



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.