Professional (QEP) of your Brownfields Assessment Community-Wide Grant Program. We offer our sincere congratulations on the award of your Brownfields Assessment Grant.

TRC is a multi-disciplinary consulting firm with extensive Brownfields experience throughout Maine and New England. This institutional knowledge will streamline your assessment and cleanup activities. Our experience working with municipal and regional entities across Maine will play an important role in your Brownfields program's success. We will hit the ground running and will provide Gardiner with a comprehensive plan to complete environmental assessments, cleanup planning, and more, with the goal of revitalizing identified Brownfields sites within your Target Areas of downtown Water Street and the Cobossee (A.K.A. Cobosseecontee) Stream Corridor into community assets.

We have a history of working with you (Tracey) under the Town of Lisbon's Brownfields Hazardous Assessment Grant prior to your time in Gardiner. We are dedicated to renewing/continuing our relationship and working hard for success. In the past we have assisted projects directly for you in Gardiner through the Kennebec Valley Council of Governments' (KVCOG's) Brownfields Revolving Loan Fund Program (the TW Dick site and the Spring Street site).

While working on your Brownfields Community-Wide Assessment Program, TRC will foster our relationships not only with Gardiner, but also with your Brownfields Project Officer, Chris Lombard at EPA Region 1, and your Maine Department of Environmental Protection Project Manager. To provide Gardiner with the best service possible, TRC has organized a strong, responsive consulting team with extensive experience in Maine-based Brownfields programs. Mr. Charlie Springer, a Maine-licensed Geologist with significant Brownfields experience throughout the region, including the Kennebec Valley's regional service area, will serve as your Program Manager. We have also identified several key subcontractors that will work closely with us throughout the project. We will obtain competitive costs quotes from our subcontractors to ensure cost-effective Brownfields services. **TRC and our subcontractors are dedicated to providing high quality services and will meet the EPA's Brownfields Program requirements.**

Please review our proposal and contact me (authorized representative) if you have any questions: **Charlie Springer, 6 Ashley Drive, Scarborough, ME 04074, (207) 274-2615, cspringer@trccompanies.com**. We would be happy to clarify any details in our proposal or refine any assumptions during our interview. TRC is excited about the possibilities provided by this grant opportunity, and we look forward to working with you directly alongside the City of Gardiner.

Sincerely,
TRC

Charles D. Springer, LG, CHMM
Practice Leader, Northern New England
Engineering, Construction and Remediation Group



Company Description and EPA Brownfields Experience

TRC Environmental Corporation (TRC) is a multi-disciplinary, full-service environmental consulting firm with over 50 years of experience in solving environmental issues associated with assessment and cleanup of contaminated sites. We have offices in Augusta, Scarborough, South Portland, and Bath, Maine. **TRC has also been involved with the U.S. Environmental Protection Agency (EPA) Brownfields program since its inception in 1996**, supporting over 150 New England Brownfields programs by providing consulting services, site assessment, remediation planning, and community outreach.



Our almost 400 Maine-based staff (including over 200 technical staff) include four Maine-licensed Geologists, over 20 Maine-licensed Professional Engineers, as well as hydrologists, environmental scientists, risk assessors, geo-environmental engineers, and construction managers. Our assessment and remediation group has continually grown with

professionals dedicated to Brownfields work. We serve a broad range of clients in local, state, and federal government as well as utilities and private sector business; implementing complex projects from initial concept to delivery and operation.

We have strong expertise in Brownfields redevelopment, hydrogeological assessment, vapor migration/intrusion and environmental remediation projects. TRC is currently and actively supporting six Maine municipalities and/or regional entities as the Qualified Environmental Professional (QEP) on EPA-funded Brownfields grants, which have included sites in Gardiner through the Kennebec Valley Council of Governments (KVCOG) Brownfields Program, and we have worked directly for the Maine Department of Environmental Protection (MEDEP) on numerous assessment and remediation projects.

According to EPA Brownfields performance data, programs executed by TRC have contributed to more than \$40 million in economic stimulus in New England.

