



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 Cobbossee (A.K.A. Cobbosseecontee) 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](mailto: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](mailto: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](mailto: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.

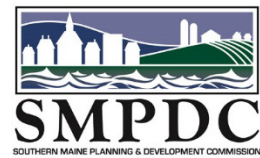
In addition to the work in the mill yard, TRC has **designed and implemented remedial alternatives at the CGA site**, an abandoned electronic circuit board recycling facility, via the submittal of an **ABCA and CRP**. TRC obtained the necessary state and federal natural resource permits to facilitate 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](mailto: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.