Many factors set TRC apart from other environmental firms, including the following:

- Extensive hazardous/petroleum assessment and cleanup experience in Maine working on behalf of the MEDEP, municipalities, regional councils of government, colleges, utilities, nonprofits, and the business community (attorneys, private landowners, developers);
- Focus on sustainable practices to reduce the demand placed on the environment during site assessment and remediation;
- Insight on ongoing changes and developments to the State and ASTM International standards;
- Excellent track record with preparing and securing rapid EPA Quality Assurance Project Plan (QAPP) approvals;
- In-house capabilities and **services not typically found under one roof** (hazardous building materials surveys [HBMS]/inspections, human health and ecological risk assessments, natural resource and wetland surveys, archeological studies, civil engineering, environmental permitting, etc.);
- **Depth and number of qualified staff** to allow us to conduct multiple investigation projects at the same time;
- Local Team that brings **assessment, cleanup planning, and remediation experience to a wide range of projects** and an innovative track record for cleanup and redevelopment;
- Unparalleled understanding of financial tools available for Brownfields redevelopment, including Community Development Block Grants, RLFs, Multipurpose Grants, and Cleanup Grants, and how to successfully leverage funds for redevelopment;
- Strong focus on redevelopment and thriving partnerships with developers; and
- Established relationships with the EPA Brownfields Project Officers and MEDEP Project Managers.

As made clear by our project descriptions below, TRC is one of the region's most accomplished Brownfields consultants. Our Maine-based staff are well-equipped to apply our Brownfields expertise and will work closely with you to generate programmatic documents, perform public outreach, assess targeted sites,



develop reuse and/or remediation plans, develop strategies to reach cost-efficient closure, and achieve the redevelopment goals.

Our staff are currently assisting the following clients with management of their Brownfields Programs:

- **Kennebec Valley Council of Governments (KVCOG)** – Brownfields RLF Grant,
- **City of Portland** – Brownfields Assessment and RLF Grants,
- **City of Sanford** – Brownfields Multipurpose Grant and MEDEP-Awarded RLF Funds,
- **Southern Maine Planning and Development Commission (SMPDC)** – Brownfields RLF Grant,
- **Androscoggin Valley Council of Governments (AVCOG)** – Brownfields RLF Grant, and
- **Piscataquis County Economic Development Council's (PCEDC)** – Brownfields RLF Grant.

TRC has also recently completed Brownfields Assessment Grant programs for the City of Sanford, SMPDC, KVCOG, and the Town of Lisbon (within the past three years). Our staff have managed assessment and cleanup projects. Activities include All Appropriate Inquiry (AAI)-compliant ASTM Phase I Environmental Site Assessments (ESAs), Site-Specific Quality Assurance Project Plans (SSQAPPs), Phase II ESAs, Analysis of Brownfields Cleanup Alternatives (ABCAs), risk assessments, remedial evaluations/implementation, public/community outreach, Community Relation Plans (CRPs), Section 106 Historical Reviews, third-party reviews of other consultants' work, reporting in ACRES, quarterly reporting, and coordination with EPA and MEDEP. Our reports receive favorable approvals by the MEDEP Brownfields staff. Data is submitted to the MEDEP in Environmental and Geographic Analysis Database (EGAD) electronic data deliverable (EDD) format.

By current estimates, TRC has performed more than 500 Phase I ESAs, produced more than 300 SSQAPPs, and performed more than 250 Phase II ESAs for Brownfields program clients, and roughly 4x as many Phase I/II ESAs for public or private-sector clients in Maine. Company-wide, TRC has performed more than 8,000 Phase I ESAs, produced more than 400 SSQAPPs, and performed more than 5,500 Phase II ESAs for public and private-sector clients. The majority of TRC's SSQAPPs have been approved by the State and EPA in *under a month*.

As demonstrated above, TRC has the capability and the drive to successfully manage multiple programs simultaneously at a high level. We are excited to assist the City of Gardiner to revitalize identified Brownfields sites within your Target Area of downtown Water Street and the Cobbossee (Cobbosseecontee) Stream Corridor.

Your Brownfields Project Team

- **Charlie Springer, LG, CHMM – Brownfields Program Manager** – Charlie is a Maine-licensed Geologist with over 22 years of experience in environmental and civil engineering consulting involving petroleum and hazardous waste assessment and remediation, site inspections, remedial plans, feasibility studies/alternative analysis, multimedia (groundwater, soil, soil gas, sediment, air, etc.), monitoring and assessment, and project management/reporting tasks. Charlie has served as a Brownfields Program and Project Manager in Maine for over 15 years.
- **Joel Prellwitz, LG, PG – Project Manager** – Joel is a Maine-licensed Geologist with over 15 years of experience in environmental and civil engineering consulting, with a focus on Brownfields assessments and complex subsurface/hydrogeologic assessment. Joel will ensure that the Phase I and Phase II ESAs prepared for the City are executed according to the requirements of the City, MEDEP, and EPA. Joel is currently the Project Manager for KVCOG's and PCEDC's RLF programs and was recently the Project Manager for the Town of Lisbon and KVCOG's Brownfields Assessment Grants and Our Katahdin's Cleanup Grant. In addition, he is TRC's Maine Office Safety Coordinator (OSC). Safety is TRC's first core value and including an OSC on the Brownfields team reaffirms a safety-first set of values. Recent Brownfields Project(s): Phase I/II ESAs, SSQAPPs, and HBMS Reports for the Farwell Mill site (Town of Lisbon, 2021), and Phase I/II ESAs and SSQAPPs for the Old Post Road parcels, Kittery (SMPDC, 2021-2022).



- **Elizabeth (Liz) Denly, VP, ASQ CMQ/OE – Quality Assurance/Quality Control Officer** – Liz is a Senior Chemist and Quality Assurance Officer with nearly 30 years of experience. Liz administers TRC's QA program, manages laboratory procurement, and oversees data quality for TRC's Brownfields projects. Liz is responsible for providing Quality Assurance/Quality Control (QA/QC) oversight in support of a variety of environmental investigations including contaminant delineation, human health and ecological risk assessments, risk-based soil cleanups, and remediation and monitoring programs. Liz provides QA/QC review of all Brownfields QAPPs to assure compliance with EPA QAPP guidance and requirements to avoid Brownfields project delays.
- Based on Ms. Denly's work, TRC was selected by EPA to place one of our Brownfields QAPPs on EPA's website as a template for others to follow.
- **Emily Wassmer, LG, PG – Project/Task Manager** – Emily is Maine-licensed Geologist with over 11 years of experience. Her qualifications include extensive hands-on scope development, field investigation and construction management, project and personnel management, staff and vendor coordination, budgeting/invoicing, and oversight. Emily has recently completed Brownfields investigations for several municipalities and regional development commissions and provided consulting services to local, state, and federal environmental agencies including MEDEP, EPA, and energy, infrastructure, and/or industrial clients. Recent Brownfields Project: Phase I/II ESAs, SSQAPPs, and HBMS reports for the Mill Yard site (City of Sanford, 2019-2022).
 - **Ashley Kulesza – Field Geologist** – Ashley has over 5 years of environmental experience and has held positions with the United States Geological Survey in addition to environmental consulting. Her experience includes performing Phase I/II ESAs, environmental monitoring, contractor oversight, and safety audits. She also has a professional certification in wetland delineation and professional training in water quality monitoring. Recent Brownfields Project: Phase I/II ESAs and SSQAPPs for the Old Post Road parcels, Kittery (SMPDC, 2021-2022).
 - **Thomas Daniels, Jr., PE, GSI-ICP – Remedial/Reuse Planning Team** – Tom has over 12 years of civil and environmental engineering experience providing design, permitting, construction quality assurance, and resident engineering services for a wide variety of projects across New England. Tom is experienced in all phases of environmental assessments, remedial design and remediation, subsurface investigations, design and implementation of vapor mitigation systems, analysis of Brownfields clean-up alternatives, Spill Prevention Control and Countermeasure Plans, Stormwater Pollution Prevention Plans, and preparation of soil management and disposal work plans.
 - **Amanda Wade, PE – Remedial/Reuse Planning Team** – Amanda has over 20 years of experience and is an expert in state and federal requirements for landfill design, construction, and operations as well as general solid waste permitting criteria. Recent Brownfields Project: ABCA, SSQAPP, Cleanup Oversight, and MEDEP Voluntary Response Action Program (VRAP) Closure report for the CGA site (Sanford, 2019-2022).
 - **Diane Silverman, PhD – Human Health Risk Assessment** – Diane has an extensive 30-year background in human health risk assessment and community outreach. Dr. Silverman understands how to apply risk-based closure to site development and/or reuse to maximize redevelopment potential and provide cost-effective site closure. Dr. Silverman routinely presents complex information in easy-to-understand language in an approachable manner to facilitate the public's interaction.
 - **Kara Sweeney Parker – Building Sciences and Industrial Hygiene** – Kara has over 20 years of experience in building sciences and industrial hygiene and was formerly associated with the Site Assessment/Regulatory Compliance section of TRC's Remediation Practice. She is a licensed asbestos inspector in Maine and has managed multiple microbial/indoor air quality investigations, employee exposure monitoring/sampling, and abatement oversight projects. Recent Brownfields Project: SSQAPP and HBMS reports, Former Snow School, Fryeburg (SMPDC, 2018-2021).

Experience with Previous Brownfields Programs and Project Descriptions

In this section, we highlight programs that demonstrate our recent (within the past three years) expertise and successes. Our references, also included below, will attest to the quality of our services.



Project 1 – Brownfields Assessment Grant – Town of Lisbon

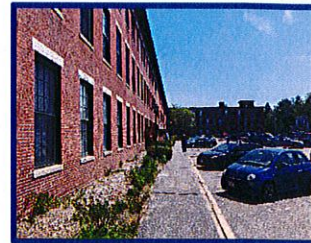
Client Name: *Town of Lisbon*
 Client Contact Name: *Ross Cunningham, Director of Economic and Community Development*
Tracey Desjardins, Past Director of Economic and Community Development
 Telephone: *Ross: (207) 353-3000 x122*
 Email: rcunningham@lisbonme.org



TRC assisted the Town of Lisbon with their Brownfields Program between 2016 and 2021 as their **QEP Consultant. Pro bono**, TRC assisted the Town through their application process, and they were awarded their first Brownfields grant.

Over the life of the grant, TRC assisted with **several Phase I ESAs and QAPPs/Phase II ESAs/HBMSs** for a variety of sites. One included a former strip mall (pawn shop, chiropractor, hair salon, and fueling station) which was assessed for both hazardous building materials and subsurface petroleum impacts prior to redevelopment as the new Rusty Lantern fueling station and convenience store. The assessment work laid the groundwork for the **sale of the property and speedy abatement, demolition, and construction of the Rusty Lantern development.**

TRC also assisted the owners of the Farwell Mill through a Phase I ESA and limited HBMS/Phase II ESA to facilitate movement of their offices and community spaces to an outbuilding to make room for additional residential units on the ground floor of the structure. The assessment also aided the owner to obtain outside façade grant funds to replace/restore many of the exterior windows and building faces.



Another project involved the former White Building and neighboring property at the Worumbo Mill. The White Building was demolished and TRC performed a detailed **historical research project for the property which led into a Phase I ESA and subsequent Phase II ESA.** The Phase II ESA work focused on shallow subsurface impacts to the White Building footprint and surrounding area, as well as assessment of the neighboring property for hazardous building materials after dumping had occurred following a fire at other Worumbo Mill structures in the 1980s. TRC guided the Town through the MEDEP VRAP, and the site was brought to closure in 2020.

Project 2 – Brownfields Assessment and Multipurpose Grants – City of Sanford

Client Name: *City of Sanford*
 Client Contact Name: *Beth Della Valle, Director of Planning and Development*
 Telephone: *(207) 324-9150*
 Email: bdellavalle@sanfordmaine.org



TRC has been assisting the City of Sanford with their Brownfields Program since 2012 as their **QEP Consultant** under EPA's Brownfields Program and assessed dozens of sites repositioning them for redevelopment. The City has been awarded multiple Brownfields Assessment Grants and Cleanup Grants. Additionally, TRC assisted the City with obtaining one of EPA's first Brownfields Multipurpose Grants in 2019 with an award value of \$800,000.



TRC has completed extensive investigations at multiple parcels in the Mill Yard, including both the former International Woolen Co. Mill and boiler house and the Stenton Trust Mill. The former mills are long-vacant textile mills known to be contaminated by hazardous materials and petroleum. TRC has partnered with the City and the mill owner to complete **several Phase I ESAs and QAPPs/Phase II ESAs/HBMSs**, which will support and promote the cleanup and redevelopment of the historic mill district. The investigations and associated cleanup planning, will **pave the way for reuse of the mill for commercial businesses and residences to boost economic growth near**



downtown Sanford. The City is currently discussing redevelopment options with the respective site owners.

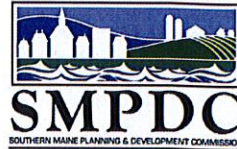
In addition to the work in the mill yard, TRC has **designed and implemented remedial alternatives at the CGA site**, an abandoned electronic circuit board recycling facility, via the submittal of an **ABCA and CRP**. TRC obtained the necessary state and federal natural resource permits to facilitate the cleanup of the impacted wetland area. TRC successfully assisted the City in entering into the **VRAP** to achieve regulatory compliance at the CGA site. Excavation of impacted soils was the selected ABCA alternative and TRC has worked closely with the City, the private developer, the MEDEP, and EPA to find creative solutions to fund this project, including securing Brownfields RLF funds from MEDEP and the Maine Department of Economic and Community Development. The site recently achieved VRAP closure and is prepped for a ground-mount solar array construction in the near future.



TRC continues to work with the City to identify properties that may be eligible for Brownfields funding to promote the transformation of these contaminated properties into usable and marketable land.

Project 3 – Brownfields Assessment and RLF Grants – SMPDC

Client Name: *Southern Maine Planning and Development Commission*
Client Contact Name: *Chuck Morgan, Economic Development Director*
Telephone: *(207) 571-7065*
Email: cmorgan@smpdc.org



TRC has been assisting SMPDC with their Brownfields Program since 2014 as their **QEP Consultant**. SMPDC has been awarded multiple Brownfields Assessment and RLF Grants.

TRC frequently completes Brownfields projects for SMPDC on behalf of the members of the Southern Maine community in York, Oxford, and Cumberland counties, which in the past two years have included **several Phase I ESAs and QAPPs/Phase II ESAs/HBMSs** for a variety of sites, ranging from vacant properties to gas stations to former schools and beyond. TRC also assists SMPDC in administering and overseeing their RLF and Program Income loans by working with and advising developers. Recently, TRC completed a **QAPP/Phase II ESA** funded by the Assessment Grant at the City of Saco’s Public Works facility, which included soil, groundwater, and soil gas sampling to assess the site for impacts related to former and current USTs and the use of the property as a public works yard and truck terminal since the 1970s. TRC also assessed portions of the site for **potential airborne deposition of heavy metals and PCBs from an adjacent junkyard**. The City and SMPDC requested TRC’s expertise in order to understand potential reuse options for the site following the relocation of the facility.



TRC worked with a developer utilizing Program Income funding to assess a long-vacant and vandalized former nursing home in Kittery for potential redevelopment along a busy stretch of US Route 1. As part of the assessment, TRC completed **Phase I ESAs and a QAPPs/Phase II ESAs/HBMS** to assist the developer in understanding potential costs and needs of the site. TRC worked with the developer and SMPDC to apply for the VRAP. Following assessment and remediation, the developer was left with a clean site and moved forward with commercial and residential redevelopment.

Closing

TRC appreciates the opportunity to provide the City of Gardiner with this proposal for consideration as the Qualified Environmental Professional (QEP) of your Brownfields Community-Wide Assessment Grant Program.